

CENTURY 21[®]

Judge Fite Company



7308 RIVER ROAD

NEW BRAUNFELS, TX 78132



\$1,900,000



5,959 sqft

DESCRIPTION

1.76 ACRES WITH OVER 345 FT ALONG THE GUADALUPE RIVER. RECREATIONAL BUSINESS OPPORTUNITY BETWEEN NEW BRAUNFELS AND CANYON LAKE. PROPERTY CONSISTS OF 3 BUILDINGS, 22 THATCH ROOF CABANAS, AND 15 GLAMPING TENTS. Red building contains office/check-in, bar and retail area, half bath, and upstairs bunkroom. Silver building houses the 5 bay bathroom/shower trailer, and features downstairs and upstairs storage for tubes, etc. The 2 story blue building would make a great 2 unit apartment with water facing views.

PROPERTY TYPE: Commercial - Business
MLS STATUS: ActiveUnderContract
MLS: 2675603
YEAR BUILT: 1985
COUNTY: Comal
TRACT OR SUBDIVIION: Jd McNeel Surv #268 A #409
LIST DATE: 06/05/2023

CENTURY 21

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800.451.8055

AREA: CM
SQUARE FEET: 5,959
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.75
LOT SIZE (SQFT): 76,230

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Open
- OffStreet
- Outside

SIDING:

- MetalSiding

FOUNDATION:

- ConcretePerimeter

UTILITIES

HEATING/COOLING:

- VariesByUnit

UTILITIES:

- SeeRemarks

ADDITIONAL PROPERTY DETAILS

LISTED BY: Heath Anders

PHONE: 830.214.6002

BROKERED BY: Anders Pierce Realty, LLC