

151 OLD HANCOCK RD | CANYON LAKE, TX 78133



3.06 +/- ACRES | \$1,450,000 | UNZONED

Robust marine repair shop sits on a corner lot with high visibility to the traffic on FM 306 & is strategically located under 1 mile away from the JBSA Recreation Park at Canyon Lake. Property has 6 parcels, paved lot, storage shed, two metal workshop buildings with one of them housing retail store front & upstairs apartment that overlooks the retail area.



D. LEE EDWARDS

Broker/Owner

Edwards Commercial Real Estate

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



**EDWARDS
COMMERCIAL
REAL ESTATE**

AERIAL MAP

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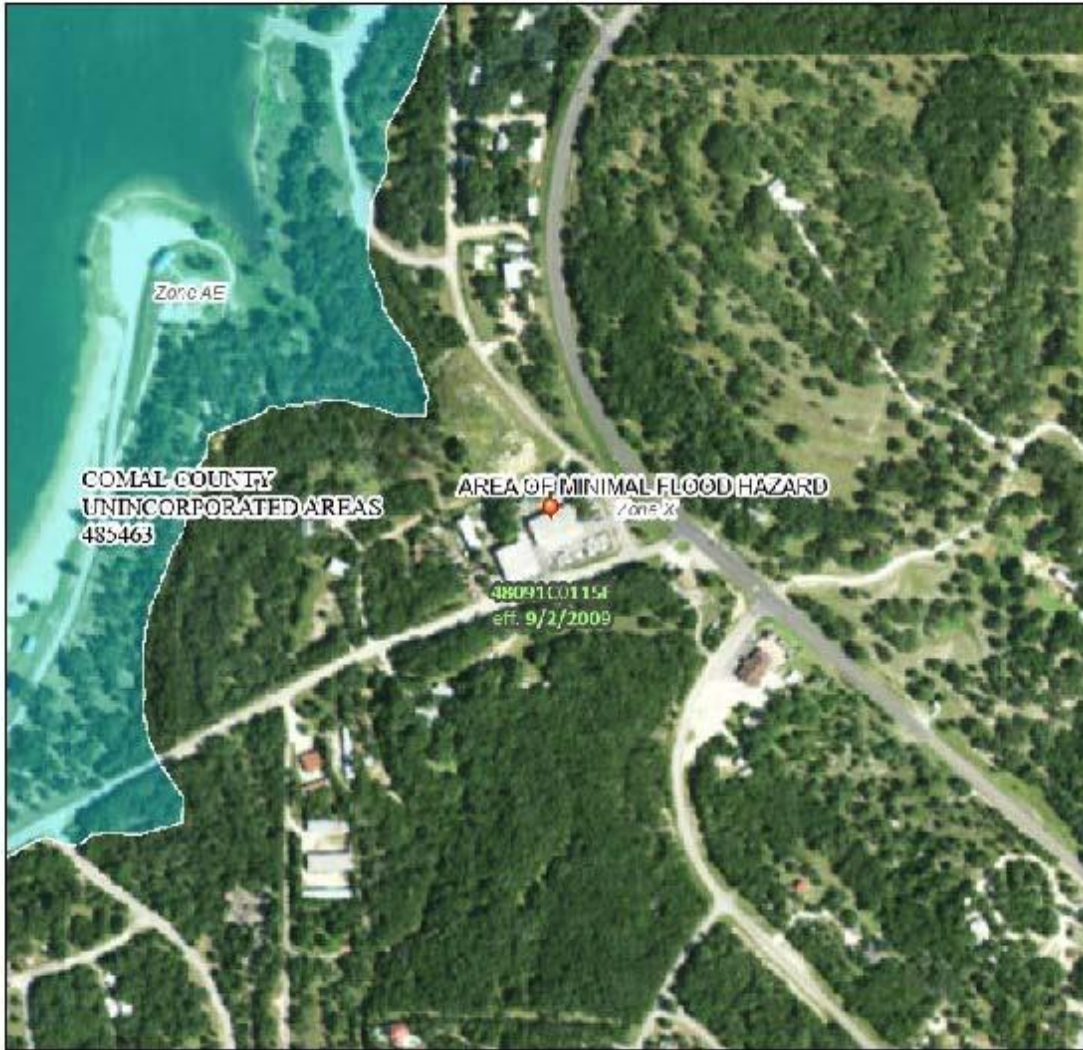


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National Flood Hazard Layer FIRMette



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Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIS PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone X, AE
 - With BFE or Depth Zone X, C, D, O, AH, VC, AR
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with average areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee, See Note 2, Zone X
 - Area with Flood Risk due to Levee Zone D
 - OTHER AREAS**
 - Area of Minimal Road Hazard Zone X
 - Effective 10 MRA
 - Area of Unincorporated Road Hazard Zone D
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Roadwall
 - OTHER FEATURES**
 - Cross Sections with 1% Annual Chance
 - Water Surface Elevation
 - Casual Trespass
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Casual Trespass Boundary
 - Profile Boundary
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate pin selected by the user and does not represent an exclusive property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not as described below. The base map shall comply with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 11/17/2025 at 2:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unincorporated areas cannot be used for regulatory purposes.

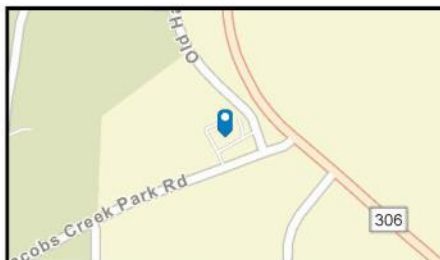
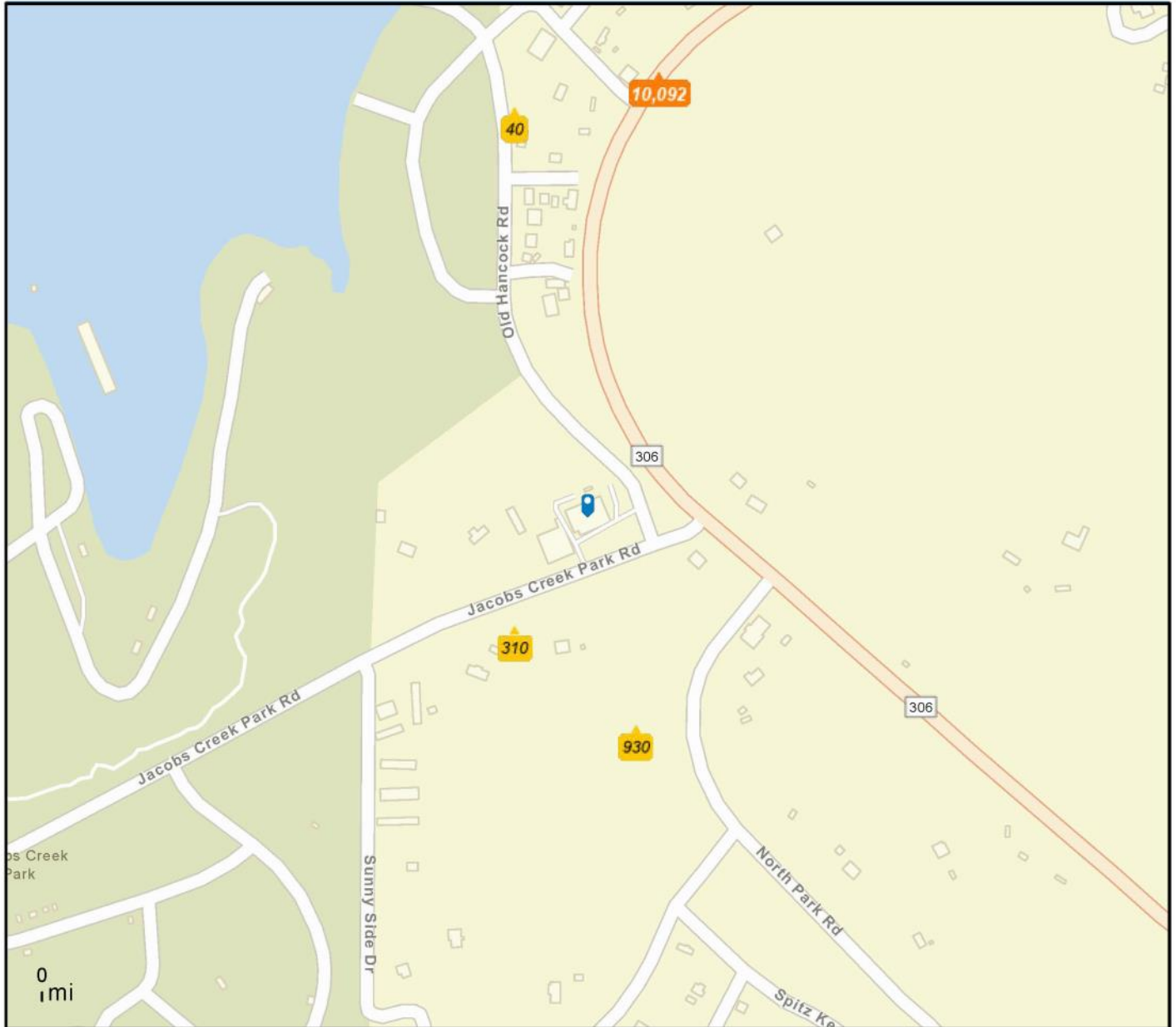
Basemap Imagery Source: USGS National Map 2023



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151 Old Hancock Rd, Canyon Lake, Texas, 78133
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.88953
Longitude: -98.21146



- 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	2,603	17,320	34,386
2020 Population	4,516	27,095	49,894
2023 Population	5,257	32,217	56,040
2028 Population	5,776	36,959	62,256
2010-2020 Annual Rate	5.66%	4.58%	3.79%
2020-2023 Annual Rate	4.79%	5.47%	3.64%
2023-2028 Annual Rate	1.90%	2.78%	2.13%
2023 Male Population	49.8%	49.4%	48.9%
2023 Female Population	50.2%	50.6%	51.1%
2023 Median Age	34.8	35.0	37.6

In the identified area, the current year population is 56,040. In 2020, the Census count in the area was 49,894. The rate of change since 2020 was 3.64% annually. The five-year projection for the population in the area is 62,256 representing a change of 2.13% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 37.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	63.0%	65.8%	66.8%
2023 Black Alone	3.0%	3.0%	2.5%
2023 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%
2023 Asian Alone	1.4%	1.6%	1.4%
2023 Pacific Islander Alone	0.4%	0.2%	0.2%
2023 Other Race	9.5%	9.4%	9.3%
2023 Two or More Races	21.9%	19.2%	18.9%
2023 Hispanic Origin (Any Race)	41.7%	37.7%	36.1%

Persons of Hispanic origin represent 36.1% of the population in the identified area compared to 19.4% 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 73.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	112	91	94
2010 Households	885	5,999	13,062
2020 Households	1,530	10,014	19,162
2023 Households	1,814	12,031	21,608
2028 Households	2,015	13,927	24,212
2010-2020 Annual Rate	5.63%	5.26%	3.91%
2020-2023 Annual Rate	5.38%	5.81%	3.77%
2023-2028 Annual Rate	2.12%	2.97%	2.30%
2023 Average Household Size	2.90	2.66	2.57

The household count in this area has changed from 19,162 in 2020 to 21,608 in the current year, a change of 3.77% annually. The five-year projection of households is 24,212, a change of 2.30% annually from the current year total. Average household size is currently 2.57, compared to 2.57 in the year 2020. The number of families in the current year is 14,721 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2023 Percent of Income for Mortgage	16.5%	19.1%	21.2%
Median Household Income			
2023 Median Household Income	\$89,491	\$80,925	\$78,785
2028 Median Household Income	\$99,190	\$86,181	\$86,740
2023-2028 Annual Rate	2.08%	1.27%	1.94%
Average Household Income			
2023 Average Household Income	\$115,986	\$105,692	\$105,905
2028 Average Household Income	\$127,887	\$117,675	\$120,361
2023-2028 Annual Rate	1.97%	2.17%	2.59%
Per Capita Income			
2023 Per Capita Income	\$38,430	\$39,599	\$40,832
2028 Per Capita Income	\$42,855	\$44,511	\$46,899
2023-2028 Annual Rate	2.20%	2.37%	2.81%
GINI Index			
2023 Gini Index	34.7	36.4	37.5

Households by Income

Current median household income is \$78,785 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$86,740 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$105,905 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$120,361 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$40,832 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$46,899 in five years, compared to \$47,525 for all U.S. households

Housing

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2023 Housing Affordability Index	136	116	106
2010 Total Housing Units	1,018	6,559	14,759
2010 Owner Occupied Housing Units	689	4,101	8,606
2010 Renter Occupied Housing Units	194	1,898	4,457
2010 Vacant Housing Units	133	560	1,697
2020 Total Housing Units	1,680	10,799	21,566
2020 Vacant Housing Units	150	785	2,404
2023 Total Housing Units	1,999	13,019	24,201
2023 Owner Occupied Housing Units	1,485	7,980	15,098
2023 Renter Occupied Housing Units	329	4,051	6,510
2023 Vacant Housing Units	185	988	2,593
2028 Total Housing Units	2,192	15,182	27,114
2028 Owner Occupied Housing Units	1,535	9,356	16,582
2028 Renter Occupied Housing Units	480	4,570	7,630
2028 Vacant Housing Units	177	1,255	2,902

Socioeconomic Status Index

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2023 Socioeconomic Status Index	54.3	49.1	52.5

Currently, 62.4% of the 24,201 housing units in the area are owner occupied; 26.9%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 21,566 housing units in the area and 11.1% vacant housing units. The annual rate of change in housing units since 2020 is 3.61%. Median home value in the area is \$278,108, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.25% annually to \$310,852.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.