

CENTURY 21[®]

Judge Fite Company



ERVENDBERG AVE

NEW BRAUNFELS, TX 78130



\$975,000



1 acres

DESCRIPTION

Come see this beautiful 1 acre lot on the Guadalupe river, close to Gruene, which includes an upper area for home building, and a large recreational area below on the Guadalupe River. As you enter the property, you are guided by large oak trees into the entrance. Also available for sale are lots numbers 72038 and 72039. The riverfront section of the property includes 117 feet of water front area on the Guadalupe River, a huge area for camping, and get togethers. Do not miss this rare opportunity on this beautiful river access lot, covered with large oak trees, great river access, and a terrific spot for home site building opportunities. This lot is zoned R-2. This lot is Cad number 72037. . This lot is one of three lots for sale. This lot is .99 acre, total lots together are 2.94 acres. Aerial photo shows this lot as lot 1. All the lots can be purchased together for the terrific price of 2.4M.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 6625374
YEAR BUILT:
COUNTY: Comal
TRACT OR SUBDIVIION: OUT/COMAL COUNTY
LIST DATE: 04/16/2025

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800.451.8055

AREA: CM
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.99
LOT SIZE (SQFT): 43,124

EXTERIOR FEATURES

LOT DESCRIPTION:

- ManyTrees
- Level

UTILITIES

UTILITIES:

- None
- SewerNotAvailable
- WaterNotAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None

LISTED BY: Cindy Ross-Goodwin

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BROKERED BY: JBGoodwin REALTORS WL