

\$549,000 - 8841 Fm 306, New Braunfels

MLS® #1852544

\$549,000

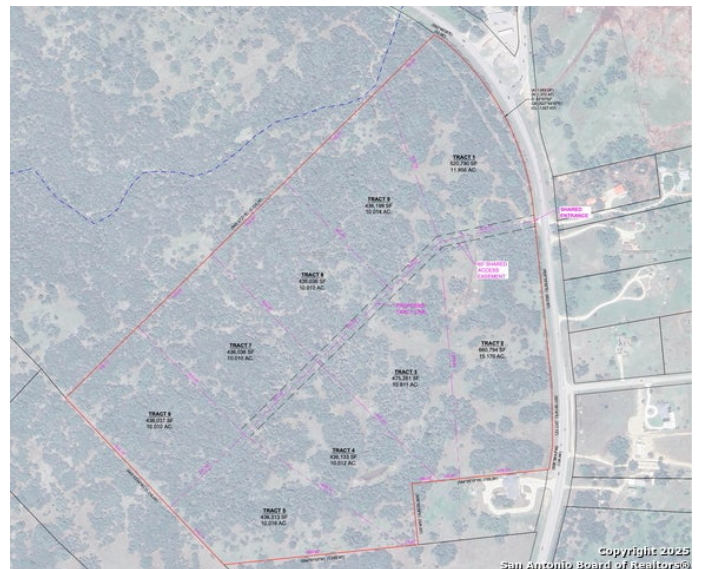
Bedroom, Bathroom,
Land on 10.91 Acres

N/A, New Braunfels, TX

Awesome 10+ acre residential ranch tract inside The Ranches at Legacy Oaks! One of only seven 10+ acre tracts available in this new, exclusive gated community. This tract is outside city limits, not in the ETJ, loaded with mature oaks, flat/buildable homesites, and has amazing views of the Guadalupe Valley making this an ideal spot for your dream home! Pedernales electric and GVTC internet at the property. Water well and septic will be Buyers responsibility. There are reasonable and effective deed restrictions and design guidelines/architectural control in place. Less than 5 minutes to Sattler, TX/Whitewater Amphitheater/Guadalupe River. Less than 10 minutes to Gruene and the nearest Canyon Lake boat ramp. 15 minutes to Downtown New Braunfels, Creekside, H-E-B Plus, Resolute Hospital, and Schlitterbahn. There are adjacent 10+ acre tracts that can be purchased together to create a larger acreage homesite. Seller must be present at all showings. Schedule your showing today!

Essential Information

MLS® #	1852544
Price	\$549,000
Acres	10.91
Type	Land
Sub-Type	Residential Lot
Status	Active



Community Information

Address	8841 Fm 306
Area	2609
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Controlled Access, Other - See Remarks
Utilities	Well Allowed, Electric, Cable TV, Other

Exterior

Lot Description	Partial Cleared
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School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	March 25th, 2025
Days on Market	224
Zoning	N/A

Listing Details

Listing Agent	Wade Goodwin
Listing Office	NB Regal Real Estate

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