

\$1,499,900 - 3316 S State Highway 46 Ne, New Braunfels

MLS® #1616625

\$1,499,900

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 8.20 Acres

Haas Family Sub, New Braunfels, TX

Extraordinary opportunity for Commercial, Residential or Ranch use on Lake McQueeney! This stunning 8.2-acre Hill Country property boasts approximately 283 feet of lake frontage and is in a prime location â€” directly off Highway 46 in between New Braunfels and Seguin. No restrictions! The home is NOT in the current 100 year floodplain and is surrounded by mature trees and lush green landscape, the picturesque waterfront area which includes a concrete boat ramp and a fishing pier. With 283 feet of waterfrontage, there is incredible opportunity to make this area suitable for all your needs! In addition to the waterfront offerings this tract has to offer, it includes a 2184 sqft 3 bedroom, 2.5 bath home, numerous outbuildings, a large workshop, and covered RV and boat storage. There are 3 meters (for the house/barn, the well water, and three RV hookups). The house features panoramic Lake McQueeney views from the private sunroom in the ownerâ€™s suite! It also has an open floor plan, two living areas, a utility room with washer and dryer hookups and outside access, and tile floors. There are custom shaker cabinets in the kitchen, stainless steel appliances, tile countertops, and a large kitchen island. The other structures include a chicken house, hay barn, loafing shed, feed barn, and cattle pens. Magnificent opportunity in the heart of the Hill Country!



Built in 1985

Essential Information

ListingFeed	abor_vow
MLS® #	1616625
List Price	\$1,499,900
Sale Price	\$1,555,000
Sale Date	March 3rd, 2022
Bathrooms	0.00
Acres	8.20
Year Built	1985
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed

Community Information

Address	3316 S State Highway 46 Ne
Subdivision	Haas Family Sub
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected
Parking	Additional Parking, Asphalt, Boat, Covered, Carport, Detached Carport, Direct Access, Driveway, On Site, Outside, Oversized, Private, RV Carport, RV Access/Parking, Deeded
View	Lake, River, Water

Interior

Interior	Carpet, Tile
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric

Exterior

Lot Description	Level, Mature Trees, Secluded
Construction	See Remarks
Foundation	Slab