

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 922 BOONEVILLE AVENUE

NEW BRAUNFELS, TX 78130



\$1,000,000



1 acres

## DESCRIPTION

Owner financing available. Five contiguous platted homesites in Landa Park Estates (Block 15, Lots 30–34), offered as a full tract or in thoughtfully assembled multi-lot configurations. Positioned along Booneville, the assemblage begins with 922 Booneville as the westernmost parcel, followed by 916 and three adjoining lots extending to the corner; per the Comal County Engineer, the eastern parcels may not yet have assigned street addresses. All five lots are reflected in CAD—held under two ownerships—and convey together. Situated within Comal County Water Recreation District No. 1, the property benefits from a \$750 annual assessment granting access and privileges to the district's private island amenities. Pricing is structured to encourage larger acquisitions, with preference given to full tract or multi-lot assemblages. The corner parcel is offered at a premium, with interior lots priced accordingly. A full pricing schedule and configuration guidance are available upon request.

**PROPERTY TYPE:** Land - UnimprovedLand  
**MLS STATUS:** Active  
**MLS:** 5920323  
**YEAR BUILT:**  
**COUNTY:** Comal  
**TRACT OR SUBDIVIION:** LANDA PARK ESTATES  
**LIST DATE:** 07/12/2025

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**800.451.8055**

**AREA:** CM  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.29  
**LOT SIZE (SQFT):** 12,501

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- BackYard
- Cleared
- CornerLot
- FrontYard
- NearGolfCourse
- SplitPossible
- FewTrees
- TreesLargeSize
- Level

### YARD/GROUNDS:

- None

### FENCING:

- ChainLink
- Partial

## UTILITIES

### UTILITIES:

- CableAvailable
- CableConnected
- ElectricityAvailable
- ElectricityConnected
- NaturalGasAvailable
- NaturalGasConnected
- PhoneAvailable
- PhoneConnected
- SewerAvailable
- SewerConnected
- WaterAvailable
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- HighSpeedInternet

### COMMUNITY:

- Barbecue
  - CommonGroundsArea
  - Fishing
  - Golf
  - InternetAccess
  - Park
  - PlannedSocialActivities
  - SportCourts
  - StreetLights
  - SeeRemarks
  - Curbs
- 

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