

\$1,711,690 - 1563 Gruene Rd, New Braunfels

MLS® #9827256

\$1,711,690

0 Bedroom, 0.00 Bathroom,
Commercial on 2.94 Acres

Abner Doubleday, New Braunfels, TX

Sperry is pleased to offer this 2.94 ac tract of land in desirable Gruene, Tx. Located on Gruene Rd, the main thoroughfare into the historic downtown Gruene District, this nearly 3 ac tract is zoned C1-B and is perfectly positioned for your next hospitality or commercial venture. Just a short walk away from the Guadalupe River, Gruene Hall, Rockin R and so many restaurants, shops and bars, this property would be perfectly suited for a hotel/motel, RV Park, or anything geared towards serving the tourist population in and around New Braunfels (condos would be possible with rezoning to surrounding C4 zoning).

Essential Information

MLS® #	9827256
Price	\$1,711,690
Bathrooms	0.00
Acres	2.94
Type	Commercial
Sub-Type	Other
Status	Active Under Contract

Community Information

Address	1563 Gruene Rd
Area	CM
Subdivision	Abner Doubleday
City	New Braunfels



County	Comal
State	TX
Zip Code	78130

Amenities

Utilities	Electricity Connected, Phone Connected, Sewer Connected, Water Connected
Parking	Additional Parking, See Remarks

Exterior

Lot Description	Level
Construction	Wood Siding

Additional Information

Date Listed	March 11th, 2025
Days on Website	185
Days on Market	177
Zoning	C1-B

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