

# 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





# High Sierra Education

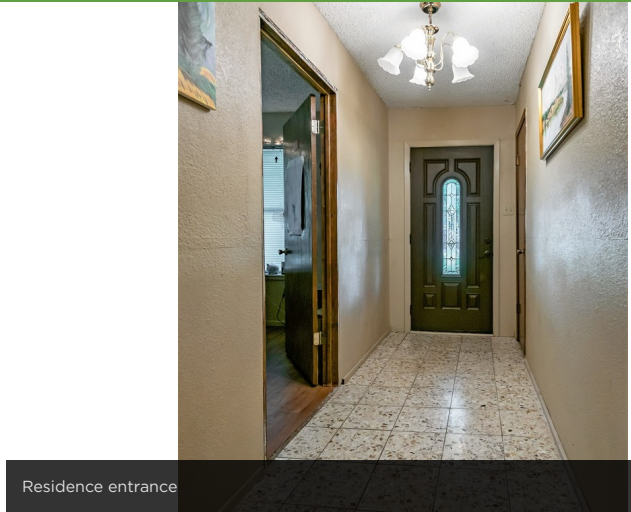
2270 S. STATE HWY 46, NEW BRAUNFELS, TX 78130

## FOR SALE

Office Building



Residence



Residence entrance



Living room



Covered carport / storage



Office / Training facility

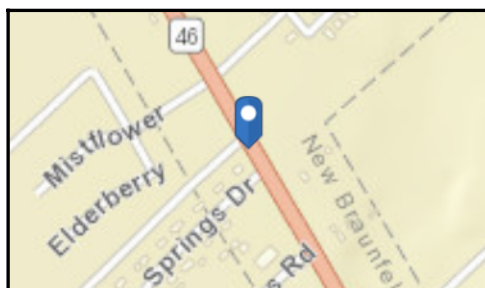
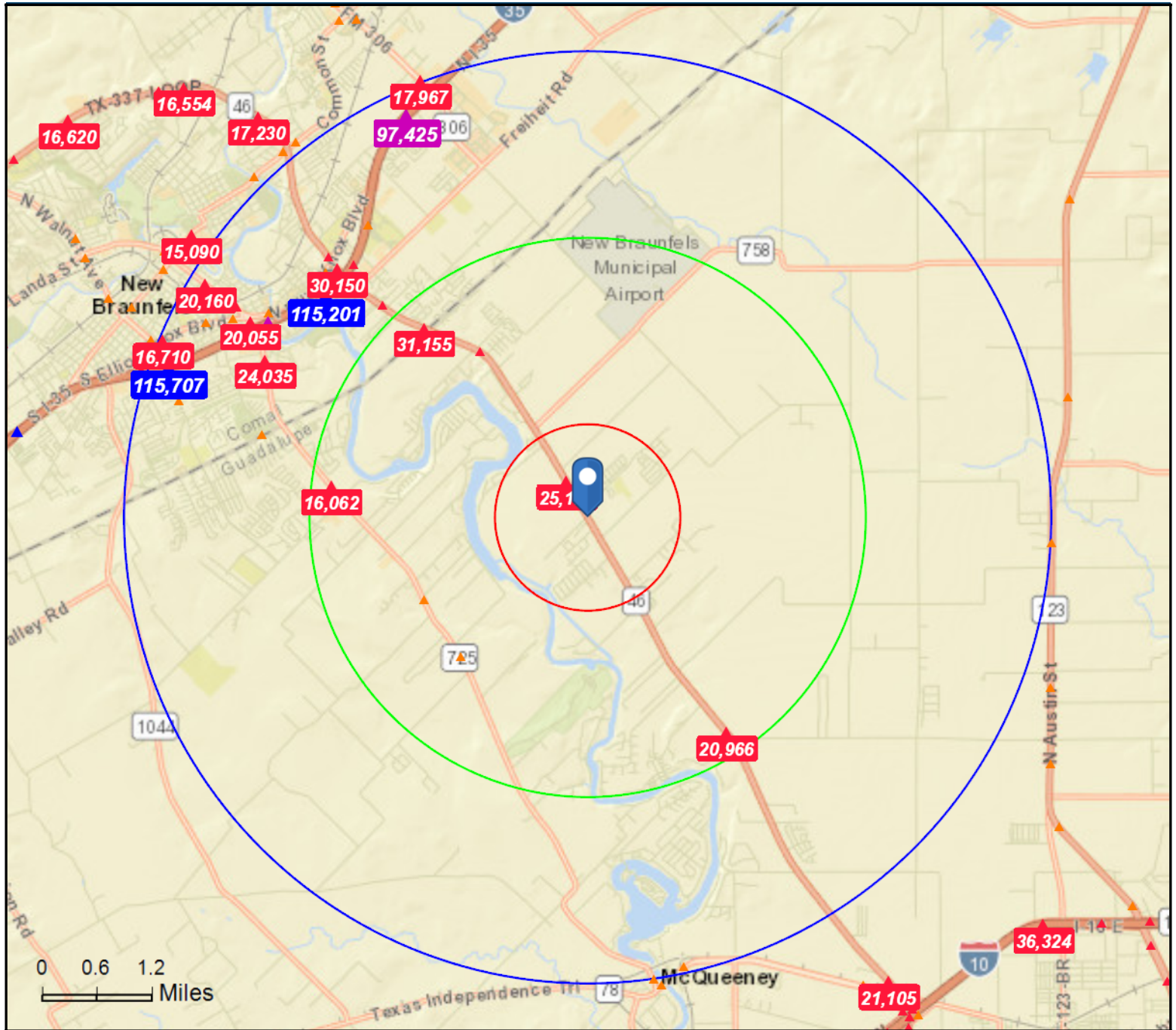


Office - Classroom

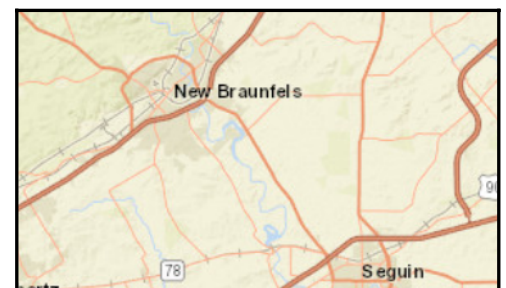


2270 TX-46, New Braunfels, Texas, 78130 2  
 2270 TX-46, New Braunfels, Texas, 78130  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

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



Source: ©2019 Kalibrate Technologies (Q4 2018).