

\$2,799,000 - 148 Lakecreek, New Braunfels

MLS® #1861086

\$2,799,000

5 Bedroom, 4.00 Bathroom, 4,825 sqft
Residential on 12.07 Acres

lakecreek, New Braunfels, TX

How many properties let you house your Ferrari collection, run your contracting business, generate rental income & live in custom luxury-all on 12 acres between two lakes, minutes from New Braunfels' exploding growth corridor? The answer is almost none. This isn't your typical ranch property where you're sacrificing functionality for acreage or compromising on amenities to get land. This is a meticulously designed 12-ac compound that functions as home, business headquarters, investment portfolio & personal sanctuary-all without asking you to choose between them. The barndominium is where luxury meets practicality: Custom-designed with an expansive open-concept kitchen, living, dining area that flows like a high-end residence, not a converted outbuilding. The primary suite anchors the main level with a private ensuite-your retreat after long days managing your empire. Upstairs, a generous loft provides flexible space for guests, overflow family, home office, or creative studio, plus a convenient half bath. This isn't rough-around-the-edges country living. This is elevated design that happens to come with acreage and infrastructure most people can only dream about. The 40x120 shop is the crown jewel: Five oversized 14-foot garage doors that can accommodate anything from exotic cars to massive RVs, restored classics to heavy equipment. But here's what separates this from every other "big shop"-the climate-controlled trophy room. Purpose-built



for showcasing your prized collection, whether that's vintage automobiles, game mounts, memorabilia, or high-value inventory that requires proper environment and security. Car collectors: this is the garage you describe to other collectors and they don't believe exists. Contractors: this is the equipment storage & workshop that eliminates off-site rental costs forever. Business owners: this is the headquarters that impresses clients while handling serious operational needs.

Four income-generating buildings that pay for the property: Each building spans 2,000 sq ft, has dual 14-foot automatic garage doors and separate walk-through entries, has its own electric meter for tenant billing and is already plumbed for future water & sewer connections.

These aren't just storage units—they're turnkey rental opportunities in a market where secure, climate-accessible storage commands premium rates. Current rental demand in the New Braunfels corridor is extraordinary, and commercial storage in this condition with this access? It leases immediately. The current owner has architectural plans for 4 additional buildings. That's not speculation—that's an expansion roadmap that could double your rental income while the property continues appreciating in one of Texas' fastest-growing markets. The land itself is an asset: Fully stocked pond w/covered pier where you can actually catch fish, not just look at water. Pipe fencing throughout the property that's both functional and attractive. Concrete drives engineered to handle the weight of loaded trailers, delivery trucks, and heavy equipment—because gravel doesn't cut it when you're running a real operation. Electronic gated entry with cattle guards provides security, privacy & that unmistakable arrival experience. The outdoor entertainment infrastructure: Expansive outdoor kitchen under a massive covered pavilion—built for hosting everything from family gatherings to

corporate events to revenue-generating private functions. The completely remodeled 4-bed/2-bath home changes the equation: This isn't a teardown mobile home, it's a fully renovated 4 bed/2ba residence with a 20x35 covered front patio and 20x30 covered carport. It's move-in ready & versatile. You understand that the right property doesn't just house your life-it enhances it & funds it. 12 acres. Multiple revenue streams. Dual lake access. World-class shop. Custom living. Business headquarters. Legacy compound The only question is whether you recognize what you're looking at before someone else d

Built in 2017

Essential Information

MLS® #	1861086
Price	\$2,799,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,825
Acres	12.07
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Manufactured Home - Double Wide, Other, Texas Hill Country
Status	Active

Community Information

Address	148 Lakecreek
Area	3100
Subdivision	lakecreek
City	New Braunfels
County	Guadalupe
State	TX

Zip Code	78130
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Amenities

Amenities	Controlled Access, Waterfront Access
Parking	Detached
Pool	None

Interior

Interior	Two Living Area, Eat-In Kitchen, Island Kitchen, Study/Library, Game Room, Loft, Utility Room Inside, High Ceilings, Open Floor Plan, Walk in Closets, Laundry Main Level, Shop
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Solid Counter Tops, Gas Grill
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Metal Structure
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Detached Quarters, Gas Grill, Outdoor Kitchen, Workshop
Lot Description	County Vlew, Water View
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	CALL DISTRICT
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	April 24th, 2025
Days on Market	193
HOA Fees	0.00

Listing Details

Listing Agent	Michael Schultz
Listing Office	Keller Williams Heritage

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