

64 ACRES BUSINESS-COMMERCIAL



64+ Acres Comal/Guadalupe Co
North IH-35 and Schwab Road
Schertz, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

This is a raw tract of land in a highly desirable area with excellent access of 1,350± feet of frontage on IH-35 access road plus additional frontage on the north side of Schwab Road, just south of New Braunfels. The land is predominately cleared and level with existing water features plus a portion of Dry Comal Creek along Schwab Road.

UTILITIES

The property is ready to be developed with water, sewer and 3-Phase power along the road frontage.



ZONING

GB General Business

SCHOOLS

Comal ISD

BROKERS COMMENTS

There are 15± additional acres available adjoining this property. Call Broker for details. A portion of the property is in the 100 yr. floodplain.



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64± ACRES COMAL-GUADALUPE CO SCHERTZ, TEXAS

The property is located East of Schwab Road and west of Cypress Point subdivision, in the city of Schertz within the San Antonio-New Braunfels metropolitan area.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

TAXES

Ag Exempt.

MAP

[Click here to view map](#)

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DULLNIGRANCHES.COM](http://DULLNIGRANCHES.COM)

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