

\$850,000 - 188 Canyon Bend Rd, Canyon Lake

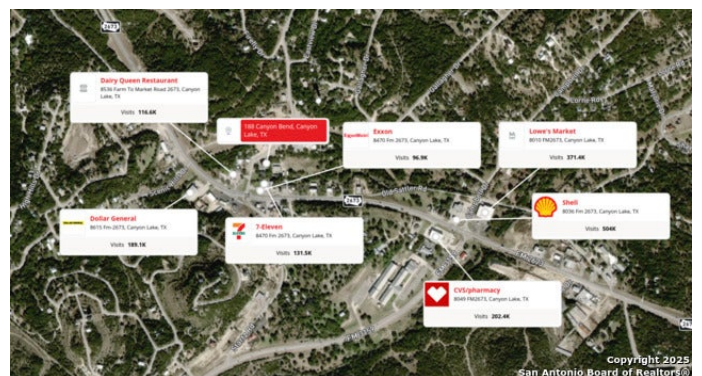
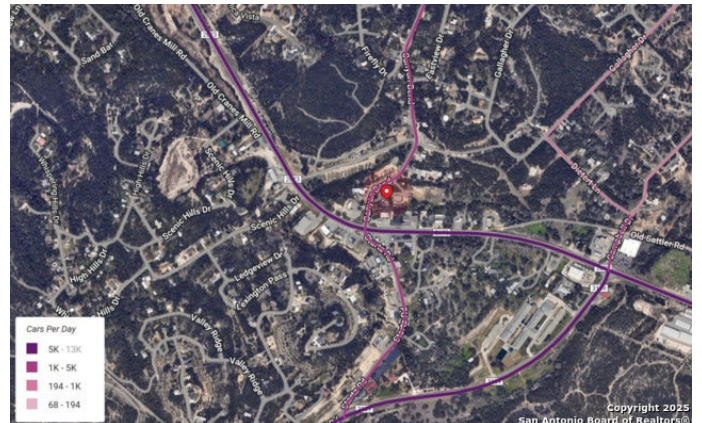
MLS® #1857962

\$850,000

Bedroom, Bathroom, 239,580 sqft
Commercial on 0.00 Acres

N/A, Canyon Lake, TX

Prime Investment Opportunity Near Canyon Lake - 5.5 Acres in Startzville Town Center Strategically located just minutes from Canyon Lake, this 5.5-acre property in the heart of Startzville offers a versatile mix of income-producing assets and future development potential. Currently improved with a 1,200 sq ft retail building, a 625 sq ft workshop, and a 6,000 sq ft mini-storage facility featuring units of various sizes (including a 15x20 office), the site is positioned for immediate cash flow. Zoned C-2, this property supports a wide range of commercial uses such as retail, warehouse expansion, RV/boat storage, residential development, or even a full-scale RV park. With excellent road frontage, easy access, and substantial room for expansion, the possibilities for increased revenue streams are endless. A rare opportunity to capitalize on the booming Canyon Lake and Hill Country growth corridor.



Essential Information

MLS® #	1857962
Price	\$850,000
Square Footage	239,580
Acres	0.00
Type	Commercial
Sub-Type	Warehouse/Storage
Status	Active

Community Information

Address	188 Canyon Bend Rd
Area	2603
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Electricity, Water, Septic
Parking Spaces	50

Interior

# of Stories	1.0
Stories	1

Exterior

Roof	Composition, Metal
Construction	Metal, Wood
Foundation	Slab

School Information

District	Comal
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Additional Information

Date Listed	April 12th, 2025
Days on Market	203
Zoning	C-2

Listing Details

Listing Agent	Malina Bercher
Listing Office	Aperture Global

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