

633 S Castell Ave New Braunfels, Tx 78130

For Sale



- Historic 1898 Victorian Home on 0.49 acres
- Property is walking distance of New Braunfels downtown district
- Coveted C-2 Zoning
- List Price: \$847,000

MLS: 1909467 | Chip McCharen, Broker | 512 750 5529

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PROPERTY SUMMARY

This historic 1898 Victorian presents a rare opportunity to own a landmark property on a generous 0.49-acre lot in the heart of New Braunfels. Rich in character and architectural charm, the property features spacious rooms, original details, and timeless appeal—creating an exceptional setting for a standout commercial venture or mixed-use investment. Zoned C2, the property is ideally positioned for retail, hospitality, office, or residential use. Its prime location on an improved street places you within walking distance of New Braunfels’ thriving downtown district, surrounded by popular restaurants, coffee shops, boutiques, professional services, the local farmer’s market, and the highly anticipated Co-op Marketplace development. The possibilities are extensive—imagine a boutique coffee shop, wine bar, bed and breakfast, professional offices, event venue, specialty retail concept, or a one-of-a-kind live/work residence with historic distinction. The covered back porch offers an inviting space for outdoor coffee service, customer seating, private gatherings, or a peaceful retreat just steps from downtown activity.

Additional improvements include a 1925 two story carriage house and detached garage, providing flexible options for office expansion, storage, guest accommodations, studio space, or redevelopment into valuable off-street customer parking—an uncommon advantage in this sought-after area. Combining premier location, generous scale, and historic character, this property represents a truly versatile commercial opportunity in one of New Braunfels’ most dynamic and fast-growing districts.

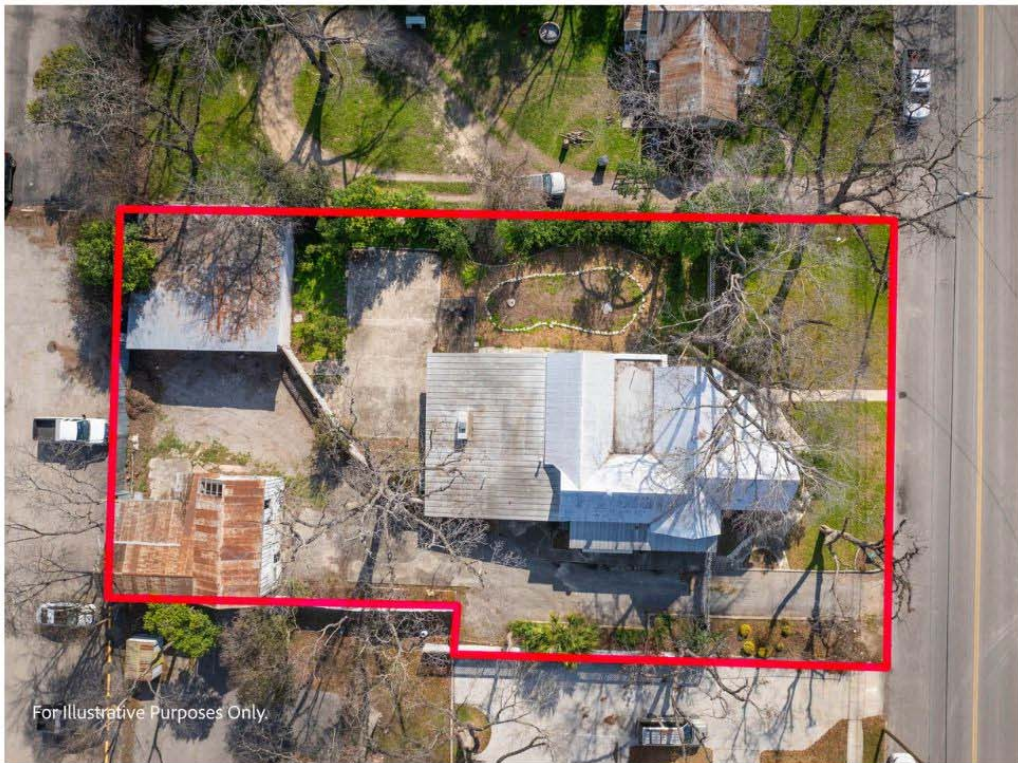


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