

# CENTURY 21®

Judge Fite Company

Comal County Web Map



8/28/2025, 10:30:53 AM

- |                        |                            |           |                         |
|------------------------|----------------------------|-----------|-------------------------|
| FEMA Floodplain 100 Yr | Contour 5ft                | Addresses | Major Roads             |
| Floodway               | Contour Line, Major        | Streets   | TxDOT Farm roads        |
| 500 Yr Floodplain      | Contour Line, Intermediate | Parcels   | Scaled County Boundary  |
| Streams                | Contour Line, Minor        |           | County Maintained Roads |

1:2,370  
0 0.03 0.06 0.1 mi  
0 0.04 0.08 0.16 km



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## 110 MARICOPA 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 - See Remarks

**MLS STATUS:** Active

**MLS:** 1923261

**YEAR BUILT:** 1940

**COUNTY:** Comal

**TRACT OR SUBDIVIION:**

**LIST DATE:** 11/16/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 2607

**SQUARE FEET:** 2,470

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2.93

**LOT SIZE (SQFT):** 127,630

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Cynthia Griffin

**PHONE:** 850.313.9890

**BROKERED BY:** SAXET Realty, Inc