

1290 River Rd, New Braunfels, TX 78130
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\$2,500,000
6.600± Acres
Comal County



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New Braunfels, TX / Comal County

SUMMARY

Address

1290 River Rd,

City, State Zip

New Braunfels, TX 78130

County

Comal County

Type

Hunting Land, Recreational Land, Lot, Undeveloped Land

Latitude / Longitude

29.728839 / -98.124197

Taxes (Annually)

6651

Acreage

6.600

Price

\$2,500,000

Property Website

<https://www.mockranches.com/property/1290-river-rd-new-braunfels-tx-78130-comal-texas/83451/>



PROPERTY DESCRIPTION

Prime Commercial Land Opportunity – ± 6.6 Acres on River Road and Loop 337.

This is an exceptional ± 6.6 acre parcel located just off of Loop 337 on the popular River Road in New Braunfels, TX. This rapidly growing area is brimming with opportunities, making it the perfect spot for your next commercial venture.

Previously, this commercial space was operating as RV park with 18 slots available for generating revenue.

Strategically situated in a high-traffic zone with road frontage on both Loop 337 and River Rd, this prime location promises exceptional visibility and easy access, ensuring a steady flow of both local and tourist traffic. With bustling residential communities like Veremendi subdivision, and popular tourist destinations nearby, the potential for a high-revenue enterprise is substantial.

This spacious ± 6.6 acre lot offers a blank canvas for your business dreams. Whether you're envisioning a state-of-the-art convenience store, a trendy cafe, or a dynamic retail complex, the possibilities are endless. The flat terrain and ample space make for easy development and a welcoming environment for customers.

New Braunfels is one of the fastest-growing cities in Texas, attracting new residents and visitors with its unique charm and vibrant community. The property's proximity to major roads and the Guadalupe River further enhances its appeal, promising an influx of customers year-round.

****Key Highlights****

- Size: ±6.6 Acres
- High Traffic and Visibility:
 - ± 160 ft. of River Road Frontage
 - ± 1,063 ft. of Loop 337 Frontage
- 18 RV slots
- Rapidly Growing Area with Increasing Demand
- Proximity to Residential Zones and Tourist Attractions

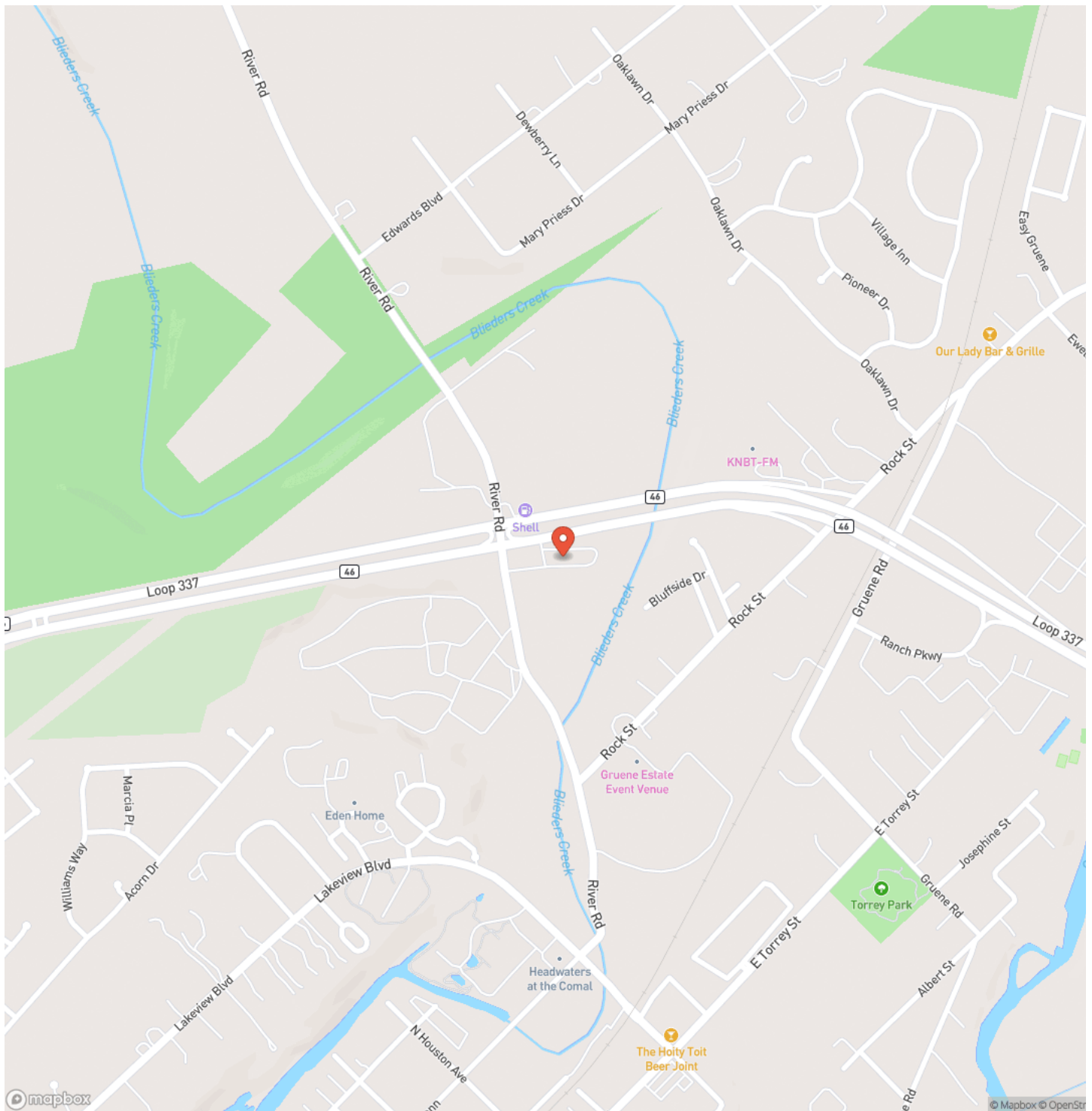
Don't miss out on this rare opportunity to secure a prime piece of real estate in New Braunfels' thriving market. This 6.6-acre property is poised to be a cornerstone in the future of community growth and business success.

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Locator Map

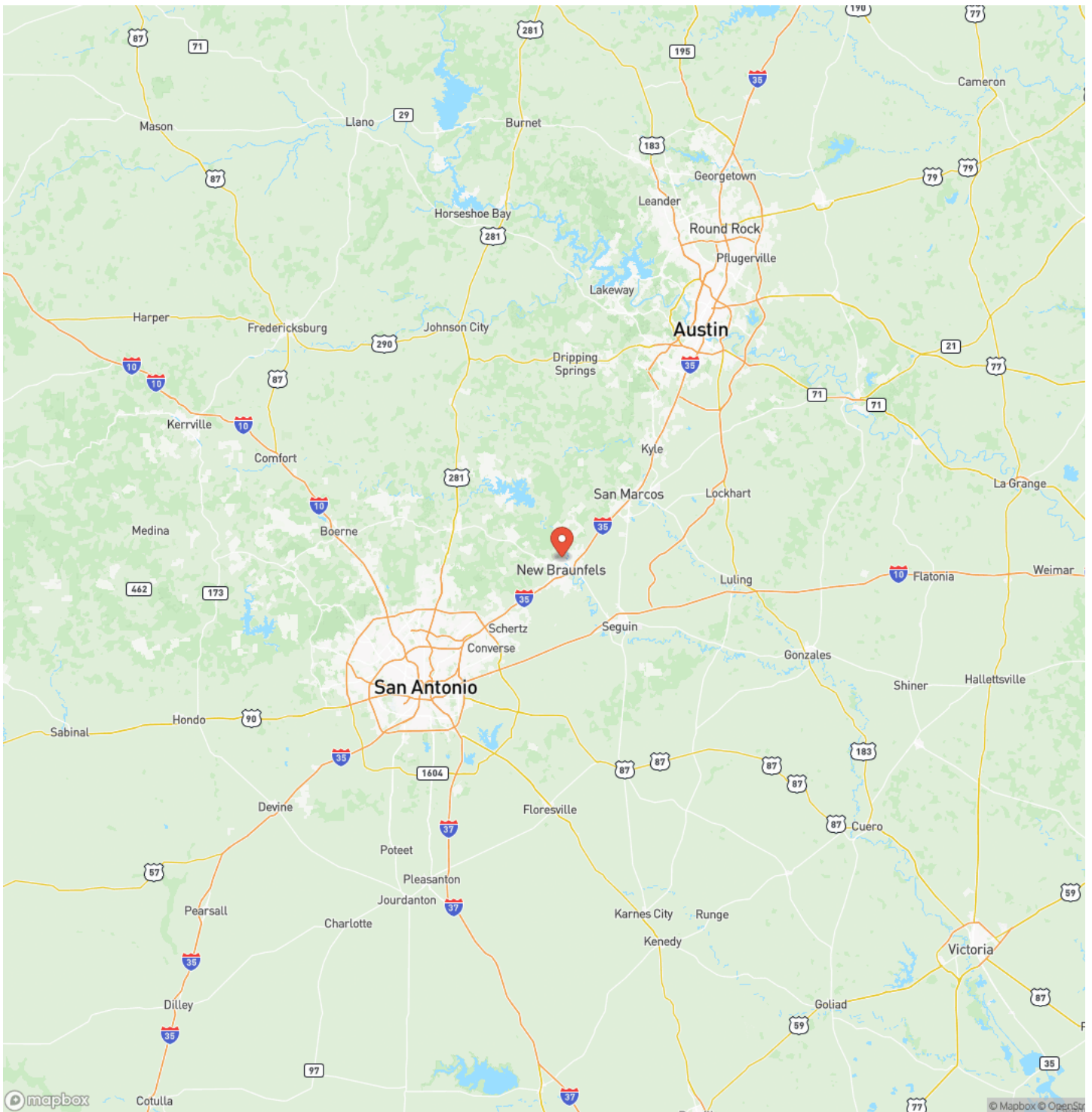


MORE INFO ONLINE:

Mockranches.com

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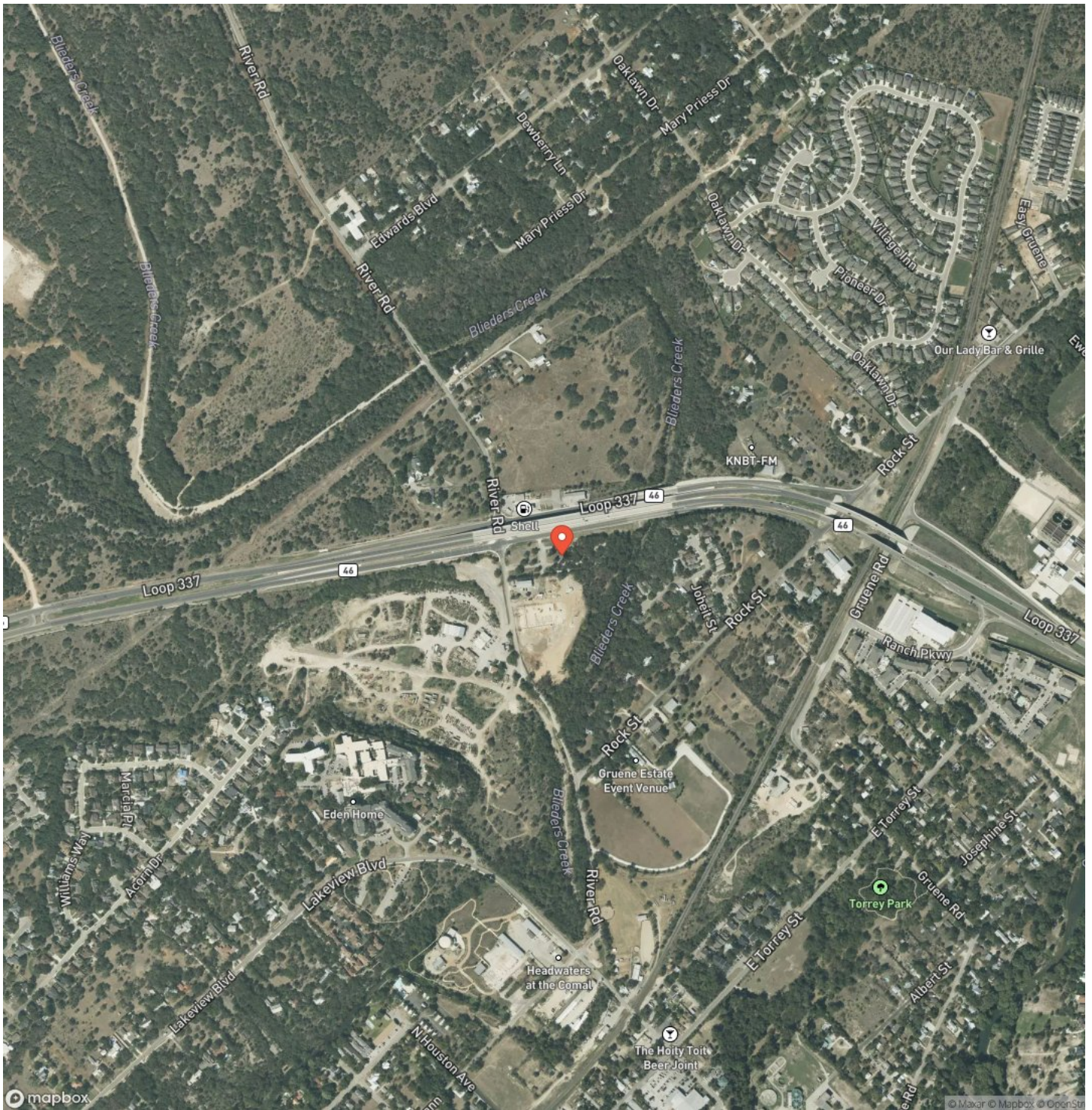


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Ben Breedlove

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benbreedlove@mockranches.com

Address

117 E Jackson Street

City / State / Zip

NOTES

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DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

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