

\$499,000 - 854 Live Oak, New Braunfels

MLS® #1898187

\$499,000

Bedroom, Bathroom, 942 sqft
Commercial on 1.90 Acres

N/A, New Braunfels, TX

1.901 Acres - Industrial~Zoned M1 - Great opportunity to secure an Industrial zoned prime property in New Braunfels TX! Exceptional 1.901 acre parcel located just off of Landa ST in the Popular New Braunfels, TX. Rapidly growing area is brimming with opportunities, making it the perfect spot for your next commercial venture, Multi use, Industrial, Residential, tons of possibilities. Zoned M1. There are 2 SFR's 2/1 and 1/1. This prime property promises exceptional visibility and easy access, ensuring a steady flow of both local and tourist traffic, potential for a high-revenue enterprise is substantial!! This spacious 1.901 acres offers a blank canvas for your business dreams. Whether you're envisioning a state-of-the-art trendy cafe, or a dynamic retail or SFR complex, the possibilities are endless. The terrain and ample space make for easy development and a welcoming environment. Property's proximity to major roads/Venues enhances its appeal. ****Key Highlights**** - Size: 1.901 Acres - High Traffic and Visibility - Close to Downtown New Braunfels, Wursthfest, Landa Park - Rapidly Growing Area with Increasing Demand - Proximity to Residential Zones and Tourist Attractions, Don't miss out on this rare opportunity to secure a prime piece of real estate in New Braunfels' thriving market.

Built in 2005

Essential Information



MLS® #	1898187
Price	\$499,000
Square Footage	942
Acres	1.90
Year Built	2005
Type	Commercial
Sub-Type	Multi-Use
Status	Active

Community Information

Address	854 Live Oak
Area	2622
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Utilities	Electricity, Water, Sewer, Cable TV
Parking Spaces	50

Interior

Heating	Central
# of Stories	0.0

Exterior

Roof	Composition
Construction	Masonry/Steel
Foundation	Slab

School Information

District	New Braunfels
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Additional Information

Date Listed	September 3rd, 2025
Days on Market	58
Zoning	M1 INDUSTRIAL

Listing Details

Listing Agent	Pamela Cassidy
Listing Office	StepStone Realty LLC

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