

1642 FM 2673 #10 | CANYON LAKE, TX 78133



\$20/SQ FT/YR (+NNN) | 1,500 SQ FT

Formally H&R Block, this 1,500 SQ FT commercial retail/office space is situated in the end cap of the Old Thyme Plaza business strip center. The location is conveniently situated at the busy intersection at FM 2673 & River Rd. Tenants can take advantage of the local tourism to the popular Canyon Lake Dam, Guadalupe River (aka The Horseshoe) for tubing, fishing, and other aquatic activities. Building and road signage is also available for tenants to maximize their marketing/advertising exposure. The strip center includes handicap ramp and parking spaces.



Prices & statuses subject to change without prior notice.

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EDWARDS
COMMERCIAL
REAL ESTATE

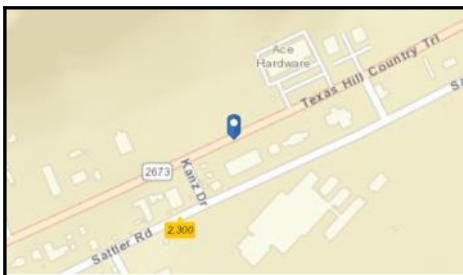
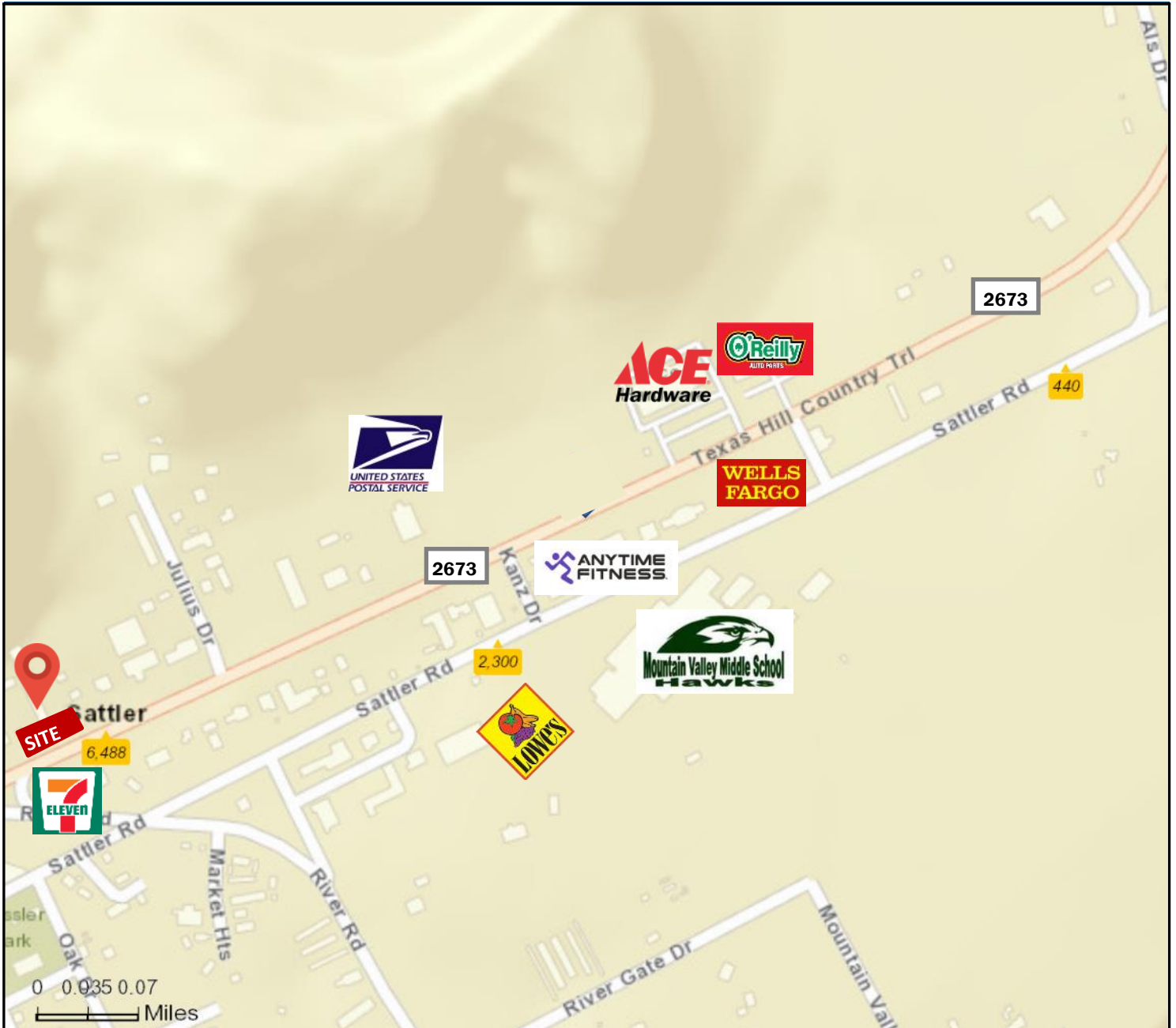
JESSICA NEAL

Broker Associate/REALTOR®
Cell: 210-710-5308
Office: 830-620-7653
jessicaneal17@gmail.com



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RINGS SHOWN ON MAP: 1 MILE RADII



- 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			
2000 Population	529	1,874	4,419
2010 Population	552	2,134	6,213
2017 Population	655	2,537	8,225
2022 Population	746	2,943	10,047
2000-2010 Annual Rate	0.43%	1.31%	3.47%
2010-2017 Annual Rate	2.39%	2.41%	3.95%
2017-2022 Annual Rate	2.64%	3.01%	4.08%
2017 Male Population	51.0%	50.5%	50.1%
2017 Female Population	49.0%	49.5%	49.9%
2017 Median Age	53.4	53.6	52.0

In the identified area, the current year population is 8,225. In 2010, the Census count in the area was 6,213. The rate of change since 2010 was 3.95% annually. The five-year projection for the population in the area is 10,047 representing a change of 4.08% annually from 2017 to 2022. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 53.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	91.0%	91.6%	93.2%
2017 Black Alone	0.5%	0.7%	1.0%
2017 American Indian/Alaska Native Alone	1.1%	0.9%	0.5%
2017 Asian Alone	0.6%	0.7%	0.7%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	4.4%	3.8%	2.4%
2017 Two or More Races	2.4%	2.4%	2.2%
2017 Hispanic Origin (Any Race)	13.9%	13.2%	12.4%

Persons of Hispanic origin represent 12.4% of the population in the identified area compared to 18.1% 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 31.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	240	756	1,742
2010 Households	260	908	2,523
2017 Total Households	306	1,067	3,284
2022 Total Households	348	1,233	3,975
2000-2010 Annual Rate	0.80%	1.85%	3.77%
2010-2017 Annual Rate	2.27%	2.25%	3.70%
2017-2022 Annual Rate	2.61%	2.93%	3.89%
2017 Average Household Size	2.12	2.37	2.50

The household count in this area has changed from 2,523 in 2010 to 3,284 in the current year, a change of 3.70% annually. The five-year projection of households is 3,975, a change of 3.89% annually from the current year total. Average household size is currently 2.50, compared to 2.46 in the year 2010. The number of families in the current year is 2,476 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
Median Household Income			
2017 Median Household Income	\$57,102	\$64,122	\$82,983
2022 Median Household Income	\$64,679	\$75,585	\$91,464
2017-2022 Annual Rate	2.52%	3.34%	1.97%
Average Household Income			
2017 Average Household Income	\$80,352	\$92,580	\$116,254
2022 Average Household Income	\$93,699	\$106,974	\$129,815
2017-2022 Annual Rate	3.12%	2.93%	2.23%
Per Capita Income			
2017 Per Capita Income	\$36,375	\$40,130	\$46,684
2022 Per Capita Income	\$42,302	\$46,144	\$51,628
2017-2022 Annual Rate	3.07%	2.83%	2.03%

Households by Income

Current median household income is \$82,983 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$91,464 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$116,254 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$129,815 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$46,684 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$51,628 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	328	979	2,199
2000 Owner Occupied Housing Units	194	613	1,522
2000 Renter Occupied Housing Units	46	143	220
2000 Vacant Housing Units	88	223	457
2010 Total Housing Units	364	1,271	3,249
2010 Owner Occupied Housing Units	202	726	2,168
2010 Renter Occupied Housing Units	58	182	355
2010 Vacant Housing Units	104	363	726
2017 Total Housing Units	451	1,468	4,049
2017 Owner Occupied Housing Units	228	828	2,784
2017 Renter Occupied Housing Units	78	239	500
2017 Vacant Housing Units	145	401	765
2022 Total Housing Units	507	1,684	4,870
2022 Owner Occupied Housing Units	262	967	3,362
2022 Renter Occupied Housing Units	86	267	613
2022 Vacant Housing Units	159	451	895

Currently, 68.8% of the 4,049 housing units in the area are owner occupied; 12.3%, renter occupied; and 18.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 3,249 housing units in the area - 66.7% owner occupied, 10.9% renter occupied, and 22.3% vacant. The annual rate of change in housing units since 2010 is 10.28%. Median home value in the area is \$316,638, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.16% annually to \$369,973.

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.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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;
- Buy, 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>D. Lee Edwards Realty</u>	<u>467649</u>	<u>leeedwards1109@msn.com</u>	<u>830-620-7653</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>D. Lee Edwards Realty</u>	<u>467649</u>	<u>leeedwards1109@msn.com</u>	<u>830-620-7653</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Aja Edwards</u>	<u>513537</u>	<u>admin@dleedwardsrealty.com</u>	<u>830-620-7653</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Jessica Neal</u>	<u>664402</u>	<u>jessicajneal17@gmail.com</u>	<u>210-710-5308</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date