

LEASE



596 S Business IH 35
New Braunfels, Tx 78130



For More Information:

Michael Lynch | 830.515.9144 or **Katie Lynch CCIM** | 830.237.2834

PROPERTY DESCRIPTION

Prime Retail and Restaurant Lot for Pre-Lease at 588 S Business IH35, New Braunfels, TX

.58 Acres | High Traffic Location | Growing Commercial Corridor | 2800 SQFT

Discover the exceptional opportunity to lease a high-profile .58-acre lot situated in one of New Braunfels' busiest commercial corridors. Located directly on S Business IH35, this lot offers unparalleled visibility and accessibility for retail and restaurant ventures aiming to capture the attention of the area's substantial and growing foot traffic.

This versatile lot presents a blank canvas for innovative retail or restaurant concepts, ready to serve both local residents and the ever-growing influx of visitors. With a steady flow of vehicles passing by daily, and proximity to other established commercial and retail centers, your business will be positioned for high exposure and steady patronage.

Key Highlights:

High Traffic Location: Situated on S Business IH35, a bustling route with excellent daily visibility.

Ideal for Retail & Dining Concepts: Perfect for businesses looking to leverage high exposure and convenience.

Strong Surrounding Retail Mix: Nearby shopping centers, popular restaurants, and key amenities enhance foot traffic and drive business.

Don't miss out on pre-leasing this prime lot at 588 S Business IH35. Ideal for ambitious retail and dining brands, this location offers a strategic blend of visibility, traffic, and growth potential, setting the stage for long-term success.

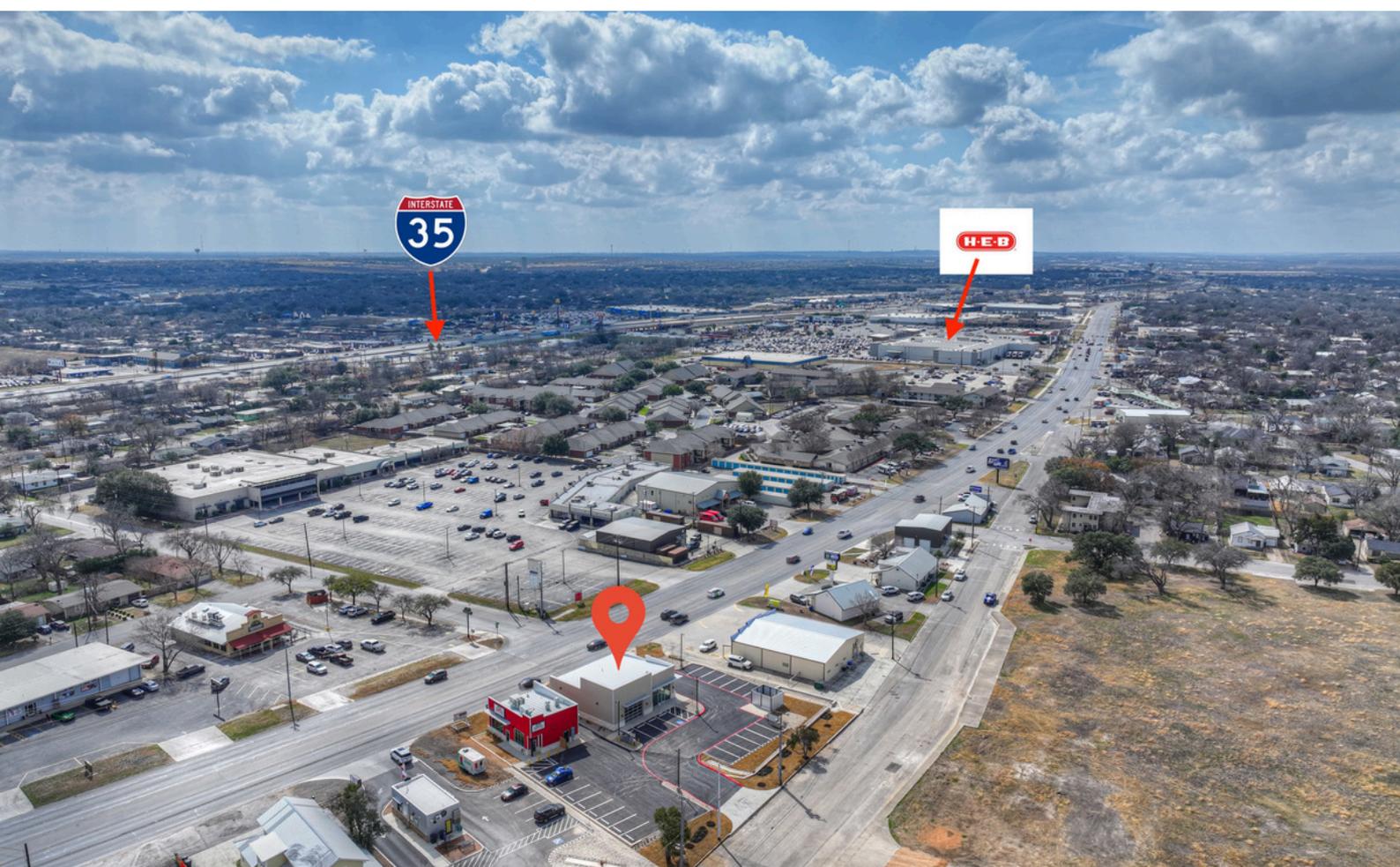
Contact us today for more details and to reserve your future business site!

LEASE RATE

\$30sqft

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