

# \$275,000 - 2631 Wegner, New Braunfels

MLS® #1852957

**\$275,000**

Bedroom, Bathroom,  
Land on 2.23 Acres

ROYAL FOREST COMAL, New Braunfels, TX

\* Check out the drone footage of this property  
\* Discover the ideal location for your next adventure with this expansive 2.23 acre lot in the heart of beautiful Texas Hill Country. Situated just moments from Hwy 35, and less than 5 miles from the stunning Guadalupe River. The land is partially cleared and fully fenced with an electric gate for added privacy and security. It also includes a septic system with aerobic setup, making it move-in ready for your plans. Located in a no-restriction, no-HOA community, this property backs up to +/- 50 acre ranch, offering added peace and privacy. With 4 RV hookups, a 10x10 Tuff Shed, and a 30x24 foot covered concrete pad, this property is perfect for hosting guests, creating a multi-RV setup with additional space an ideal for boat/ RV storage, outdoor entertainment, or other ventures. Location is perfect being close to Guadalupe River, Canyon Lake and the Dam, Canyon Lake high School, Wimberly, Sattler, River Road, and only 25 minutes to San Marcos Outlets. Put this on your must see list ! You wont be disappointed.



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 1852957   |
| Price  | \$275,000 |
| Acres  | 2.23      |
| Type   | Land      |

|          |                             |
|----------|-----------------------------|
| Sub-Type | Residential Lot and Acreage |
| Status   | Active Option               |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2631 Wegner        |
| Area        | 2608               |
| Subdivision | ROYAL FOREST COMAL |
| City        | New Braunfels      |
| County      | Comal              |
| State       | TX                 |
| Zip Code    | 78132              |

### **Amenities**

|           |                   |
|-----------|-------------------|
| Amenities | Controlled Access |
| Utilities | Electric          |

### **Exterior**

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Undeveloped, Partial Cleared, Wooded |
|-----------------|--------------------------------------|

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Mountain Valley |
| Middle     | Mountain Valley |
| High       | Canyon Lake     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 222              |
| Zoning         | RESIDENTIAL      |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Agent  | Lonnie Lynn         |
| Listing Office | The Lynn Group, LLC |

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