

High-Yield Canyon Lake Asset

OFFERING MEMORANDUM | 10530 & 10564 FM 2673 | CANYON LAKE, TX

Exclusively Listed by

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KW Commercial | Heritage

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Each Office is Independently Owned and Operated

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Executive Summary



Price:	\$1,775,000
Building SF:	8,099 SF
NOI:	178,802
CAP Rate:	10.07%
Lease Term:	Various (multi-tenant)
Rentable SF:	8,099 SF
Occupancy:	100%
Lot Size:	1.72 acres
Frontage:	360 ft
Parking:	40 spaces
Parking Ratio:	5:1,000

Property Highlights

- Prime Mixed-Use Asset: ±8,100 SF multi-tenant property featuring restaurant/bar, boutique 14-room motel, and office/retail tenants, creating diversified income streams.
- Established Anchor Tenant: Maven's Inn and Grill — a highly rated local restaurant and bar with integrated hotel accommodations — drives significant traffic and enhances overall property appeal.
- Exceptional Outdoor Space: Nearly 1 acre of patios and landscaped green space thoughtfully designed for live music, private events, and large gatherings, expanding usable revenue-generating areas.
- Turnkey Condition: Recent capital investment in tenant improvements by current ownership minimizes deferred maintenance and ensures operational continuity for incoming investors.
- Seller Financing Available: Attractive acquisition flexibility with available seller financing

Property Overview

This mixed-use investment property comprises approximately 8,100± SF of rentable area on a 1.72± acre site with three income-producing tenants. The anchor tenant, Maven's Inn and Grill, is a locally popular restaurant/bar with an integrated 14-room motel, providing a compelling blend of food & beverage, hospitality, and experiential uses. Two complementary office/retail tenants further diversify the revenue base and strengthen overall tenancy performance. The property's layout balances leasable interior space with expansive outdoor patios and landscaped areas — totaling nearly one acre — thoughtfully designed to support events, gatherings, and community-driven activity that enhances tenant sales and draws consistent foot traffic. With recent tenant improvements and strong operational fundamentals in place, this asset offers a turnkey investment with immediate cash flow, strong occupancy, and opportunities for continued income growth.



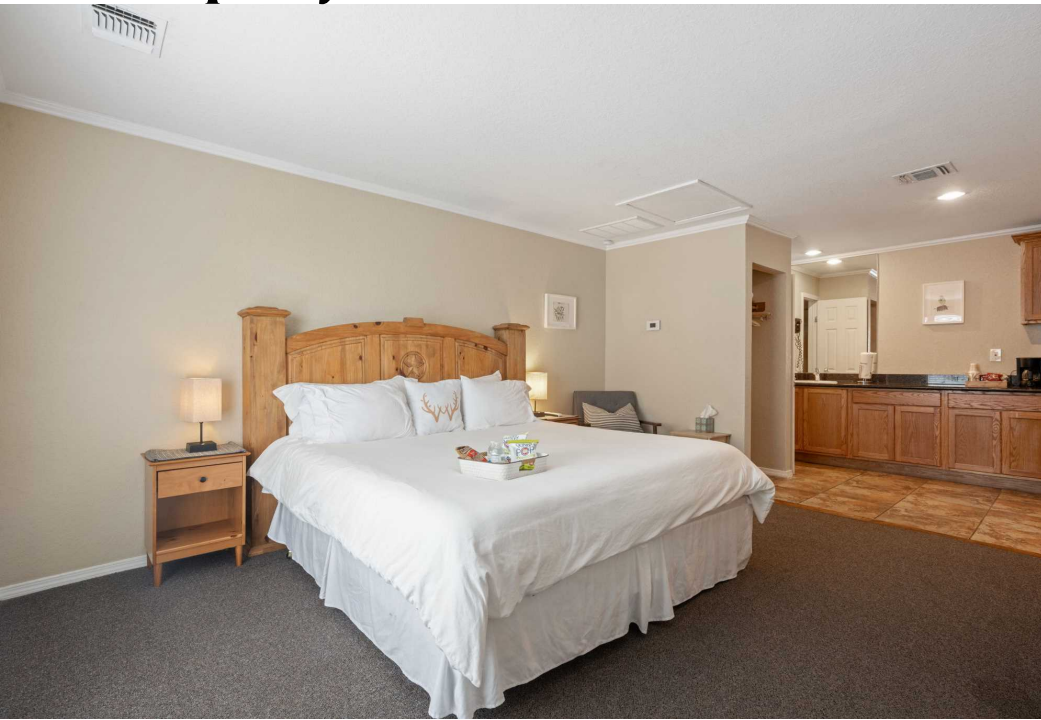
10530 FM2673, Canyon Lake, TX 78133

Space / Unit	SqFt	Tenant	Lease Start	Lease End	Current Rent	Deposit on hand
Restaurant & Motel	7314	Maven's Inn & Grill	7/1/2024	6/30/2034	\$ 11,000	\$ -
100	450	Startz Early Childhood Learning	7/1/2024	6/30/2034	\$ 1,000	\$ 1,000
101	335	Solis-Kanak & Associates	7/1/2023	6/30/2026	\$ 1,000	\$ 1,000
					\$ 13,000	

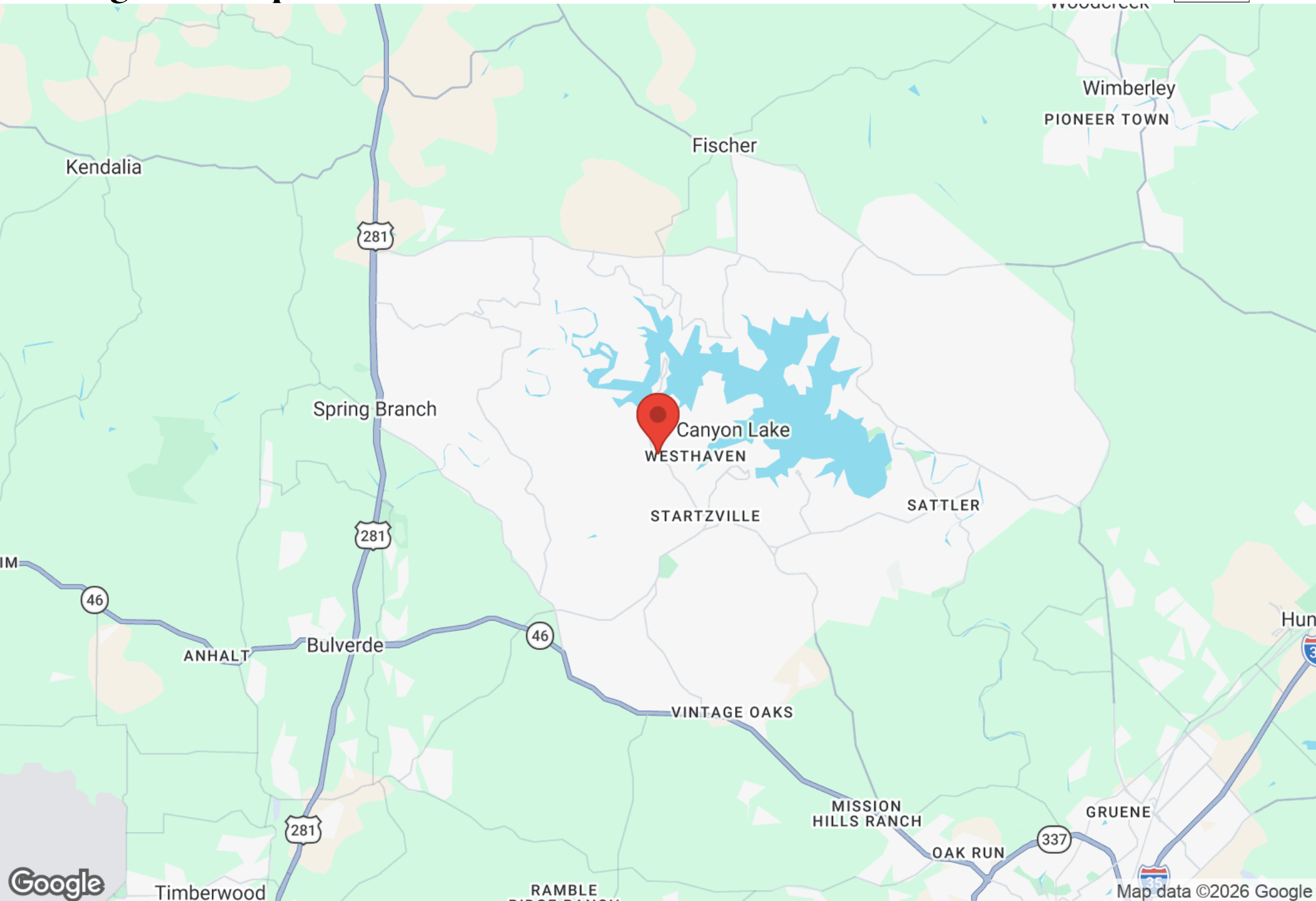
Property Photos



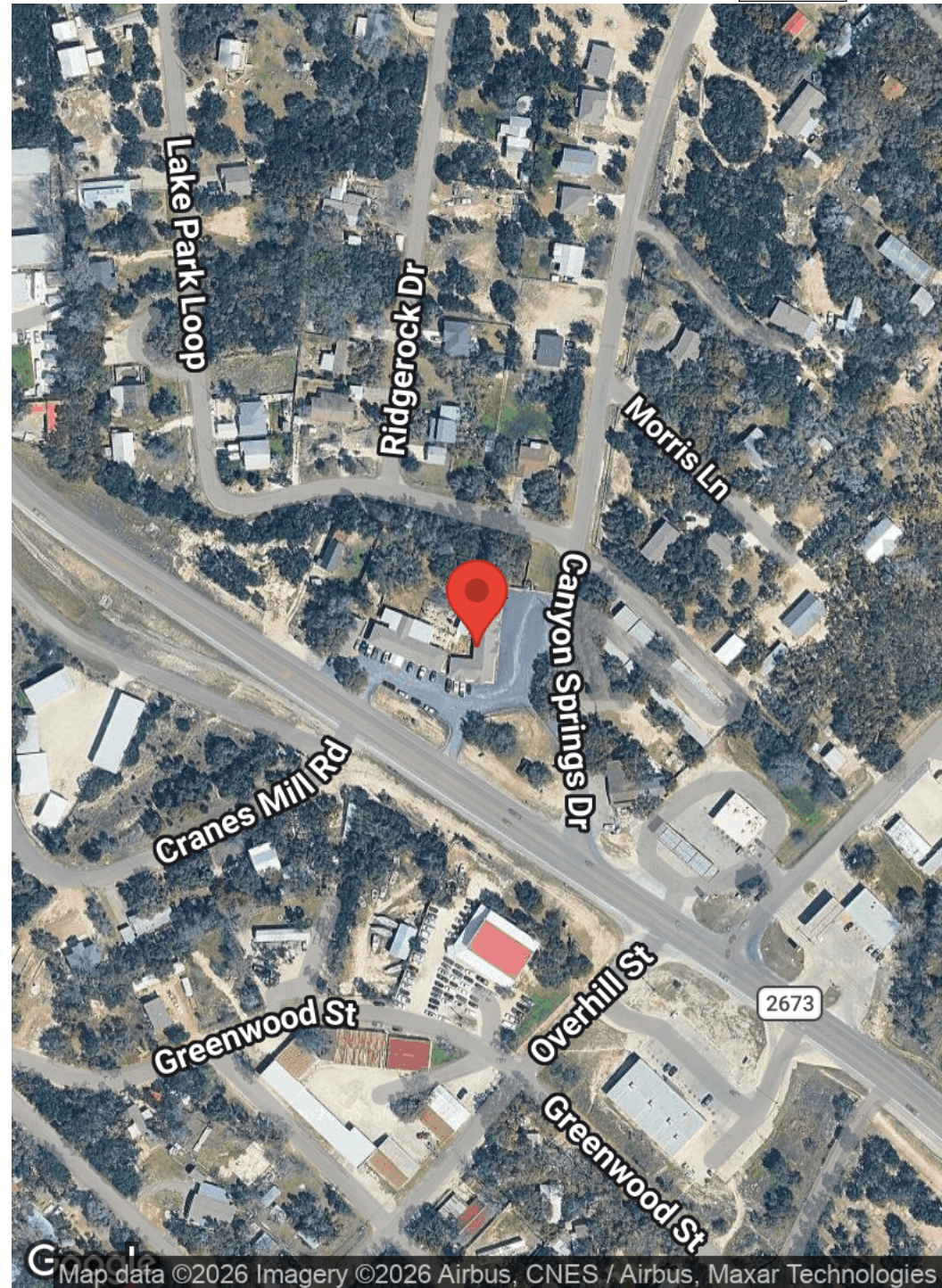
Property Photos



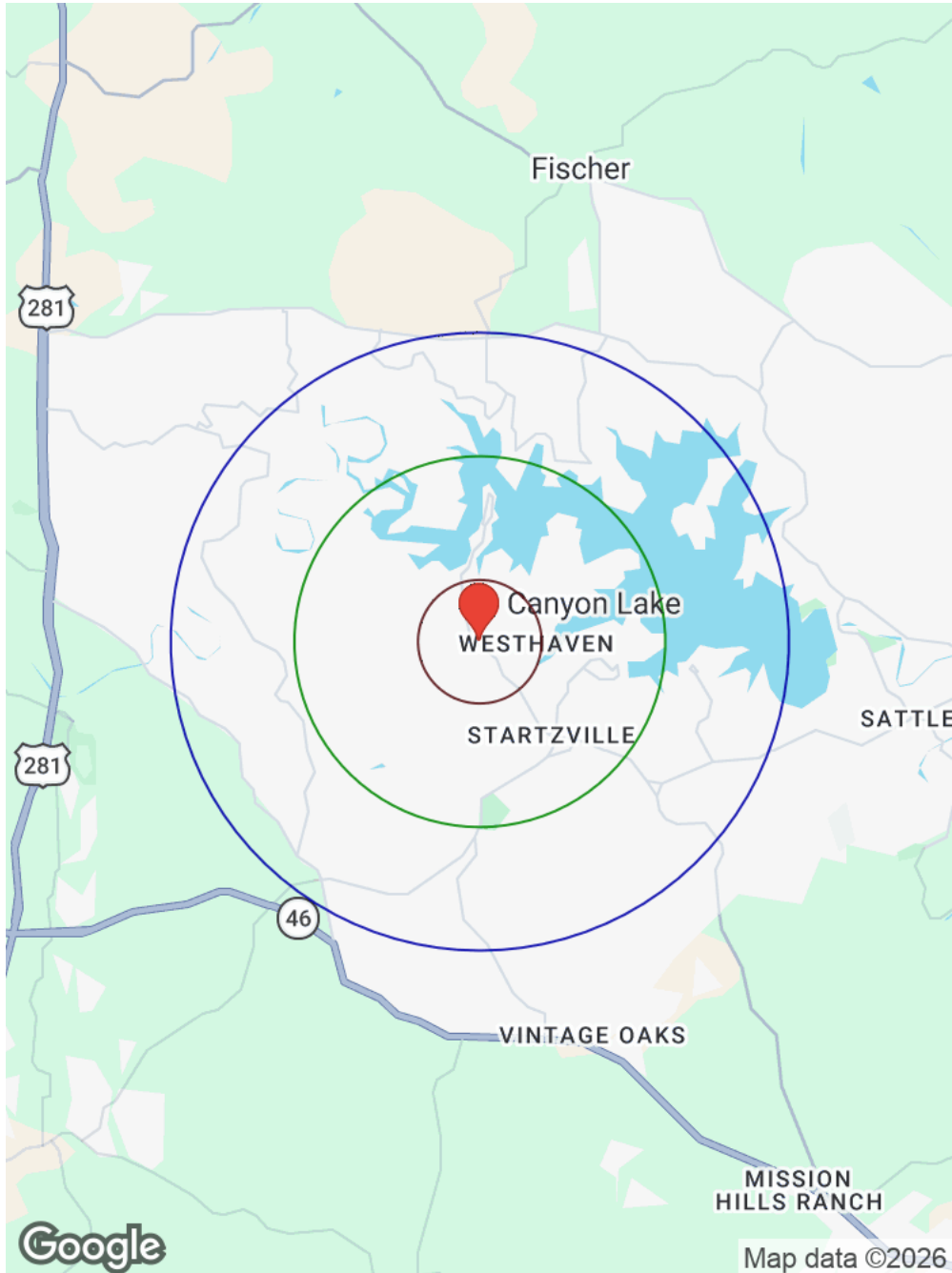
Regional Map



Location Maps



Demographics



Legend: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,231	5,737	11,170
	Female	2,125	5,666	11,066
	Total Population	4,356	11,403	22,235
Race / Ethnicity	White	3,025	8,106	15,774
	Black	30	177	489
	Am In/AK Nat	13	21	36
	Hawaiian	4	5	7
	Hispanic	1,164	2,741	5,225
	Asian	29	88	211
	Multiracial	81	241	454
	Other	9	25	40
	Housing	Total Units	2,214	5,831
Occupied		1,745	4,697	9,211
Owner Occupied		1,370	3,936	7,860
Renter Occupied		375	761	1,351
Vacant		469	1,133	1,903
Age	Ages 0 - 14	735	1,780	3,430
	Ages 15 - 24	458	1,059	2,098
	Ages 25 - 54	1,553	3,795	7,161
	Ages 55 - 64	741	2,041	4,015
	Ages 65+	868	2,728	5,531
Income	Median	\$67,596	\$87,326	\$97,495
	Under \$15k	43	121	373
	\$15k - \$25k	113	260	549
	\$25k - \$35k	137	357	650
	\$35k - \$50k	276	444	704
	\$50k - \$75k	416	882	1,424
	\$75k - \$100k	202	578	1,007
	\$100k - \$150k	276	841	1,654
	\$150k - \$200k	142	530	972
Over \$200k	139	684	1,879	

Professional Bio



Recipient, "SABOR 2022 Commercial Agent of the Year" Award.

Ranked in the Top 1% of all Real Estate brokers in San Antonio and the surrounding Hill Country areas, Eric is a consummate professional who prides himself on his unparalleled work ethic and knowledge of the market which he serves. He focuses primarily Commercial Investment sales, and owner/user and tenant representation.

Eric's previous clients include large (Fortune 500) corporations, small businesses / owner-users, investors and developers. Every transaction is handled with confidentiality, all while providing unrivaled experience and personalized service to his valued clients.

Prior to his involvement in Real Estate, Eric worked as an Oil & Gas Landman and also held senior-level positions at JPMorgan Chase and Accenture. He is a dual citizen (U.S. and Switzerland) and lives in San Antonio with his wife and three children.

Specialties: Health Care, Industrial, Multi-Family, Office, Retail / Shopping Center

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