



**1049 RIVER TERRACE**  
NEW BRAUNFELS, TX 78130



\$799,900



1 acres

## DESCRIPTION

Front-row access to the Guadalupe River—yours to shape, design, and make unforgettable. This rare 0.47-acre riverfront lot sits in a quiet, established neighborhood with no HOA and mature trees that set the stage for something spectacular. Whether you're dreaming of a weekend escape or a forever home, this lot delivers the best of New Braunfels living: direct river access, peaceful surroundings, and unbeatable proximity to Gruene, downtown hotspots, and everything that makes this town one of Texas' most loved destinations. With city utilities available for tie-in, you're already steps ahead—just bring the vision. Kayak before breakfast, float in the afternoon, hit Gruene Hall by sunset. The river life isn't just a vibe—it's a lifestyle, and it starts right here.

**PROPERTY TYPE:** Land - UnimprovedLand  
**MLS STATUS:** Active  
**MLS:** 7673091  
**YEAR BUILT:**  
**COUNTY:** Comal  
**TRACT OR SUBDIVIION:** Guadalupe Terrace Estates 1  
**LIST DATE:** 05/11/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** CM  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.47  
**LOT SIZE (SQFT):** 20,647

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Cleared
- CityLot
- SlopedDown
- GentleSloping
- Level
- OpenLot
- FewTrees
- TreesLargeSize
- Views

### FENCING:

- None

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Frank Baker

**COMMUNITY:**  
**PHONE:** 210.493.3030

**OTHER FEATURES:**  
**OTHER FEATURES:**  
**OTHER FEATURES:**

- None
- Gutters

century21judgefite.com

each office is independently owned and operated