

\$429,000 - 1959 Gruene, New Braunfels

MLS® #1861434

\$429,000

Bedroom, Bathroom, 784 sqft
Commercial on 1.10 Acres

N/A, 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® #	1861434
Price	\$429,000
Square Footage	784



Acres	1.10
Year Built	1948
Type	Commercial
Sub-Type	Multi-Use
Status	Active

Community Information

Address	1959 Gruene
Area	2615
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Fenced Storage Yard, Living Area, Not Applicable/None, Outside Storage
Utilities	Electricity, Water
Parking Spaces	4

Interior

Heating	3 Units
Cooling	Window
# of Stories	1.0
Stories	1

Exterior

Roof	Composition
Construction	Other

School Information

District	New Braunfels
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Additional Information

Date Listed	April 25th, 2025
Days on Market	192
Zoning	C-1

Listing Details

Listing Agent	Mark Hampton
Listing Office	Keller Williams Heritage

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