

\$35,000 - 1121 Sleepy Hollow, Spring Branch

MLS® #1908936

\$35,000

Bedroom, Bathroom,
Land on 0.34 Acres

LAKE OF THE HILLS, Spring Branch, TX

Located at the end of a quiet, unpaved road in the heart of Spring Branch, this 0.34-acre lot offers a rare blend of privacy, natural beauty, and convenience. The property features mature native Texas trees, gently sloping terrain, and a peaceful Hill Country setting that feels tucked away-yet remains easily accessible. The neighborhood connects directly to Highway 281, placing you just minutes from FM 306, the northern shores of Canyon Lake, and State Highway 46 leading into New Braunfels. Zoned residential and located outside city limits, this undeveloped lot gives you flexibility for future plans, whether you're building a weekend getaway or a permanent home in the country. Electricity is available through Pedernales Electric Cooperative, and water service is in the area via Texas Water Company. Like most properties in the region, an on-site septic system would be needed. Deed restrictions are in place to maintain neighborhood standards. With its quiet location, close proximity to major Hill Country routes, and natural wooded charm, this property presents a fantastic opportunity to invest in a scenic and steadily growing part of Central Texas.



Essential Information

MLS® #	1908936
Price	\$35,000

Acres	0.34
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	1121 Sleepy Hollow
Area	2606
Subdivision	LAKE OF THE HILLS
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	None
Utilities	Water System, Electric

Exterior

Lot Description	Undeveloped, Wooded
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	September 18th, 2025
Days on Market	38
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Blake Dehart
Listing Office	Becker Properties, LLC

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