

FOR SALE ±14.78 ACRES

280 Sunshine Ln, New Braunfels, TX



LOCATION The property is at the corner of Sunshine Ln and Union Wine Rd, accessible from FM 725 or FM 1044, in a developing area of New Braunfels

SIZE 14.78 acres

FRONTAGE/ ACCESS ±456' along Union Wine Rd

UTILITIES Water and sewer services are available to the site

ZONING New Braunfels, TX ETJ.

TOPOGRAPHY The site features gently sloping terrain with panoramic countryside views

FLOOD HAZARD The property is not located within a designated floodplain.

PRICE \$750,000

COMMENTS Gently sloping land in the path of New Development of several Major Subdivisions. Beautiful 14.78 AC with panoramic countryside views, ready for your vision. Fantastic opportunity for Single Family Residential development or create your own Gentleman's Ranch. Highly desirable New Braunfels Independent School District, Unrestricted Uses and Outside City Limits. Currently AG exempt.

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

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