

\$429,000 - 1959 Gruene, New Braunfels

MLS® #1861402

\$429,000

1 Bedroom, 1.00 Bathroom, 784 sqft

Residential on 1.10 Acres

RIO VISTA, New Braunfels, TX

Location and usability are two great factors in our real estate market. 1959 Gruene Road has both. This property has been used for residential use in the past, but the property is Commercially zoned (C-1) and it is conveniently located near the access road to Loop 337 access and only a mile from Historic Gruene. With the location and size and usability of the 1.1 acre lot, this could be a good location for a company in the construction business, tavern, boutique motel, art gallery, coffee or antique shop. The possibilities are endless. Currently, there is a 640 square foot home that could be converted to another use and a detached 361 square foot garage that has already been converted into an office. An older metal building offers shop space. There are driveways on both sides of the property with one driveway accessing the entire length of the property. All of this land is useable and provides ample space for buildings, parking vehicles or equipment. You will want to walk this property and visualize your own use. Owner financing is available.

Built in 1948

Essential Information

MLS® #	1861402
Price	\$429,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	784
Acres	1.10
Year Built	1948
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1959 Gruene
Area	2615
Subdivision	RIO VISTA
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	None
Parking	One Car Garage
Pool	None

Interior

Interior	One Living Area, Utility Room Inside, Laundry Room, Converted Garage
Appliances	Washer Connection, Dryer Connection, Stove/Range
Heating	3+ Units, Window Unit
Cooling	3+ Window/Wall
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Asbestos Shingle
Exterior Features	Partial Fence, Mature Trees, Additional Dwelling, Workshop
Lot Description	1/2-1 Acre, 1 - 2 Acres
Roof	Composition
Construction	Pre-Owned

School Information

District	New Braunfels
Elementary	Lamar
Middle	Oak Run School
High	New Braunfel

Additional Information

Date Listed	April 25th, 2025
Days on Market	193
HOA Fees	0.00

Listing Details

Listing Agent	Mark Hampton
Listing Office	Keller Williams Heritage

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