

\$1,950,000 - 420 Simon Crest, Canyon Lake

MLS® #1918319S

\$1,950,000

Bedroom, Bathroom, 8,460 sqft

Commercial on 3.79 Acres

N/A, Canyon Lake, TX

The Container Retreat is a waterfront lodging investment with strong upside potential. This 27-unit, 6,300 SF property sits on 3.787 acres in a quiet, neighborhood overlooking a Canyon Lake cove. Built in 2022, the unit mix includes 9 one-bedroom/one-bath studios with patios at 180 SF each, 9 one-bedroom/one-bath units with patios at 360 SF each, and 9 one-bedroom/one-bath efficiencies at 150 SF each. The property currently operates with short-term and long-term rentals in place, generating ADRs between \$100 - \$200 with a current occupancy of 33%. Investors will appreciate the pricing metrics, including \$72,222.22/door and \$309.52/sf, along with notable opportunity to increase revenue and occupancy through enhanced operations. Designed for efficient hospitality use, the property features ductless mini-split HVAC systems, individual septic systems per unit (19 active), a water storage tank with delivery service, and a shared laundry room equipped with washers, dryers, and a community ice machine. Security and privacy are enhanced with fencing on three sides, dual gated entrances, and a zero-lumens nighttime environment that preserves the surrounding Hill Country stargazing experience. Located within Comal County, this property offers convenient access to recreation, dining, and popular Canyon Lake amenities while still delivering the peaceful and remote atmosphere guests seek. Turnkey, income-producing, and ready for scale. An



excellent opportunity for both hospitality and rental portfolio investors! Schedule your private showing today!

Built in 2022

Essential Information

MLS® #	1918319S
Price	\$1,950,000
Square Footage	8,460
Acres	3.79
Year Built	2022
Type	Commercial
Sub-Type	Multi-Use
Status	New

Community Information

Address	420 Simon Crest
Area	2607
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Electricity, Water, Septic
Parking Spaces	30

Exterior

Roof	Metal, Other
Construction	Wood, Metal, Metal Structure, Other
Foundation	Slab

School Information

District	Comal
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Additional Information

Date Listed	October 26th, 2025
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Days on Market	1
Zoning	COMMERCIAL