



## 624 KRUEGER

NEW BRAUNFELS, TX 78132



\$2,500,000



0 sqft

## DESCRIPTION

Located in New Braunfels, TX, The Cranky Pickle sits on 11.04 fully fenced acres and offers a unique combination of existing income, recreational amenities, and future flexibility in one of the fastest-growing markets in Central Texas. The property features 8 premium lighted pickleball courts, including 2 covered courts, and is well-established within the local and regional pickleball community. The facility regularly hosts leagues, tournaments, and special events, creating consistent activity and engagement. Included with the sale are fully engineered plans for up to 20 total courts, along with architectural drawings and site plans for additional amenities, providing optional pathways for future use. The property also includes a full-size soccer field, supporting multi-sport use such as leagues, camps, and tournaments, and expanding the range of recreational opportunities. Additional improvements include a 2,354 SF fully furnished residence with pool, suitable for on-site management, short-term rental, or personal homestead. With an established presence, loyal customer base, and multiple existing revenue streams, this property presents a rare opportunity to acquire a well-positioned recreational asset in a high-growth Texas market. (Business sold separately with optional owner-financing.)

**PROPERTY TYPE:** Commercial - Recreational

**MLS STATUS:** Back on Market

**MLS:** 1954580

**YEAR BUILT:** 2023

**COUNTY:** Comal

**TRACT OR SUBDIVIION:**

**LIST DATE:** 04/04/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 2615

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 11

**LOT SIZE (SQFT):** 479,334

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Romel Gregorio

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**BROKERED BY:** Popby Realty