

\$1,450,000 - 1670 S Cranes Mill, New Braunfels

MLS® #1897207

\$1,450,000

Bedroom, Bathroom, 2,538 sqft
Commercial on 10.74 Acres

N/A, New Braunfels, TX

Discover a rare opportunity to own 10.74 unrestricted acres for commercial, residential, or mixed-use development. Situated in both the Edwards and Trinity Aquifer recharge zones and located near a new commercial business park, this property offers exceptional potential for an owner/operator, live/work setup, or investment property. The land is development-ready with no zoning restrictions and boasts excellent visibility and access due to its strategic location. Improvements include multiple outbuildings: a 20x30 metal shop and a 24 x 30 metal building with a 10,000 lb. rotary 2-post lift-ideal for automotive or mechanical use-along with a 12x16 cedar storage shed, a 10x20 greenhouse with a vent fan, and a double-fenced chicken coop with a solar/electric automatic door. The oversized two-car garage/workshop features a 50-amp welder hookup, high ceilings suitable for a car lift, insulated walls, loft storage, and programmable keypad access. Utility infrastructure includes three 200-amp breaker panels, a 525 ft. well with a Franklin booster pump, a 3,200-gallon cistern with fire hose attachment, a Hoot aerobic septic system with three spray heads, two large propane tanks, RV and generator hookups, and an Apollo solar-powered automatic gate with battery backup and secure mailbox. This 2002 custom-built 3-bedroom, 2-bath home features energy-efficient 2x6 framing and offers exceptional amenities, including a theater room with equipment, a sunroom, a mudroom



with shower, and a private mother-in-law suite. It's fully wired with Cat 5 Ethernet, Swan camera system, and TV mounts in every room and shop. Additional upgrades include fire-rated drywall, water softener system, insulated walls, stained concrete foundation, and some furnishings and a Browning Safe that convey. Outdoor features include an 8-person Bullfrog hot tub on a reinforced slab, fruit trees, wildlife troughs, and a bird habitat for purple martins and barn swallows. The entire property is fully fenced and cross-fenced with oil field pipe, barbed wire, and a breaking floodgate. With unrestricted land use, existing infrastructure, and close proximity to commercial growth, this property is ideal for a small business headquarters, contractor yard, auto or specialty shop, live/work development, or a future investment holding.

Built in 2002

Essential Information

MLS® #	1897207
Price	\$1,450,000
Square Footage	2,538
Acres	10.74
Year Built	2002
Type	Commercial
Sub-Type	Other - See Remarks
Status	Active

Community Information

Address	1670 S Cranes Mill
Area	2611
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Electricity, Water, Septic, Gas
Parking Spaces	20

Interior

Heating	Central
Cooling	Central
# of Stories	1.0
Stories	1

Exterior

Roof	Metal
Construction	Stone, Wood
Foundation	Slab

School Information

District	Comal
----------	-------

Additional Information

Date Listed	September 1st, 2025
Days on Market	60
Zoning	OCL

Listing Details

Listing Agent	Angela Row
Listing Office	Keller Williams Heritage

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 1st, 2025 at 3:07am CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.