



110 MARICOPA DRIVE
CANYON LAKE, TX 78133



\$799,000



2,470 sqft

DESCRIPTION

Unbelievable Commercial or Residential Opportunity! This 2.93-acre corner property sits at a lighted intersection on the SW corner of FM 306 and Maricopa Dr., right in the heart of Canyon Lake's Sattler community. Just across from Mountain Valley Elementary and only 0.4 miles from the Guadalupe's Horseshoe, Whitewater Amphitheater, and Camp Fimfo-all less than a minute's drive. The AADT on FM 306 just west of FM 2673 is 10,916 (2024), offering prime visibility and exposure. The Comal Appraisal District designates this property as Commercial, though it currently features a 2,470 SF structure built in 1940. Its layout suggests it may have once served as a lodge or small hotel, though it has been used as a single-family residence for the past 43 years. There are no zoning or deed restrictions, opening the door to endless possibilities for redevelopment. With approx. 324 feet of frontage on FM 306, the site is ideal for a variety of uses-commercial, hospitality, or residential. The existing structure could easily be repurposed into a restaurant, bed & breakfast, lodge, or boutique hotel, while the adjoining land could accommodate a new commercial building on the hard corner. Alternatively, the existing improvements could be removed to make way for a larger commercial development-or kept as a vintage, character-filled homestead on a spacious 2.93-acre tract. Property is part of an estate sale and will convey AS-IS with no seller's disclosures. Water service provided by Texas Water Co.; on-site conventional septic system replaced in 2019 (permit available). Don't miss this rare chance to secure one of Canyon Lake's most versatile and high-visibility corner parcels-the opportunities here are truly endless!

PROPERTY TYPE: Commercial - Other
MLS STATUS: Active
MLS: 1644456
YEAR BUILT: 1940
COUNTY: Comal
TRACT OR SUBDIVIION: Maricopa Ranch
LIST DATE: 11/16/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: CM
SQUARE FEET: 2,470
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2.93
LOT SIZE (SQFT): 127,630

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Carpet
- Concrete
- Linoleum
- Vinyl

EXTERIOR FEATURES

PARKING:

- Gated
- OnSite
- Outside
- SeeRemarks

SIDING:

- Frame
- Stone
- StoneVeneer
- WoodSiding

FOUNDATION:

- Combination
- PillarPostPier
- Slab

UTILITIES

HEATING/COOLING:

- None

LISTED BY: Cindy Griffin

PHONE: 830.935.3691

BROKERED BY: Saxet Realty, Inc

UTILITIES:

- CableConnected
- ElectricityConnected
- PhoneAvailable
- SeeRemarks
- WaterConnected

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

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