



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



# 13607 FM 306 Canyon Lake, TX 78133



2 Lots: 11RA & 11RB  
8.33 Acres



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888 Landa Street, New Braunfels TX 78130



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These 2 Lots provides 8.33 Acres of undeveloped land with high traffic on FM 306 with an Annual Average Daily Traffic volume of nearly 4,000 passing vehicles recorded in 2020. (TX Dot & STARSII Public Website). This amount has likely increased with the population growth seen over the past 5 years.



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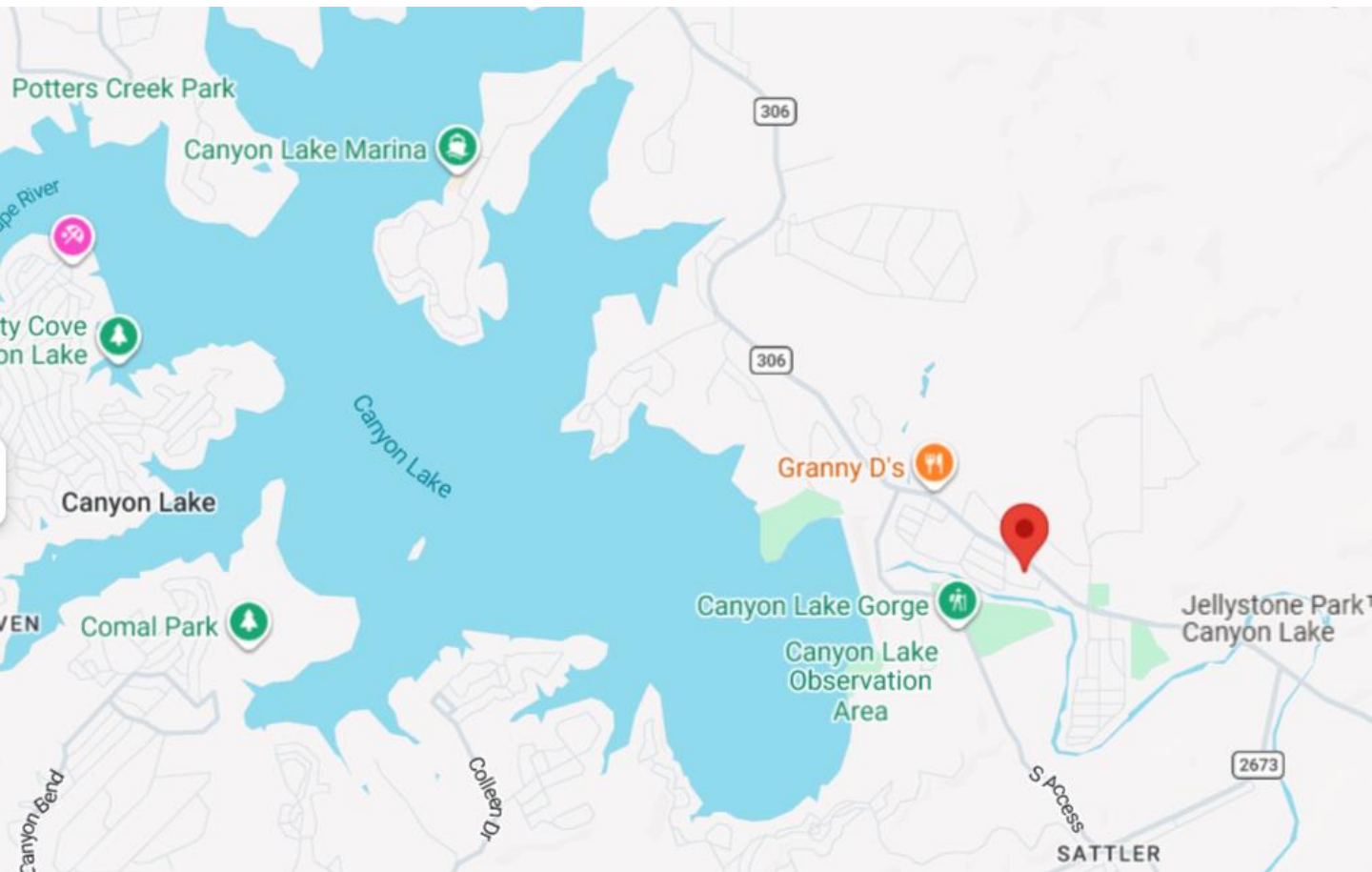


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## Directions

From I-35, take exit 190 heading west. Continue straight on FM 306 for 13.5 miles. The destination will be on your Left.





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**kw** HERITAGE  
KELLERWILLIAMS. REALTY

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## Aerial View



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## Property Description

**13607 FM 306**

**Canyon Lake, TX 78133**

Prime 8.33 AC lot, conveniently located on one of the primary roads to Canyon Lake, on FM 306. This location sees nearly 4,000 passing vehicles according to the Annual Average Daily Traffic reported in 2020 by TX Dot.

The population of this rapidly growing area has increased by 31.86% between the 2020 Census and 2025. With an area growth rate of about 2.65% annually, making it one of the top areas for population growth in the state of Texas.

The area features a mix of small and locally owned businesses with driving tourism supports a variety of commerce such as lodging, marinas, restaurants, venues and outfitters. This property is not in an incorporated area, there is no zoning, there are deed restrictions.

These two Lots can be sold separately, 11 RA & 11RB. Both lots are level with utility access.

This space would be ideal for:

- Industrial Flex
- Office condos
- Hotel/Motel
- Assisted living
- Multifamily

Sources:

[WorldPopulationReview.com/us-cities/texas/canyon-lake](https://WorldPopulationReview.com/us-cities/texas/canyon-lake)

[TXDot.gov/data-maps/traffic-count-maps/stars](https://TXDot.gov/data-maps/traffic-count-maps/stars)



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## Aerial of Lots

13607 FM 306, Canyon Lake Lots 11RA & 11RB

