

CENTURY 21[®]

Judge Fite Company



5433 FM 2673
CANYON LAKE, TX 78133



\$1,075,000



7,982 sqft

DESCRIPTION

RARE MIXED-USE COMMERCIAL DEVELOPMENT OPPORTUNITY IN CANYON LAKE'S HIGH-GROWTH CORRIDOR Presenting a unique 2.6-acre commercial investment property in Canyon Lake, Texas, combining an income-producing 49-unit self-storage facility with 1.17-acre development parcel. This strategic location on Island View Road, the exclusive access route to two lake peninsulas, creates an unparalleled captive market opportunity for C-Store Gas Station development.

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800.451.8055

PROPERTY TYPE: Commercial - MixedUse

MLS STATUS: Active

MLS: 3449908

YEAR BUILT: 1980

COUNTY: Comal

TRACT OR SUBDIVIION: Morrwoods Ranch

LIST DATE: 01/04/2026

AREA: CM

SQUARE FEET: 7,982

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2.6

LOT SIZE (SQFT): 113,256

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Concrete

EXTERIOR FEATURES

PARKING:

- SeeRemarks

SIDING:

- AluminumSiding
- Concrete

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityConnected
- WaterConnected
- SewerNotAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Trent Babb

PHONE: 512.656.7368

BROKERED BY: Windham Rose Realty