

\$174,900 - 404 S Hill Ave., New Braunfels

MLS® #1919795

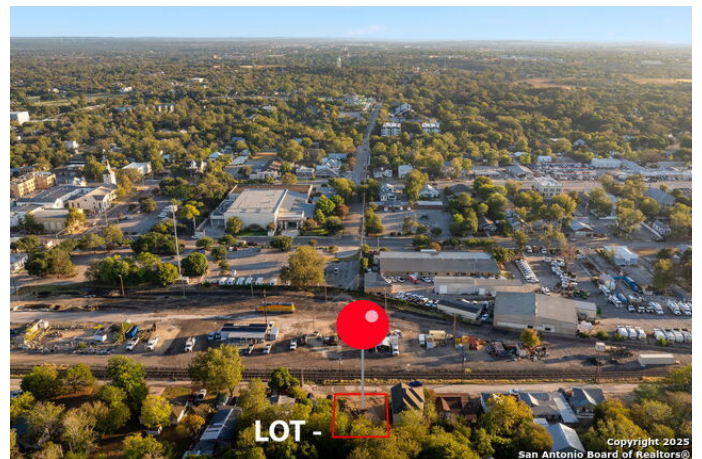
\$174,900

Bedroom, Bathroom, 5,227 sqft
Land on 0.12 Acres

WEST END 4, New Braunfels, TX

Prime Residential Lot Opportunity: 404 S. Hill Ave, New Braunfels, TX 78130 Unlock Your Slice of Hill Country Heaven - Invest, Build, and Thrive in Booming New Braunfels!

Tucked into the charming fabric of downtown New Braunfels, this versatile residential lot at 404 S. Hill Ave presents a golden opportunity for forward-thinking buyers: secure it as a high-potential hold in one of Texas's hottest growth markets, or develop up to 2 dwelling units - ideal for a bespoke single-family residence, a profitable duplex, or even an income-generating Airbnb haven. This prime property positions you steps from the lively heartbeat of downtown, where historic allure meets modern energy for an unbeatable lifestyle. Envision effortless access to the best of New Braunfels: wander to the bustling Main Plaza for farmers' markets and concerts, indulge in riverside dining along the Comal, or explore artisanal shops and breweries - all on foot, freeing you from the hassle of driving. This isn't just convenience; it's immersion in a community alive with festivals, tubing adventures, and that signature Texas hospitality, making every day feel like a vacation. The excitement amplifies with downtown's dynamic evolution. The Co-Op Marketplace at 210 S. Castell Ave is surging forward with Phase II underway since June 2025, on track for year-end completion - revitalizing a 2.5-acre historic gem into a vibrant oasis of upscale dining, boutique retail, live events, and family-friendly green spaces



complete with splash pads and gathering spots. This Pearl-inspired hub is already elevating the neighborhood, drawing crowds and driving property values skyward as it blends commerce with community charm right around the corner. Complementary to this is the South Castell Avenue Project, where construction kicked off in mid-2025, crafting a pedestrian paradise from Bridge Street to Business 35 with upgraded streetscapes, mixed-use additions like hotels and retail, and revitalized civic spaces. As infrastructure enhancements roll out through 2026, your lot stands to benefit from improved walkability, connectivity, and a thriving urban vibe that ties seamlessly into your doorstep. In a city exploding with opportunity, 404 S. Hill Ave isn't just land - it's your launchpad to legacy and returns. Whether nesting for the long haul or capitalizing on the boom, act now before this gem slips away in New Braunfels' red-hot renaissance!

Essential Information

MLS® #	1919795
Price	\$174,900
Square Footage	5,227
Acres	0.12
Type	Land
Sub-Type	Residential Lot and Acreage
Status	New

Community Information

Address	404 S Hill Ave.
Area	2623
Subdivision	WEST END 4
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Other
Utilities	Water System, Electric, Telephone, Cable TV, Natural Gas, Sewer System

Exterior

Lot Description	Undeveloped
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School Information

District	New Braunfels
Elementary	Carl Schurz Ele
Middle	Oak Run School
High	New Braunfel

Additional Information

Date Listed	October 31st, 2025
Days on Market	4
Zoning	R3

Listing Details

Listing Agent	Jessie Bienvenu
Listing Office	Resi Realty, LLC

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