



Pad Site Lease Opportunity

High-Visibility FM 306 Location in Canyon Lake, Texas



Ideal for Restaurant, Retail & Commercial Development



Lease Terms

Available as a NNN pad site lease.

Lessee responsibilities include:

- Property taxes
- Insurance
- Common Area Maintenance (CAM)
- Utility installation expenses
- Utility usage costs
- Engineering and drainage infrastructure

Traffic Count

FM 306 Traffic Count: 13,500 VPD (2024)

Disclaimer

Buyer or buyer's agent to verify all information included in this listing.



Highlights

- 1.54-acre pad site lease opportunity
- Prime frontage on FM 306
- Located between Sienna Ridge RV Park and Valero
- Ideal for restaurant, retail, or other commercial uses
- Approx. 0.5 miles from Holiday Inn Hill Country Resort at Canyon Lake
- Less than 1 mile from Subway, McDonald's, Sonic, Brookshire Brothers, and Dollar General
- Monument sign already in place
- Concrete driveway access from FM 306 already installed
- Water available at rear of property through Texas Water Company
- Electrical available at front and left side through Pedernales Electric Cooperative
- NNN lease structure



Pricing: Call for Details

Contact Information:

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Property Description

Positioned on FM 306 in Canyon Lake, this 1.54-acre pad site lease opportunity sits directly between Sienna Ridge RV Park and the Valero gas station, offering strong visibility in a growing commercial corridor. This property presents an ideal location for a restaurant, retail, or many other commercial opportunities. The site is approximately 0.5 miles from Holiday Inn Hill Country Resort at Canyon Lake and is surrounded by established businesses and hospitality-driven traffic. Other popular commercial businesses within less than one mile of the property include Subway, McDonald's, Sonic, Brookshire Brothers Grocery Store, and Dollar General.

The property already includes a monument sign and concrete driveway access from FM 306, helping reduce upfront site access improvements. Water service from Texas Water Company is available at the rear of the property, and electrical service is available at the front and left side of the property from Pedernales Electric Cooperative. This is a NNN lease opportunity. Lessee will be responsible for any expenses relating to utility installation, construction, and utility usage. In addition, any engineering or drainage infrastructure is to be designed and built by the lessee. Lessee is also responsible for property taxes, insurance, and common area maintenance (CAM).



Radius	1-Mile	3-Miles	5-Miles
2024 Population	6,330	16,205	35,253
The Population in Canyon Lake			32,924
The Median Home Value in Canyon Lake is			\$402,258
The Median Household Income in Canyon Lake is			\$93,114

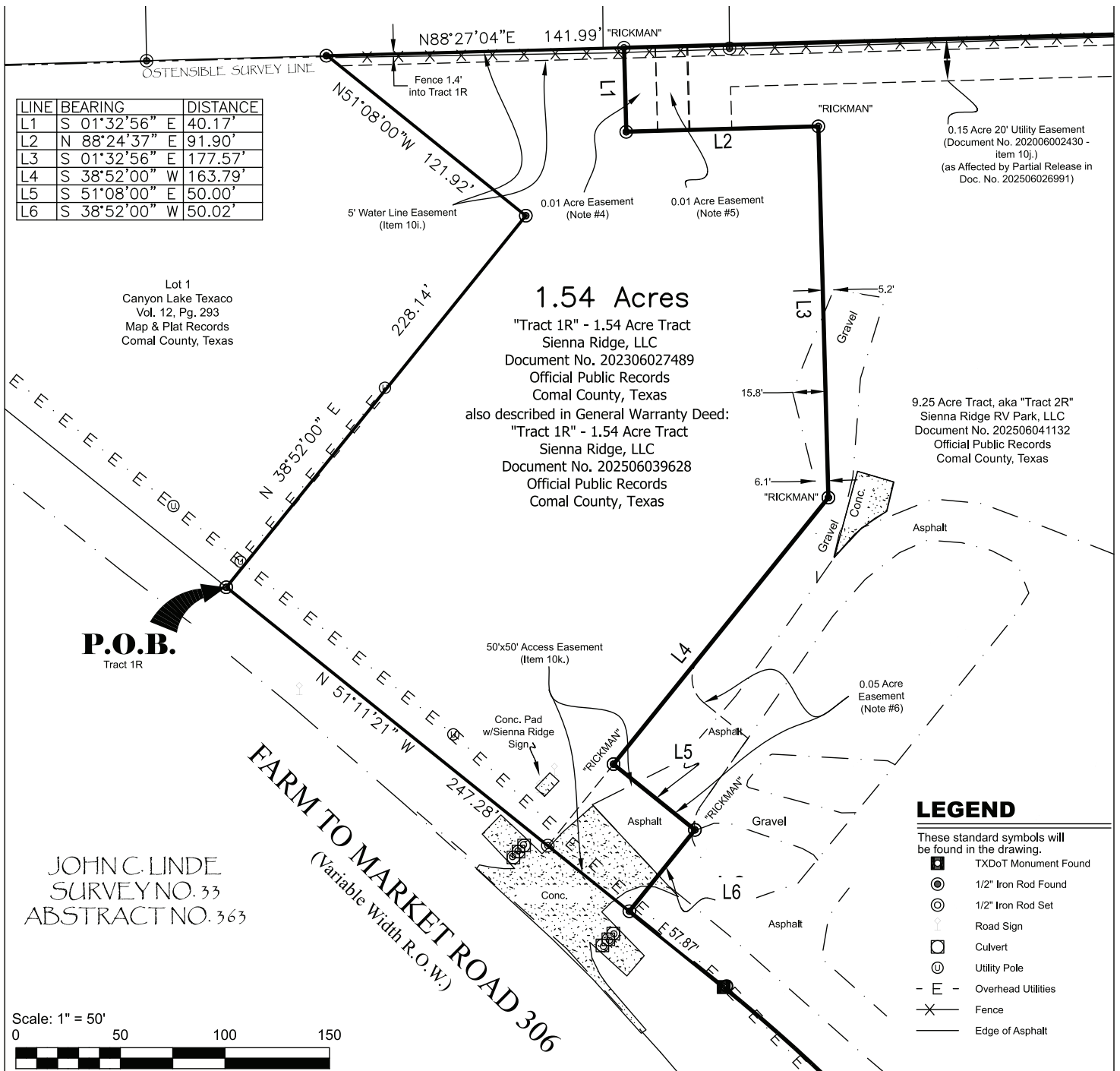
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