

1985 FM 2673,

Canyon Lake, TX 78133



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The Offering ///

KW Commercial is pleased to present 1985 FM 2673, featuring a 4,800± SF metal building (construction substantially complete), situated on a 25,500± SF (0.59± acre) commercial site in Canyon Lake, Texas. The fully fenced, asphalt-paved property offers a flexible, finish-to-suit shell ready for an owner-user or investor to bring to its final form.

The building fronts FM 2673, the primary commercial artery linking Canyon Lake's south shore with the Guadalupe River recreation loop, in an established commercial pocket alongside recognized regional and national tenants. The corridor serves a growing year-round population alongside heavy seasonal traffic bound for the lake, river outfitters, and area campgrounds, with 10,000± AADT.

Comal County remains one of the fastest-growing counties in the nation, and the Canyon Lake corridor continues to see steady commercial and residential expansion — making this a timely opportunity to secure a nearly complete building in a supply-constrained market.

With the steel shell complete and interior framing underway, including a framed second level, this is a rare chance to finish a property to your own specifications in one of the Texas Hill Country's most active commercial corridors.



About the Property ///

PROPERTY SUMMARY

Address 1985 FM 2673, Canyon Lake, TX 78133

Price Contact Broker

Land Area 25,500± SF (0.59± acres)

Improvements 4,800± SF metal building (partially completed)

Site Asphalt-paved; fully fenced & gated

Jurisdiction Unincorporated Comal County

Zoning Buyer to verify

Traffic Count 10,000± VPD (2025)

HIGHLIGHTS

- 4,800± SF steel building with roll-up access & covered porch
- Framed second level & suite framing — finish to suit
- Fully fenced & gated 0.59± acre asphalt-paved site
- No county zoning — flexible commercial use
- FM 2673 frontage: 10,000± VPD
- Minutes to Canyon Lake & Guadalupe River recreation



Property Photos ///



Location Map



Parcel outline approximate

Area Overview



Regional Overview



About Canyon Lake ///

Canyon Lake, Texas, is a rapidly growing community located in Comal County, nestled between San Antonio and Austin in the scenic Texas Hill Country. Once a quiet lake settlement, Canyon Lake has experienced significant growth over the past two decades, transforming into a vibrant year-round community while maintaining its small-town, lake-town character and charm. This strategic location provides residents with easy access to the region's economic opportunities while preserving a more relaxed, family-friendly atmosphere.

The region is characterized by rolling Hill Country terrain and natural beauty, with exceptional access to outdoor recreation, including boating, swimming, and fishing on Canyon Lake and tubing, kayaking, and fly fishing along the Guadalupe River. Local parks, trails, and campgrounds offer residents and visitors abundant opportunities for nature-based activities and scenic exploration. The area's natural landscape, combined with growing modern infrastructure, makes it an attractive destination for those seeking an active lifestyle.

Economically, the Canyon Lake area has experienced notable business development, with new commercial corridors, retail, and restaurants emerging along FM 2673 and FM 306 to serve the growing population. The community benefits from a powerful tourism economy and proximity to New Braunfels' thriving job market, attracting small businesses, service providers, and hospitality operators. While its lake-resort heritage remains central, residential and commercial development now characterize the area.

With a warm, pleasant Texas climate and a strong sense of community, Canyon Lake offers an appealing alternative to the metro core while providing convenient access to modern amenities and employment opportunities — ideal for those seeking a dynamic, growing community with Hill Country living and metropolitan proximity.



Canyon Lake — minutes from the property



New Braunfels, TX — 25 minute drive

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

This property is offered as an asset sale; the final schedule of included assets will be established in the purchase agreement. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

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