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US
LAND

56 SAN MARCOS NEW
BRAUNFELS TX

\$415,000 | COMAL COUNTY, TX 78132

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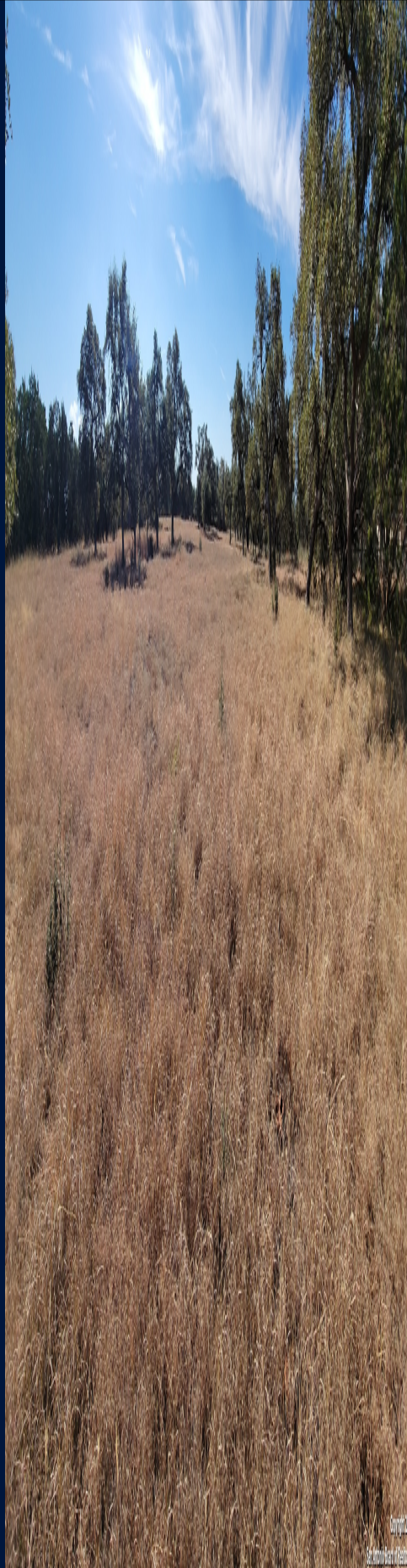
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SOUTHWEST REALTY

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Name

First

Phone

Email

Untitled

Financing Info

Contact me with financing info about
 this property

Periodically receive

Yes, I'd like to periodically receive
information about the land market

Submit

△

While this is not our property, we are able to represent you as a buyer and would love to set up a showing for you.

PROPERTY DETAILS

Status:Available
Type:undeveloped-land
MLS #:1802242
Sq. Feet:221,285
Lot Size:5

PROPERTY DESCRIPTION

Build your dream estate on an exquisite piece of Texas Hill Country land! The private 5+ acre lot is in the highly desired Waggener Ranch. This exclusive community is gated, equestrian friendly, and home to free roaming exotics including Fallow, Aoudad, and other exotic Deer, Sheep, and Antelope! The land is a corner lot, partially cleared but leaving many mature Oaks and plenty of open, flat space with gentle slopes. The lot has a current Ag exemption with Waggener Ranch POA. Well and septic are required. Recent survey is available. Fiber connected internet is available via Guadalupe Valley Telephone Cooperative and electricity via Perdenales Electric Coop. Comal ISD serves this neighborhood with the highly acclaimed Smithson Valley Schools within a 5-minute drive. Just minutes away from attractions such as Guadalupe River, Canyon Lake, Natural Bridge Caverns, Schlitterbahn, and Gruene. Prime location for enjoying water sports, hiking, visiting local wineries and much more. Easy access to San Antonio and Austin Airports.

COMMUNITY INFORMATION

Address:656 san marcos New Braunfels, TX
78132
County:Comal
City:New Braunfels
Subdivision:WAGGENER RANCH COMAL
Zip Code:78132

SCHOOL INFORMATION

School System:Comal

High School:Smithson Valley

Middle School:Smithson Valley

Elementary School:Bill Brown

PROPERTY FEATURES

Lot Size:5 Acres

Lot Improvements:Not Applicable/None

Location:Corner,Cul-de-Sac/Dead End,In
Subdivision,Hill Country View

Restrictions:Easements,Building,No Mobile
Homes,Cannot be Subdivided,Horses Allowed

Trees:Many,Mature

Site/Area Features:Playground/Park,Controlled
Access,Pond/Tank

Topography:Gentle Slope,Rocky

Utilities on Site:None

Frontage:Private Street

TAX AND FINANCIAL INFO

Proposed Terms:Conventional,Cash

Total Tax:6.18

PROPERTIES YOU MAY BE INTERESTED IN

Sutton County, TX \$28,950,00011610.00 Acres

Blanco County, TX \$21,500,000844.00 Acres

Real County, TX \$19,950,0004365.00 Acres

Frio County, TX \$18,800,0002373.00 Acres

FREE PROPERTY EVALUATION

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