

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 201 OAK DRIVE

CANYON LAKE, TX 78132



\$649,000



816 sqft

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## DESCRIPTION

UNRESTRICTED & OWNER FINANCING AVAILABLE. Discover the Potential at 201 Oak Drive: a rare 2.57-acre commercial gem of unrestricted land in the heart of Canyon Lake. Ideally situated just off FM 306 and River Road, this high-visibility property offers unbeatable proximity to the lake and the vibrant local community. At the entrance, you'll find a vintage clubhouse and a half-size Olympic swimming pool, brimming with character and awaiting a creative revival. Imagine restoring this nostalgic space into a standout attraction! The property also features two RV hookups, providing immediate functionality for guests or travelers. Toward the back, a covered pavilion rests quietly near the creek that borders the length of the lot, adding a peaceful natural backdrop to the possibilities that await. Whether you're dreaming of an RV park, a rustic event venue, or a one-of-a-kind retreat, this versatile property offers a blank slate with endless potential. Don't miss your chance to shape the future of 201 Oak Drive — where opportunity meets imagination.

**PROPERTY TYPE:** Commercial - Other  
**MLS STATUS:** Active  
**MLS:** 9854559  
**YEAR BUILT:** 1980  
**COUNTY:** Comal  
**TRACT OR SUBDIVIION:** Sattler Estates  
**LIST DATE:** 05/24/2025

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**800.451.8055**

**AREA:** CM  
**SQUARE FEET:** 816  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 2.57  
**LOT SIZE (SQFT):** 111,905

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- OffStreet
- Unpaved

### LOT DESCRIPTION:

- Flat

### SIDING:

- Block
- Frame

### FOUNDATION:

- Block

## UTILITIES

### UTILITIES:

- ElectricityConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Seth Thompson

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**BROKERED BY:** Kuper Sotheby's Int'l Realty