

\$1,275,000 - 16415 S Access Road, Canyon Lake

MLS® #1884145S

\$1,275,000

Bedroom, Bathroom, 1,716 sqft
Commercial on 1.00 Acres

N/A, Canyon Lake, TX

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.

Built in 1985

Essential Information

MLS® #	1884145S
Price	\$1,275,000
Square Footage	1,716
Acres	1.00
Year Built	1985
Type	Commercial
Sub-Type	Multi-Use
Status	Active

Community Information

Address	16415 S Access Road
Area	2612
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Electricity, Septic, Water
Parking Spaces	25

Exterior

Roof	Metal
Construction	Metal, Metal Structure

School Information

District	Comal
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Additional Information

Date Listed	July 15th, 2025
Days on Market	76
Zoning	COMMERCIAL