

\$559,000 - 1121 Brown Rock Dr., New Braunfels

MLS® #1863244

\$559,000

Bedroom, Bathroom, 2,616 sqft
Multi-Family (2-8 Units) on 0.18 Acres

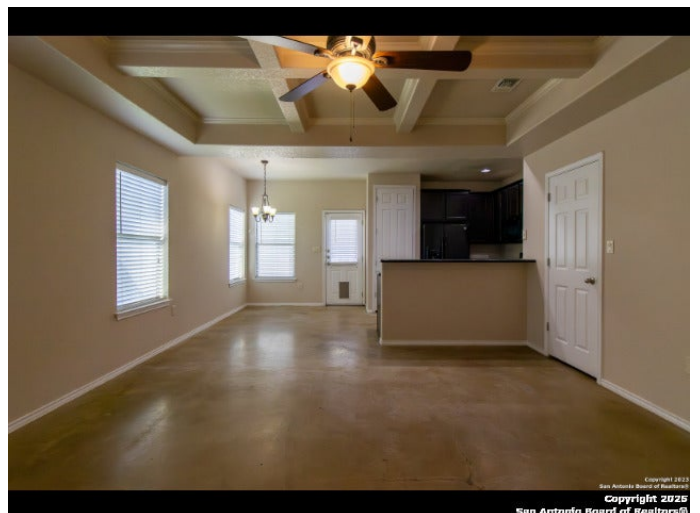
BROWN ROCK SPRINGS, New Braunfels, TX

Welcome to this rare duplex investment opportunity located just east of IH-35 in a quiet, no-through-traffic neighborhood of New Braunfels, perfectly situated minutes from all the fun, food, and festivities downtown has to offer. The neighborhood is quiet and well-kept, ideal for tenants, and offers quick access to IH-35, Seguin, San Marcos, and San Antonio. Whether you're a savvy investor or an owner-occupant looking to house hack, this well-designed property offers both comfort and potential for long-term returns. Each unit offers 1,308 sq ft of thoughtfully designed space. Unit 1 features, stained concrete flooring on the lower level and upgraded vinyl plank flooring upstairs, while Unit 2 offers stained concrete down, carpet up, and tiled bathrooms. Both units include granite countertops in kitchens and bathrooms, open living areas, private one-car garages, and fenced yards, providing space and privacy for tenants or personal use.

Built in 2011

Essential Information

MLS® #	1863244
Price	\$559,000
Square Footage	2,616
Acres	0.18
Year Built	2011
Type	Multi-Family (2-8 Units)



Sub-Type	Two Story
Status	Active

Community Information

Address	1121 Brown Rock Dr.
Area	2707
Subdivision	BROWN ROCK SPRINGS
City	New Braunfels
County	Comal
State	TX
Zip Code	78130-2755

Interior

Heating	Central, Heat Pump
Cooling	Unit Central

Exterior

Exterior	Stucco
Exterior Features	Double Pane Windows, Patio Slab
Roof	Composition, Metal
Foundation	Slab

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	May 2nd, 2025
Days on Market	185

Listing Details

Listing Agent	Patrick Purifoy
Listing Office	Blessed Properties

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