

# \$750,000 - 863 Kroesche Ln, New Braunfels

MLS® #1636485

## \$750,000

Bedroom, Bathroom, 1,280 sqft  
Land on 12.60 Acres

Territory Pass 1, New Braunfels, TX

This real estate listing presents an excellent opportunity for anyone looking for a spacious residential property. With 12.59 acres of land, this property offers plenty of room to build your dream home outside the city limits. The location is ideal, just 2 minutes away from IH 35 and 5 minutes from Creekside, offering easy access to nearby amenities and services.

The property is fully fenced, providing a secure and private space for you and your family. Although the existing home on the property has no value, this presents an opportunity for buyers to build their own home to their exact specifications. Additionally, the property already has water and electrical connections, making it easier to start building right away. This is a rare opportunity to own a large piece of land in a convenient location with the potential to create your own private oasis. With the property's size, fencing, and utilities already in place, this is an opportunity that should not be missed. Start imagining the possibilities for this beautiful property.



## Essential Information

MLS® #	1636485
Price	\$750,000
Square Footage	1,280
Acres	12.60
Type	Land
Sub-Type	Residential Lot and Acreage

Status                      Active

**Community Information**

Address                      863 Kroesche Ln  
Area                            2707  
Subdivision                Territory Pass 1  
City                            New Braunfels  
County                        Comal  
State                           TX  
Zip Code                    78130-7400

**Amenities**

Amenities                    Seasonal Creek  
Utilities                     Water System, Electric

**Exterior**

Lot Description            Improved

**School Information**

District                      Comal  
Elementary                Call District  
Middle                        Call District  
High                            Call District

**Additional Information**

Date Listed                September 7th, 2022  
Days on Market            600  
Zoning                        NONE

**Listing Details**

Listing Office              Keller Williams Heritage

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