



**27846 NATURAL BRIDGE CAVERNS ROAD**  
SAN ANTONIO, TX 78266



\$2,899,000



3,070 sqft

## DESCRIPTION

No restrictions! Call, text or email to request the updated 2025 survey, title commitment and additional docs available. Prime Texas Hill Country Ranch & Development Opportunity at a discounted rate. A rare chance to own 55.814 acres of prime land in the highly sought-after Garden Ridge area and a must see. Perfect for a private estate, high-end development, working ranch, or commercial venture. With extensive road frontage on Natural Bridge Caverns Rd, this property offers unmatched accessibility and potential. The land features level to rolling Hill Country topography, with a large portion of the back of the property perched high on a bluff, offering breathtaking Hill Country views. Multiple build sites make this an incredible opportunity for those seeking privacy, stunning scenery, and investment potential. Ag-exempt with two water wells and the option to connect to San Antonio Water, this is a turnkey opportunity for ranchers, investors, or developers looking for land with low holding costs and high upside. Improvements include a 3,070 sq. ft. ranch-style home with limestone veneer, a metal roof, and spacious living areas. The home has great bones, making it perfect for someone looking to add their own personalized touches. The 4-car garage (958 sq. ft.) is connected by a covered walkway, while the 3,600 sq. ft. steel-frame shop with 1,200 sq. ft. carport is perfect for equipment, vehicles, or conversion into a high-end workshop. There's also a 2,400 sq. ft. livestock shed with an enclosed 361 sq. ft. feed and tack room all fenced and ready for horses or cattle. Located just 15 miles from New Braunfels and 30 miles from San Antonio, this property sits in the path of growth while offering total privacy and seclusion. A prime location for a tourism-based business, event venue, or luxury retreat. Rarely does a large acreage tract with this location, infrastructure, and investment potential hit the market.

**PROPERTY TYPE:** Commercial - Other

**MLS STATUS:** Pending

**MLS:** 5094580

**YEAR BUILT:** 1983

**COUNTY:** Comal

**TRACT OR SUBDIVIION:** Edward Norton Surv #760

**LIST DATE:** 06/03/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** CM

**SQUARE FEET:** 3,070

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 55.81

**LOT SIZE (SQFT):** 2,431,257

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Wood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AttachedCarport
- AdditionalParking
- Covered
- Carport
- DetachedCarport
- Garage
- Private

### SIDING:

- SeeRemarks

### FOUNDATION:

- Slab

## UTILITIES

**HEATING/COOLING:** Jackson

**PHONE:** 512-576-9652

### UTILITIES:

- SeeRemarks

**BROKERED BY:** United Real Estate Austin

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated