

\$1,995,000 - 1071 Fm 2673, Canyon Lake

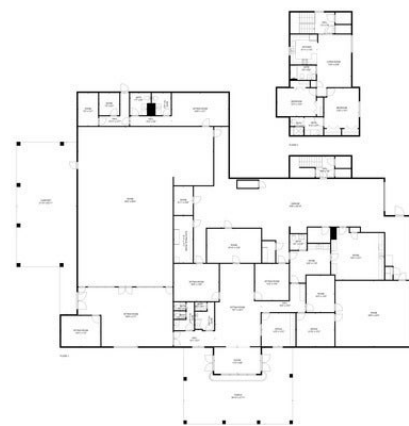
MLS® #1873425S

\$1,995,000

Bedroom, Bathroom, 9,256 sqft
Commercial on 1.64 Acres

N/A, Canyon Lake, TX

Located in the high-growth Sattler area of Canyon Lake, this expansive commercial building offers over 11,160 square feet of flexible space on a prime 1.67 acre lot with dual frontage on both FM 2673 and Sattler Road. The property is thoughtfully designed with multiple entry points, multiple covered porte-cochere entrances, and abundant surface parking, making it ideal for a wide range of commercial uses. Inside, the ADA compliant layout offers a mix of large open spaces and private offices, including a central hall that holds upwards of 100 people complete with a sound room, multiple restroom facilities throughout, and several rooms with direct exterior access. Whether you're envisioning an event center, worship facility, private school, professional office hub, or a restaurant with banquet capabilities, the structure provides endless opportunities for transformation. The size and layout of the building offer unmatched flexibility for both public facing and operational needs. A unique addition to the property is a fully finished upstairs apartment, complete with two bedrooms, two bathrooms, a full kitchen. This residential space could be converted to commercial space, or utilized for an on-site manager, short-term rental, or owner-occupant setup. Positioned just minutes from the Guadalupe River and Canyon Lake, and surrounded by steady residential and commercial development, this corridor is one of Central Texas' most active markets for



TOTAL: 8574 sq. ft.
FLOOR 1: 7523 sq. ft., FLOOR 2: 1051 sq. ft.
EXCLUDED AREAS: ELECTRICAL ROOM: 119 sq. ft., PORCH: 102 sq. ft., GARAGE: 1688 sq. ft.,
CARPORT: 1108 sq. ft., UNDEFINED: 88 sq. ft., WALLS: 410 sq. ft.
FLOOR PLAN CREATED BY CIRCULAR ANY MEASUREMENTS DEEMED REASONABLE BUT NOT GUARANTEED.

Copyright 2025
San Antonio Board of Realtors®



FOR ILLUSTRATIVE PURPOSES ONLY

Copyright 2025
San Antonio Board of Realtors®

tourism, housing, and business growth. The Sattler area is ideally located in a corridor with easy access to four highly trafficked roads and highways (IH35, US281, HWY46 and FM306) which create a population zone of 8.3M people. With very few large commercial spaces available in the area, and certainly none with the parking or flexibility of use, 1071 FM 2673 presents a rare opportunity for investors and end-users to establish a presence in a market primed for continued expansion.

Built in 1988

Essential Information

MLS® #	1873425S
Price	\$1,995,000
Square Footage	9,256
Acres	1.64
Year Built	1988
Type	Commercial
Sub-Type	Multi-Use
Status	Active

Community Information

Address	1071 Fm 2673
Area	2610
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Exterior Lighting, Fire Sprinkler System, Inside Storage, Living Area
Utilities	Electricity, Water, Telephone
Parking Spaces	50

Interior

Heating	Central
Cooling	Central
# of Stories	2
Stories	2

Exterior

Roof	Metal
Construction	Stone, Rock/Stone Veneer
Foundation	Slab

School Information

District	Comal
----------	-------

Additional Information

Date Listed	June 6th, 2025
Days on Market	19
Zoning	C