# 2.49 ac & 2 existing Buildings 2270 S. STATE HWY 46, NEW BRAUNFELS, TX 78130

## FOR SALE \$525,000 Office Building/Land



### **PROPERTY FEATURES**

- Frontage on State Hwy 46
- High traffic counts approx.
  25k vehicles per day
- Easy access to I-35 or I-10
- Zoned C-3
- 4 additional "out-buildings" including: covered carport and storage sheds
- Back half of property is outside of city limits

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TerraMetri





www.SperryCGA.com

#### Mark Haynie

BROKER 830.481.9533 mark.haynie@sperrycga.com TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Google

#### High Sierra Education FOR SALE 2270 S. STATE HWY 46, NEW BRAUNFELS, TX 78130 Office Building





Living room





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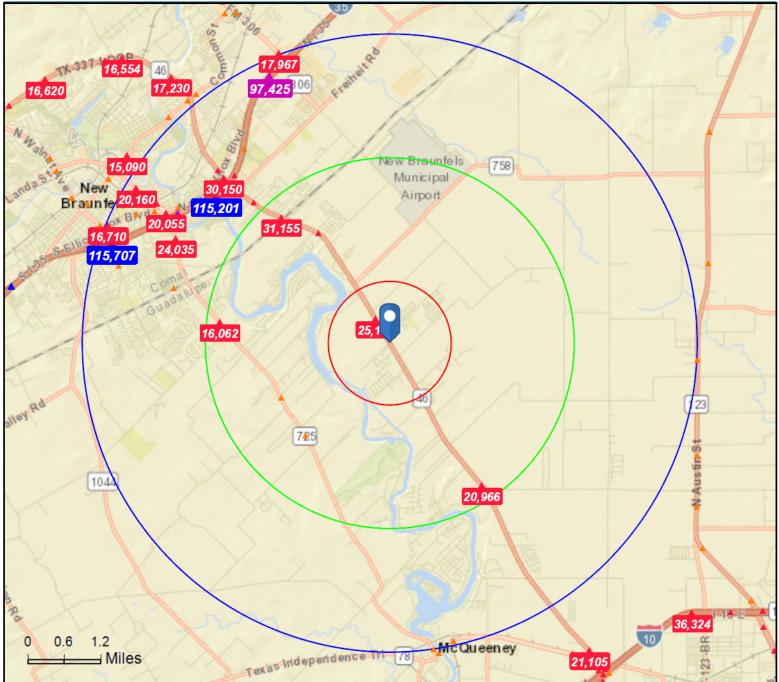




## Traffic Count Map

2270 TX-46, New Braunfels, Texas, 78130 2 2270 TX-46, New Braunfels, Texas, 78130 Ring Bands: 0-1, 1-3, 3-5 mile radii Prepared by Esri

Latitude: 29.66249 Longitude: -98.05018





Average Daily Traffic Volume Up to 6,000 vehicles per day 6,001 - 15,000 15,001 - 30,000 30,001 - 50,000 50,001 - 100,000 More than 100,000 per day

