

# \$1,150,000 - 0 Ervendberg Ave, New Braunfels

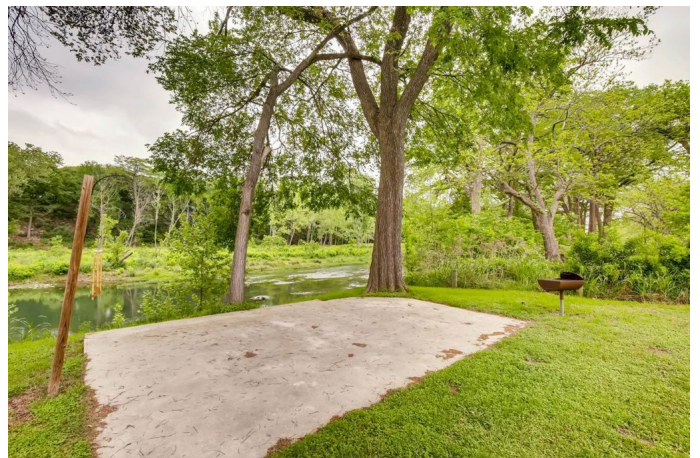
MLS® #1876666

**\$1,150,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 0.95 Acres

Veramendi Oaks, New Braunfels, TX

Come see this beautiful 1 acre lot on the Guadalupe river, close to Gruene, which includes an upper area for home building, and a large recreational area below on the Guadalupe River. As you enter the property, you are guided by large oak trees into the entrance. Also available for sale are lots numbers 72037 and 72039. The riverfront section of the property includes 116 feet of water front area on the Guadalupe River, a huge area for camping, and get togethers. The riverfront section of the property includes a large covered patio for entertaining. Do not miss this rare opportunity on this beautiful river access lot, covered with large oak trees, great river access, and a terrific spot for home site building opportunities. This lot is zoned R-2.



## Essential Information

MLS® #	1876666
Price	\$1,150,000
Bathrooms	0.00
Acres	0.95
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

## Water Feature/View

View	River,Guadalupe River
Is Waterfront	Yes

Water Body	Guadalupe River
------------	-----------------

### **Community Information**

Address	0 Ervendberg Ave
Area	CM
Subdivision	Veramendi Oaks
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

### **Amenities**

Utilities	None, Sewer Not Available, Water Not Available
Features	None

### **Exterior**

Lot Description	Many Trees
-----------------	------------

### **School Information**

District	New Braunfels ISD
Elementary	Lamar
Middle	Oakrun
High	New Braunfels

### **Additional Information**

Date Listed	April 15th, 2025
Days on Website	163
Days on Market	16
Zoning	R-2

Property Listed by: JBGGoodwin REALTORS WLThe information being provided is 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. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 12:16am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.