\$450,000 - 1106 Hillcrest Dr, New Braunfels

MLS® #8853576

\$450,000

0 Bedroom, 0.00 Bathroom, Land / Farm on 0.50 Acres

Rivercrest Heights, New Braunfels, TX

Guadalupe Riverfront Gem â€" Walk to Downtown New Braunfels! Don't miss this once-in-a-lifetime opportunity to own over half an acre on the beautiful Guadalupe River, featuring approximately 207 feet of pristine river frontage, all within walking distance to Downtown New Braunfels! Perfectly positioned between Gruene and Downtown, this exceptional property offers unbeatable access to local dining, entertainment, and Schlitterbahn, just a short stroll away. The lot boasts gently sloping terrain, lush green grass, and is shaded by huge, majestic bald cypress trees lining the riverbank, offering both beauty and privacy. The build sites make it ideal for creating your dream home in one of New Braunfels' most sought-after locations. The property is zoned R-2, allowing for flexible residential options, and sits in a community with a voluntary HOA that includes access to a private river park. The seller is conveying all engineering and home plans for a stunning new build, saving you time and expense as you bring your vision to life. This is your chance to own a unique slice of paradise on the Guadalupe River, steps from everything New Braunfels has to offer!







Essential Information

MLS® # 8853576 Price \$450,000 Bathrooms 0.00 Acres 0.50

Type Land / Farm

Sub-Type Unimproved Land

Status Active

Water Feature/View

View Lake, River, Guadalupe River

Is Waterfront Yes

Water Body Guadalupe River

Community Information

Address 1106 Hillcrest Dr

Area CM

Subdivision Rivercrest Heights

City New Braunfels

County Comal State TX Zip Code 78130

Amenities

Utilities Electricity Available, Phone Available

Features None

Exterior

Exterior Features None

Lot Description Cul-De-Sac, Level, Rolling Slope, Many Trees, See Remarks, Trees

Large Size, Trees Medium Size

School Information

District Comal ISD

Elementary Goodwin Frazier

Middle Church Hill

High Canyon

Additional Information

Date Listed May 28th, 2025

Days on Website 158

Days on Market 107

Zoning Zoned

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