

MLS#: **547322 (Active)**

List Price: **\$1,345,000**

180/1045 S Business 35/Castell New Braunfels, TX 78130



Commercial-Improved

List Price: **\$1,345,000** First Right Refusal Option: **N/A**
 Orig Price: **\$1,345,000**
 Price/SQFT: **\$541.47** Subdivision: **Highway Add**
 County: **Comal** School District: **New Braunfels ISD**
 Type: **Acreage, Auto Service, Business/Professional Park, Hotel/Motel, Lot, Medical/Dental, Office Building, Recreational, Restaurant/Bar, Retail/Shop, Shopping Center, Warehouse/Storage**
 #Stories: **One** Waterfront: **No**
 #Buildings: **1** Apx Acreage: **0.230**
 Zoned: **Yes** Lot Dimensions:
 Zoning Type: **C-3** Year Built: **1942**
 Apx SqFt: **2,484** Year Built Src: **Appraisal District**
 Source SqFt: **Appraisal District** In City Limits: **Yes**
 Construction Status: **Complete Construction**

Recent: **06/13/2024 : New Listing**

Legal Description: **HIGHWAY ADDITION, NEW CITY BLOCK 1062, LOTS 9 & 10**
 Property ID: **737, 738** Geo ID: **1000066900** Lot/Block: **9/1062**
 Road Frontage: Apx Office SqFt: Apx Retail SqFt: Apx Whse SqFt:
 Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: Net Pass Thru:
 Bldg Center Name: Lease Type: Pass Thru Basis:
 Access: FEMA Flood Plain: **No** ETJ: **No**
 Front Faces: Current Gross:
 Sprinkler System: **No**

Owner(s) Legal Name: **David Gray-Millie Fisher LLC**
 ByrAgyComp: **3%** Sub Agy Comp:
 Earnest Money: Also For Rent: **No** Additional MLS#: Currently Leased:
 Documents on File: **Aerial Photos, Survey**
 Financing Avail: **None**
 Possession: **Closing, Funding** Sale Type: **Resale**
 Var Compensation: Prospects Exempt: **No** Short Sale:
 Agent Disclosure: **None** Commission Payable:
 Community Web:
 Exemptions: **None**
 Listing Type: **Exclusive Right to Sell**
 Multiple PID #'s:
 Sale Type: **Resale** Tax Annl Amt: **\$8,057**
 Taxed by Mult Counties: **No** Estimated Tax: Tax Rate: **1.73** Tax Year: **2024**

Parking: **11-15 Spaces**
 Constr Materials: **Siding-Vinyl**
 Foundation: **Combination** Roof: **Shingle-Composition**
 Heat: **1 Unit** Flooring: **Carpet, Concrete, Vinyl**
 A/C: **1 Unit** Rail Service: **No**
 Water/Sewer: **City on Property, Public Sewer** Attic: **None**
 Amenities: **None**
 Disability Feat: **None**
 Other Utilities: **Above Ground, Cable TV, City Electric, City Garbage, Telephone Available**
 Water Features/View: **None**
 Topo/Land Desc: **0-.25 Acres**
 Sale Includes: **Building(s), Land**
 Lease Includes: **None**
 Access/Road Surface: **City Street, Public Maintained Road**

Lockbox Type:
Lockbox Loc:

Public Remarks:
ZONED C-3, GREAT HIGH TRAFFIC, EXCELLENT EXPOSURE, BUSINESS LOCATION AT THE CORNER OF BUS 35 AND S CASTELL IN NEW BRAUNFELS, VERY NEAR IH 35 AND FM 725 INTERSECTION, PROPERTY INCLUDES EXISTING VACANT COMMERCIAL BUILDING, AND A RENOVATED, OCCUPIED DUPLEX WHICH INCLUDES TWO 1 BR/1 BA UNITS ON THE CORNER OF S CASTELL AND W FAUST ST. TWO PROPERTY ID'S 737 AND 738

Agent Only Remarks:
CALL FELICIA @ 830-237-1328 OR EMAIL FELICIA@REALNB.COM FOR MORE INFORMATION

Directions:
FROM IH 35 S, EXIT FM725, GO RIGHT, THEN LEFT ON BUSINESS 35/ELLIOTT KNOX BLVD, PROPERTY IS ON THE CORNER OF BUS 35 AND S CASTELL.

Showing Instructions:
Appointment Only, Showing Service

Showing Phone: Show Phone 2:

DOM: **0** CDOM: **0** IDX: **Yes** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **No** Allow Cmts: **No**
 List Date: **06/13/2024** Expire Date: **10/30/2025** Off Market Date: Pending Date:

Listing Office: [\(1428\) BHHS Don Johnson REALTORS - NB](#)
Office Phone: **(830) 643-0292**

List Agent: [Felicia James](#)
Agent Email: felicia@realnb.com
Contact #: **(830) 237-1328**

Prepared By: Felicia James

Date Printed: 06/13/2024

Information Deemed Reliable But Not Guaranteed

Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Commercial'

Selected 1 of 1 result.