

CENTURY 21[®]

Judge Fite Company



1706 HUNTER RD

NEW BRAUNFELS, TX 78130



\$2,900,000



0 sqft

DESCRIPTION

1706 Hunter Road presents a rare opportunity to acquire a multi-building commercial asset in the heart of Historic Gruene, one of the Texas Hill Country's most visited tourism and entertainment destinations. Situated on approximately 0.46 acres with premier Hunter Road frontage, the property is surrounded by destination retail, restaurants, and live music venues that generate consistent, year-round foot traffic. The asset consists of four income-producing buildings with a strong in-place tenant mix and meaningful upside through rent optimization, re-tenanting, and expanded food, beverage, and entertainment concepts. Originally settled over a century ago, Gruene is a living snapshot of Texas history. With 15 walkable acres designated as a National Historic District, visitors shop, dine, and dance within preserved original township buildings-making this location both culturally iconic and economically resilient. Investment Highlights: Prime Hunter Road frontage in Historic Gruene 0.46 acres in a high-traffic, walkable destination Four-building, multi-tenant configuration Strong in-place income with clear value-add upside Flexible leasing profile with near-term expirations Ideal for boutique retail, live entertainment, or expanded food & beverage concepts Owner financing available

PROPERTY TYPE: Commercial - Retail/Shop

MLS STATUS: Active

MLS: 1947731

YEAR BUILT: 1987

COUNTY: Comal

TRACT OR SUBDIVIION:

LIST DATE: 03/10/2026

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800.451.8055

AREA: 2616

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.46

LOT SIZE (SQFT): 20,037

ADDITIONAL PROPERTY DETAILS

LISTED BY: Romel Gregorio

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BROKERED BY: Popby Realty