



7+ Acres in Office/Medical Development

799 Generations Dr, New Braunfels, TX 78130



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799 Generations Dr

\$3,491,770

7.28 Acres of MU-B Zoned Commercial Land in Generations Office & Medical Development

Prime opportunity to develop 7.28 acres of MU-B Commercial property located in the sought-after Generations Office/Medical development—diagonally across the street from Resolute Hospital.

This site is fully engineered and shovel ready for construction, featuring a completed detention area and utilities already on site—with no city impact fees required. Its location offers outstanding accessibility and visibility, surrounded by established medical, office, and retail developments.

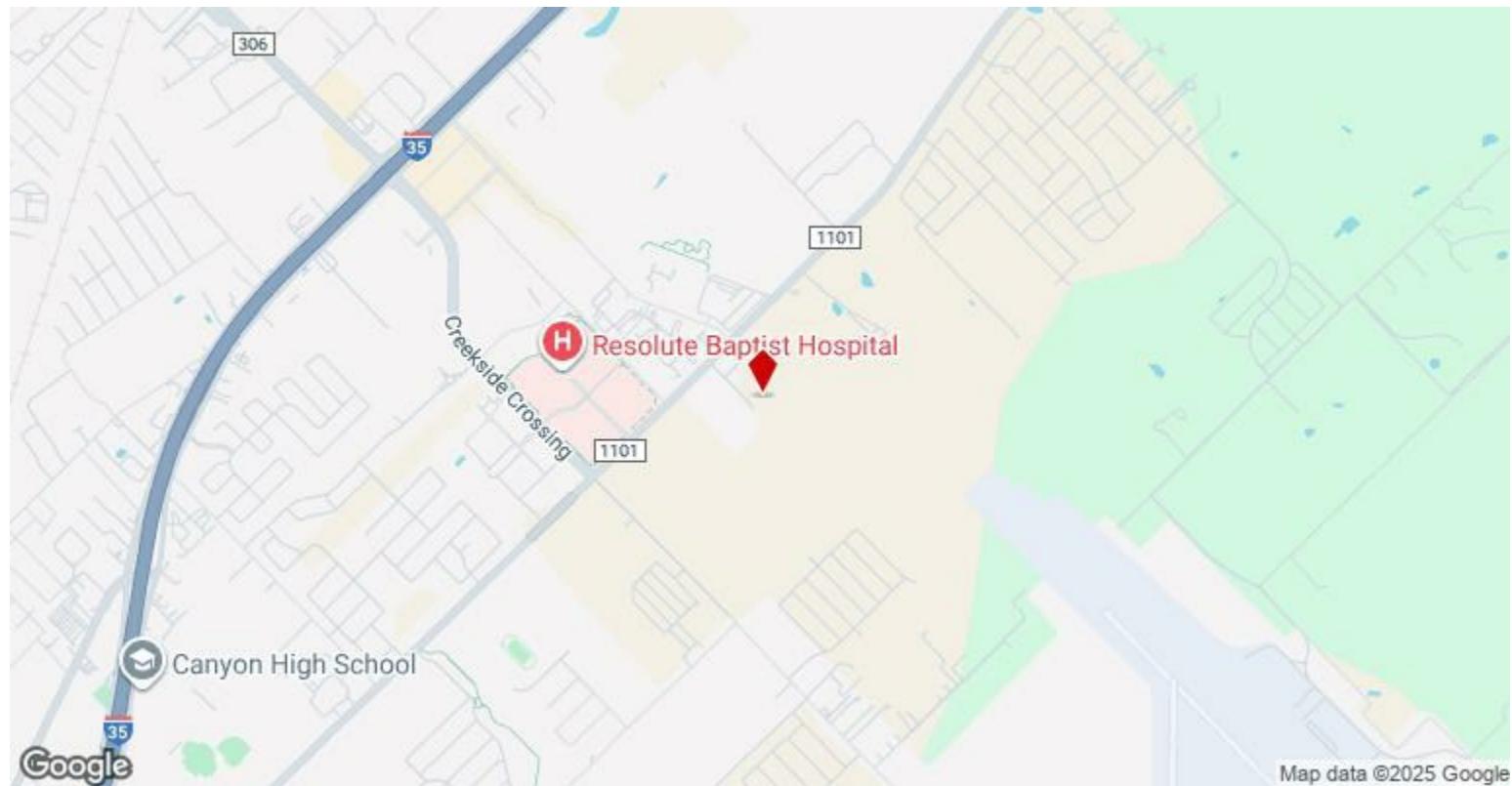
Property Highlights:

- 7.28 acres zoned MU-B Commercial
- Detention area fully engineered and built
- Utilities on site (no city impact fees)
- Located in the Generations Office/Medical development
- Diagonally across from Resolute Hospital
- Neighboring businesses include: The VA Hospital



Price:	\$3,491,770
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	5.09 AC
No. Lots:	1
Zoning Description:	MU-B





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- Diagonally across from Resolute Hospital
- Neighboring businesses include: The VA Hospital, Legend Oaks Healthcare, New Braunfels Spine & Pain Surgery Center, Davita Dialysis, Caring Center for Women OBGYN, plus additional business that include Cardiologists, General Practitioners/Family Medicine, Chiropractic Care, a Pharmacy and so much more.
- Close proximity to Creekside Shopping Center
- Walking distance to several apartment communities

This property offers exceptional potential for medical, professional office or retail development in one of the area's most active growth corridors.

Property Photos



IMG_3071



IMG_3072

Property Photos



IMG_3073



IMG_3074

Property Photos



IMG_3075

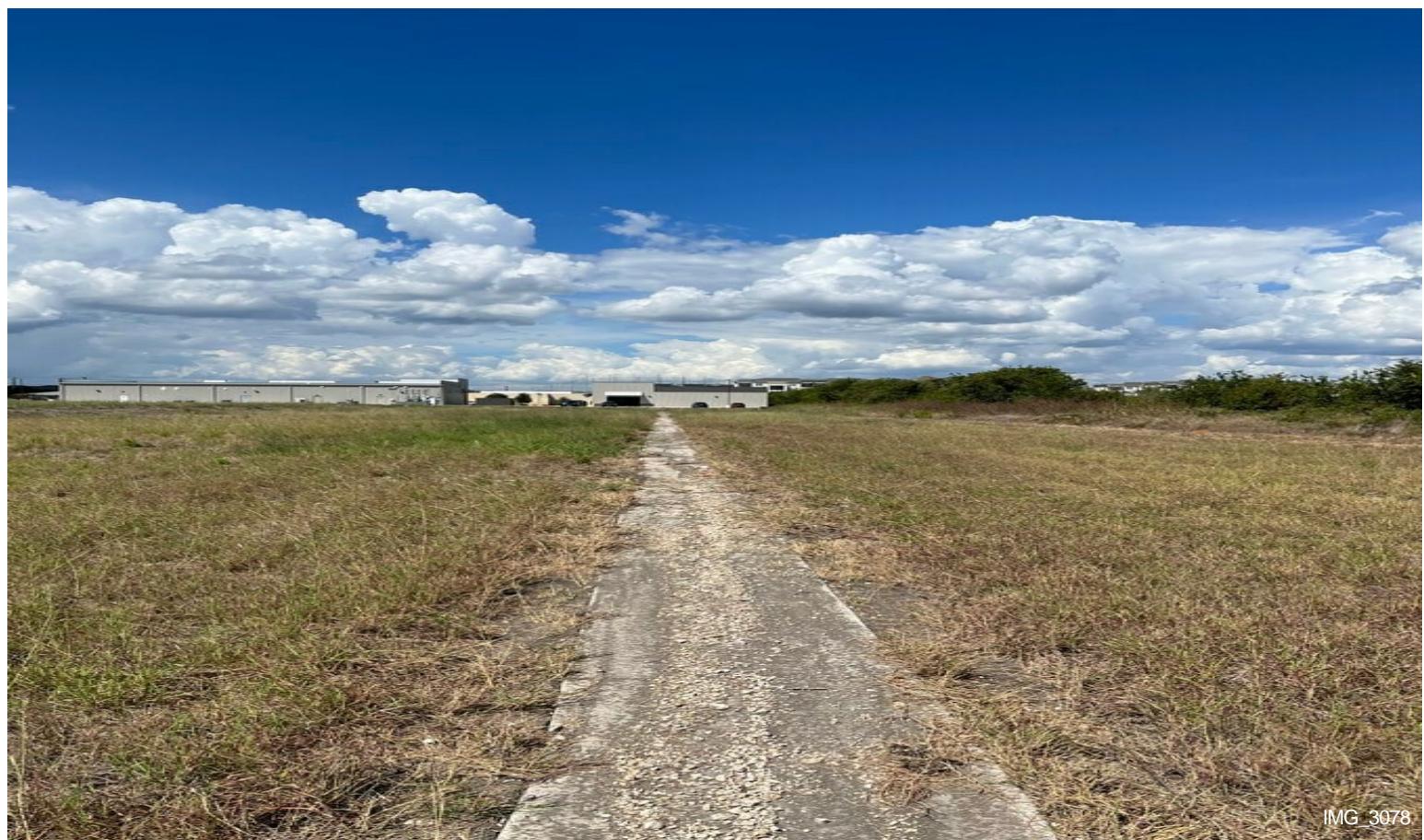


IMG_3076

Property Photos



IMG_3077



IMG_3078

Property Photos



IMG_3079



IMG_3080

Property Photos



IMG_3081



IMG_3082