

409 FRANKS ROAD • NEW BRAUNFELS 78130

MIXED USE DEVELOPMENT LAND



MU-A Mixed Use Development Land

- 25.97 Acres
- Zoned Commercial - Residential

Excellent Development Opportunity

- Residential - Multi-Family
- Commercial

School Tax

- 2.03% (2022)
- Comal Independent Schools

Location:

- 1 Mile South of I-35 & Loop 337
- 30 Minutes from San Marcos & San Antonio International Airport



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BROKER

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The information contained in this property brief has been obtained by various sources which include personal observations of the property, data from the owner & other responsible sources such as Google Maps. Our best efforts have been utilized to verify & document all outside information; however, Matt Pierce with Anders Pierce Realty a licensed Texas real estate broker, does not assume responsibility for any & all omissions or inaccuracies in this information.

COMMERCIAL/RESIDENTIAL MULTI-USE

ZONING AND USE

409 FRANKS ROAD NEW BRAUNFELS, TX 78130

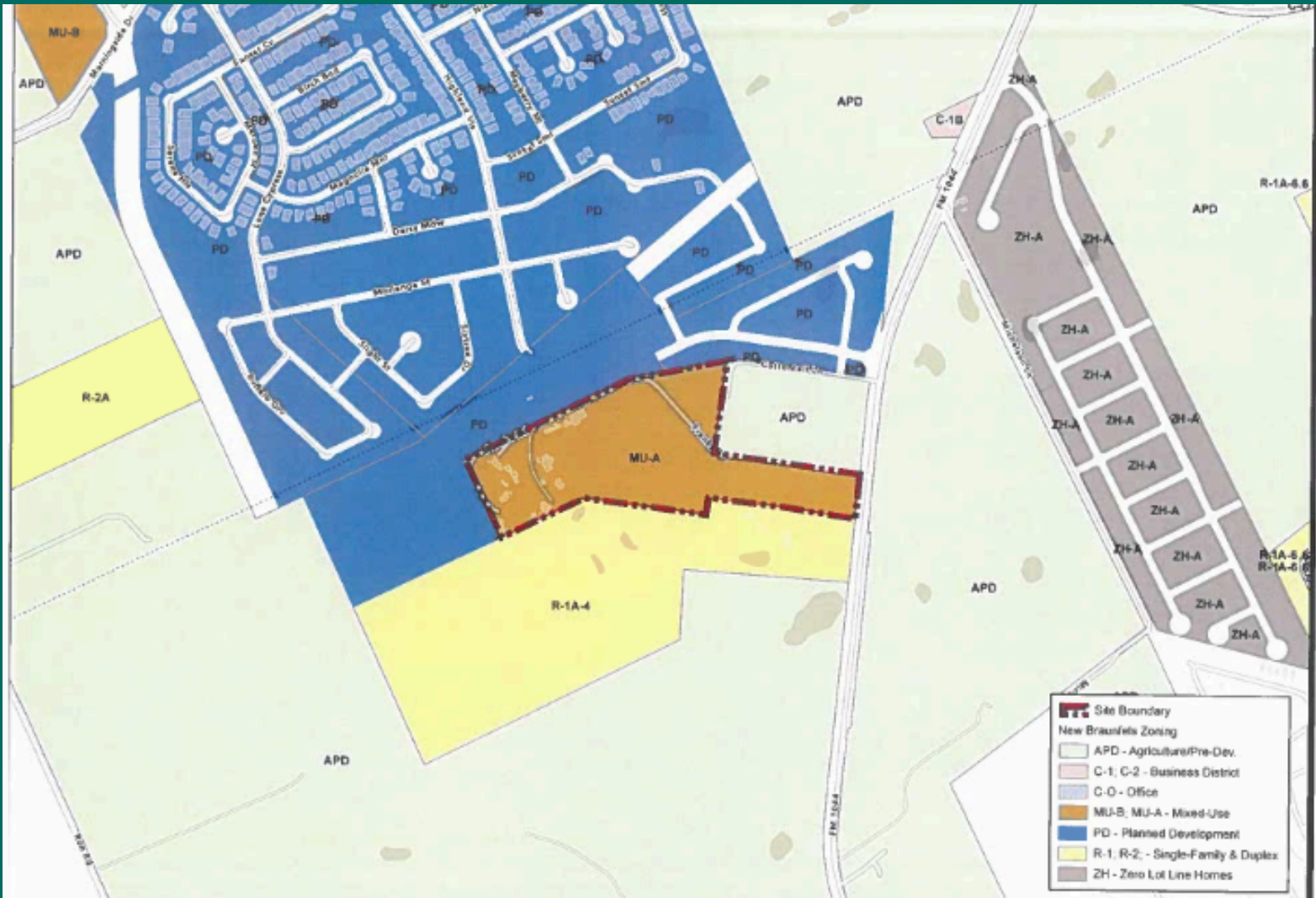
- 25.97 acres of vacant land with a few outbuildings formerly used for family residences. They will be cleared.
- Single-family community is under construction along the north side of the site with large lot single family (12 units per acre).
- Property will be divided into 2 or more parts to layout streets, utilities or individually owned lots. The site must be platted.
- There is 1 driveway currently providing access to the site from FM 1044 to private gravel roadway, Franks Road. Plans for extend FM 1004 to a 4-lane divided road to Engel Road.
- New Braunfels Utilities & Guadalupe Valley Electric Cooperative are providing service & have overlapping areas. Centerpoint Energy is the provider of natural gas in the area.



COMMERCIAL, RESIDENTIAL & MULTI-USE

ZONING

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- There are no known critical environmental features found in publicly available databases. There are 2 oil & gas pipelines crossing the site with associated easements.
- The general slope of the site is from west to east.

COMMERCIAL, RESIDENTIAL & MULTI-USE

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25 acres of pasture & former flight runway.

