

# \$1,680,000 - 2272 Fm 1044, New Braunfels

MLS® #1477480

## \$1,680,000

Bedroom, Bathroom, 2,131,216 sqft  
Commercial on 48.93 Acres

N/A, New Braunfels, TX

48.926 Acres of Prime Real Estate Unrestricted in a Great Location. 370+ feet of road frontage on FM 1044. There is a lot of activity in this area of New Braunfels with new development, utilities being expanded and road improvements underway. This land comes with a 1600 sf house , barns and other outbuildings. Ag Exemption in place. Agent will meet you out there so as not to disturb the cattle. Guadalupe County. his is part of a family trust. Agent must be present to show. Septic installed by Krause septic. Barbwire fencing. Propane tank is not being used. Old well on property is covered up. Comal ISD.

## Essential Information

MLS® #	1477480
Price	\$1,680,000
Square Footage	2,131,216
Acres	48.93
Type	Commercial
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	2272 Fm 1044
Area	2705
Subdivision	N/A
City	New Braunfels
County	Guadalupe



State	TX
Zip Code	78130

### **Amenities**

Utilities	Electricity, Water, Telephone, Septic, Cable TV
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### **Additional Information**

Date Listed	August 17th, 2020
Days on Market	161
Zoning	NONE

### **Listing Details**

Listing Office	Phyllis Browning Company
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