

# 16415 S Access Road

CANYON LAKE, TX 78133

PRIME HIGH-TRAFFIC  
LOCATION

FLEXIBLE COMMERCIAL  
INFRASTRUCTURE

**Owner Financing  
Available**

**\$1,275,000**

**Dam Red Barn**

**FOR SALE**



**KYLE RITTER**

REALTOR®

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# OVERVIEW



Positioned along one of the highest traffic corridors in Canyon Lake, 16415 S Access Road presents a rare opportunity to acquire a multi-use commercial property with exceptional visibility, infrastructure, and long-term upside. This improved tract offers approximately 550 feet of road frontage and includes four on-site buildings totaling over 4,000 square feet of usable space, providing flexibility for office, showroom, contractor yard, warehouse, service business, or mixed-use operations. Located directly off South Access Road – a primary connector between FM 306 and Sattler – the property benefits from steady daily traffic driven by lake tourism, nearby RV parks, the Guadalupe River, Hidden Valley Sports Park, and a growing full-time population. Improvements include an office/showroom building with multiple offices and kitchen, a substantial metal shop with attached covered workspace, additional workshop space, and supporting structures, along with well and septic in place and electric service on-site with three-phase power available at the road. With commercial zoning and limited competing inventory in the immediate area, this property offers a compelling opportunity for business owners or investors seeking visibility, functionality, and growth potential in the heart of Canyon Lake. Owner financing is available with fair and competitive terms for qualified buyers.

# LISTING DETAILS



COMAL

174,552

42

COUNTY

POPULATION

MEDIAN  
AGE

## MARKETING FACTORS + AREA RESEARCH

Canyon Lake, Texas, is a rapidly growing Hill Country destination known for its scenic beauty, outdoor recreation, and strong year-round tourism. With consistent traffic from visitors heading to Canyon Lake, the Guadalupe River, popular hiking trails, and nearby RV parks – along with a steadily increasing full-time population – the area offers exceptional visibility and demand for commercial services. Centrally located between Austin and San Antonio, and with limited commercial competition in key corridors, Canyon Lake presents a prime opportunity for new businesses and long-term investment growth.

# AERIAL

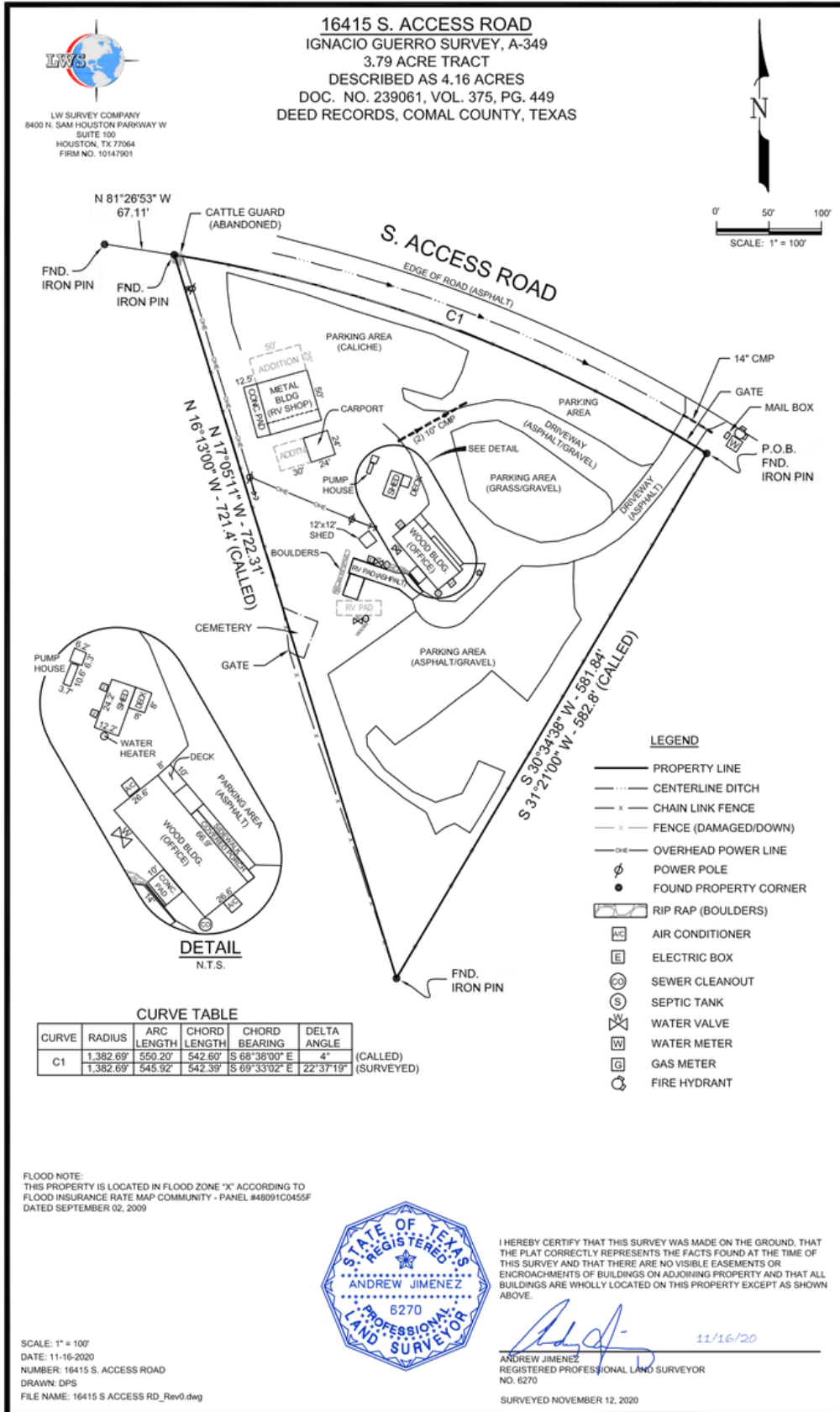


# GALLERY



# SURVEY

\*Small shop is not present on the survey



# MEET YOUR AGENT

## KYLE RITTER

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Kyle Ritter grew up in Fredericksburg, Texas, where he developed a deep appreciation for the Texas Hill Country and its values of integrity, hard work, and community. After graduating from Texas State University with a background in Environmental Science and Business, he pursued his passion for entrepreneurship by earning his real estate license and dedicating himself to helping others achieve their real estate dreams.

With experience in closing deals across a variety of property types—including residential homes, farm and ranch properties, new construction, and undeveloped land—Kyle brings a wealth of knowledge and a personalized approach to every transaction. His dedication to understanding his clients' needs, coupled with his exceptional morals and character, ensures that each client receives exceptional service and results.

Kyle is committed to guiding clients through the complexities of real estate with confidence and ease. Whether you're buying, selling, or investing, he offers expert advice, innovative strategies, and a steadfast commitment to helping you achieve your goals. With Kyle by your side, you can trust that your real estate journey will be seamless, rewarding, and handled with care.

## Anders Pierce Realty

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