

CENTURY 21

Judge Fite Company



16415 S ACCESS ROAD

CANYON LAKE, TX 78133



\$1,275,000



0 sqft

DESCRIPTION

OWNER FINANCING AVAILABLE- Located in one of the highest traffic density areas in Canyon Lake, Texas-right off South Access Road, which connects FM 306 to Sattler-this 4.16-acre commercial property offers exceptional visibility and flexibility for your next business venture. Just minutes from Canyon Lake Dam, the Guadalupe River, popular hiking trails, and some of the area's most visited RV parks, this location provides steady traffic from both locals and tourists year-round. The property is positioned directly across from Hidden Valley Sports Park, a community hotspot packed with families during seasonal sporting events. It also sits along a main school route, ensuring a consistent stream of daily drive-by traffic. With approximately 550 feet of road frontage, you'll have ample space for signage and branding to maximize exposure. On-site improvements include a 1,779 sq ft building ideal for an office, showroom, or mixed-use commercial space. Inside, you'll find a full kitchen, multiple office spaces, a bathroom, washer/dryer hookups, and a flexible showroom area that can be tailored to your business needs. Additional structures include a 2,700 sq ft metal shop with 1,450 sq ft of attached covered space, a 576 sq ft workshop with a 400 sq ft carport, and a 306 sq ft detached building-perfect for additional offices, private meeting rooms, or creative workspace. The property is currently serviced by a water well and septic system, with the option to connect to The Texas Water Company's public supply from South Access Road. PEC provides electricity, with single-phase service on-site and three-phase power available at the road. With its prime location, flexible infrastructure, and high exposure along a major corridor, this property is a rare find in the heart of Canyon Lake. Whether you're starting something new or expanding an established operation, this tract is ready to support your vision.

PROPERTY TYPE: Commercial - Multi-Use
MLS STATUS: Active
MLS: 1884145
YEAR BUILT: 1985
COUNTY: Comal
TRACT OR SUBDIVIION:
LIST DATE: 07/16/2025

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800.451.8055

AREA: 2612
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1
LOT SIZE (SQFT): 43,560

ADDITIONAL PROPERTY DETAILS

LISTED BY: Kyle Ritter

PHONE: 830.214.6002

BROKERED BY: Anders Pierce Realty

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