

\$2,200,000 - 17310 Fm 306, Canyon Lake

MLS® #592032

\$2,200,000

0 Bedroom, 0.00 Bathroom, 2,360 sqft

Commercial on 9.27 Acres

N/A, Canyon Lake, Texas

Beautiful spacious RV park on the north side of the lake near Hancock and the lake. Almost 10 acres site with 50 RV site units. Remodeled office in the middle of the park, about 2300 square feet. Separate utility, laundry, and showers/bathrooms all ADA. Mature Oak trees throughout. Recent improvements to the utility building will offset future maintenance expenses. Adjoining 1+ acre, tract 1R not included in this offer/listing. Tract 2R is the subject property. Financials available upon request. Please verify all information.

Built in 2020

Essential Information

MLS® #	592032
Price	\$2,200,000
Bathrooms	0.00
Square Footage	2,360
Acres	9.27
Year Built	2020
Type	Commercial
Sub-Type	Commercial
Status	Active

Water Feature/View

Water Body	Canyon Lake
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Community Information

Address	17310 Fm 306
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Subdivision	N/A
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Amenities	Storage
Utilities	Cable Available, Electricity Available, High Speed Internet Available, Phone Available, Trash Collection Private
Features	Storage Facilities
Parking	Circular Driveway, Handicap, No Garage, Parking Space(s), RV Access/Parking

Interior

Interior	Carpet, Ceramic Tile
Heating	Central, Electric, Multiple Heating Units
Cooling	Central Air, Electric, TwoUnits
# of Stories	2
Stories	Two

Exterior

Construction	HardiPlank Type, Masonry, Steel
Foundation	Pillar/Post/Pier

School Information

District	Comal ISD
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Additional Information

Date Listed	September 8th, 2025
Days on Website	56
Days on Market	1

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