

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

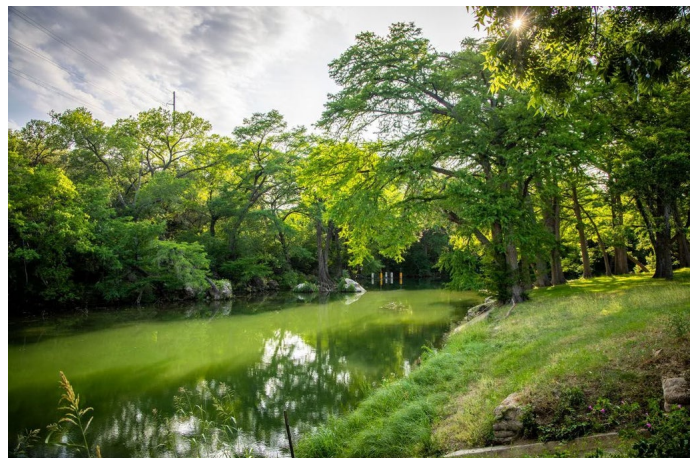
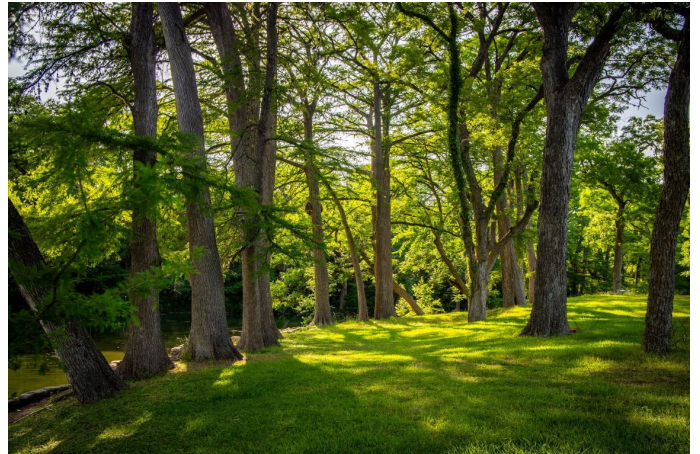
MLS® #8853576

\$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! Donâ€™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	137
Days on Market	107
Zoning	Zoned

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