

\$36,000 - 254 Recreation, Spring Branch

MLS® #1890258

\$36,000

Bedroom, Bathroom,
Land on 0.47 Acres

REBECCA CREEK PARK, Spring Branch, TX

Level lot with direct access to the Guadalupe River Park! Located in Spring Branch, TX, this nearly half-acre property backs up to the Cypress Lake Gardens Property Owners River Park, offering a short 3-minute walk to the water. While technically not deeded waterfront, the proximity to the river and park makes this a rare opportunity at a great price. Enjoy lenient deed restrictions *mobile and manufactured homes allowed*. This is an ideal property for someone looking to live semi-off-grid or create a weekend getaway spot. Electric already in place! The lot lies mostly within the 100-year floodplain and would need approximately 2-3 feet of elevation for building. Owner financing is available: 8% interest with 30% down. Buy one or both! Neighboring lot at 268 Recreation Ln is also available! Priced at \$36K each or \$65K for the pair.

Essential Information

MLS® #	1890258
Price	\$36,000
Acres	0.47
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	254 Recreation
Area	2603



Subdivision	REBECCA CREEK PARK
City	Spring Branch
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Lake/River Park
Utilities	Water System, Electric
View	Guadalupe River

Exterior

Lot Description	Undeveloped
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	August 5th, 2025
Days on Market	82
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Chelsea Evans
Listing Office	Real Broker, LLC

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