

130 CHARTER OAK | CANYON LAKE, TX 78133



FOR SALE AT \$675,000 | MLS# 1798640

Stand alone building with 4,000 square foot daycare with ability to expand. Fenced in playground is located behind the stand alone building with a circle drive centrally located in Canyon Lake, TX. Currently being operated as a daycare with several rooms, bathrooms and a kitchen area. Attic space could be finished out to expand the building space. HVAC has been updated recently. Comal county is one of the fastest growing counties in the USA. 5,500 sq ft of paved asphalt. Portable building, play yard, equipment and inventory available for purchase.



**Prices and statuses subject to change without notice.*



JESSICA NEAL

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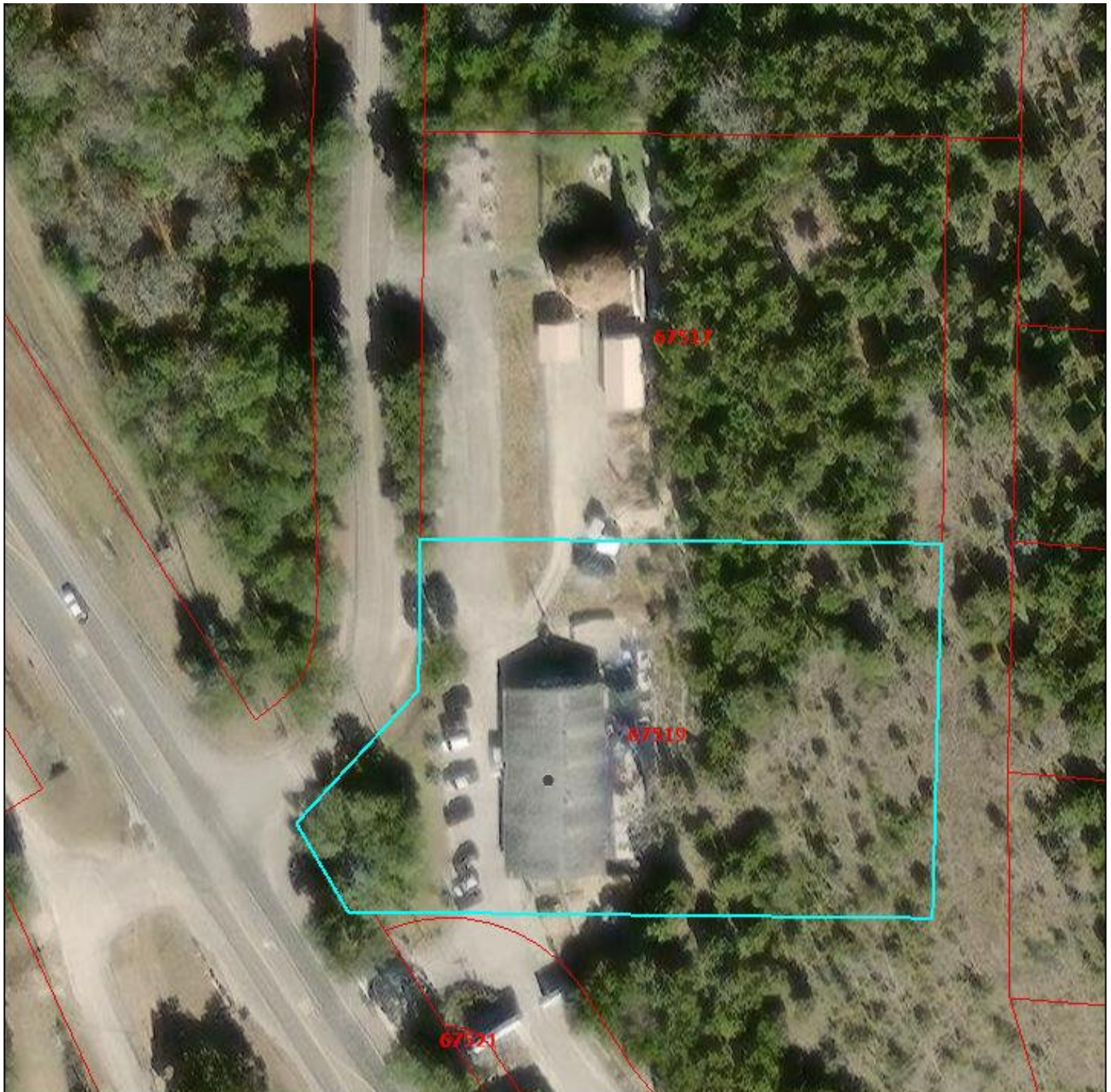
**EDWARDS
COMMERCIAL
REAL ESTATE**



EDWARDS
COMMERCIAL
REAL ESTATE

AERIAL

130 CHARTER OAK | CANYON LAKE, TX 78133



12/27/2024, 9:35:27 AM

 Parcels
 Abstracts

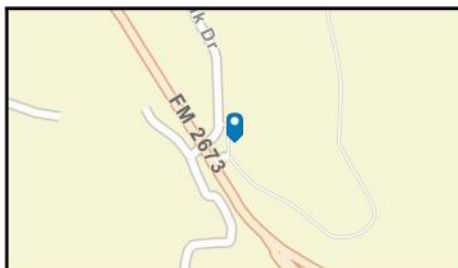
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EDWARDS
COMMERCIAL
REAL ESTATE

TRAFFIC COUNT MAP

130 CHARTER OAK | CANYON LAKE, TX 78133



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day





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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	573	5,235	6,510
2020 Population	718	7,689	9,588
2024 Population	727	9,532	13,194
2029 Population	791	11,923	16,371
2010-2020 Annual Rate	2.28%	3.92%	3.95%
2020-2024 Annual Rate	0.29%	5.19%	7.80%
2024-2029 Annual Rate	1.70%	4.58%	4.41%
2020 Male Population	49.3%	49.7%	50.1%
2020 Female Population	50.7%	50.3%	49.9%
2020 Median Age	56.1	53.3	49.7
2024 Male Population	49.7%	50.3%	50.6%
2024 Female Population	50.3%	49.7%	49.4%
2024 Median Age	57.4	52.5	49.3

In the identified area, the current year population is 13,194. In 2020, the Census count in the area was 9,588. The rate of change since 2020 was 7.80% annually. The five-year projection for the population in the area is 16,371 representing a change of 4.41% annually from 2024 to 2029. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 49.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	81.5%	78.8%	78.9%
2024 Black Alone	2.1%	2.3%	1.8%
2024 American Indian/Alaska Native Alone	0.1%	0.5%	0.7%
2024 Asian Alone	0.8%	1.1%	0.9%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	3.4%	3.8%	3.9%
2024 Two or More Races	12.1%	13.4%	13.7%
2024 Hispanic Origin (Any Race)	15.5%	19.3%	19.5%

Persons of Hispanic origin represent 19.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	142	207	176
2010 Households	249	2,311	2,678
2020 Households	299	3,266	3,895
2024 Households	338	3,975	5,275
2029 Households	370	4,954	6,591
2010-2020 Annual Rate	1.85%	3.52%	3.82%
2020-2024 Annual Rate	2.93%	4.73%	7.40%
2024-2029 Annual Rate	1.83%	4.50%	4.56%
2024 Average Household Size	2.15	2.40	2.50

The household count in this area has changed from 3,895 in 2020 to 5,275 in the current year, a change of 7.40% annually. The five-year projection of households is 6,591, a change of 4.56% annually from the current year total. Average household size is currently 2.50, compared to 2.46 in the year 2020. The number of families in the current year is 3,714 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	37.5%	35.3%	36.9%
Median Household Income			
2024 Median Household Income	\$87,987	\$107,197	\$99,363
2029 Median Household Income	\$98,260	\$114,531	\$109,142
2024-2029 Annual Rate	2.23%	1.33%	1.90%
Average Household Income			
2024 Average Household Income	\$121,326	\$172,195	\$158,773
2029 Average Household Income	\$139,742	\$173,979	\$161,996
2024-2029 Annual Rate	2.87%	0.21%	0.40%
Per Capita Income			
2024 Per Capita Income	\$56,097	\$71,126	\$64,615
2029 Per Capita Income	\$65,098	\$71,577	\$66,366
2024-2029 Annual Rate	3.02%	0.13%	0.54%
GINI Index			
2024 Gini Index	37.2	35.5	37.6
Households by Income			
Current median household income is \$99,363 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$109,142 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$158,773 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$161,996 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$64,615 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$66,366 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	63	67	64
2010 Total Housing Units	324	3,163	3,529
2010 Owner Occupied Housing Units	204	1,938	2,141
2010 Renter Occupied Housing Units	45	373	537
2010 Vacant Housing Units	75	852	851
2020 Total Housing Units	398	4,328	4,953
2020 Owner Occupied Housing Units	251	2,843	3,195
2020 Renter Occupied Housing Units	48	423	700
2020 Vacant Housing Units	86	1,070	1,135
2024 Total Housing Units	419	5,162	6,509
2024 Owner Occupied Housing Units	288	3,538	4,507
2024 Renter Occupied Housing Units	50	437	768
2024 Vacant Housing Units	81	1,187	1,234
2029 Total Housing Units	451	6,245	7,990
2029 Owner Occupied Housing Units	322	4,513	5,794
2029 Renter Occupied Housing Units	48	441	796
2029 Vacant Housing Units	81	1,291	1,399
Socioeconomic Status Index			
2024 Socioeconomic Status Index	53.9	57.8	57.6

Currently, 69.2% of the 6,509 housing units in the area are owner occupied; 11.8%, renter occupied; and 19.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 4,953 housing units in the area and 22.9% vacant housing units. The annual rate of change in housing units since 2020 is 6.64%. Median home value in the area is \$586,507, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.38% annually to \$726,659.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date