

16415 S Access Road

CANYON LAKE, TX 78133

PRIME HIGH-TRAFFIC
LOCATION

FLEXIBLE COMMERCIAL
INFRASTRUCTURE

AMPLE ROAD FRONTAGE &
UTILITIES

\$1,325,000

Dam Red Barn

FOR SALE

KYLE RITTER

REALTOR®

(830) 998-4412

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RICHMOND FRASIER

BROKER, PARTNER

(830) 308-7131

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OVERVIEW



Located in one of Canyon Lake's highest traffic areas, this 4.16-acre commercial property off South Access Road offers excellent visibility and year-round exposure.

Just minutes from Canyon Lake Dam, the Guadalupe River, and popular RV parks, it's also across from Hidden Valley Sports Park and along a main school route—ensuring steady local and tourist traffic.

Improvements include a 1,779 sq ft building with office, kitchen, and showroom, plus multiple outbuildings: a 2,700 sq ft metal shop, workshops, and detached office space.

With 550 ft of road frontage, well/septic in place, and public utilities available, this prime location is ready for your business venture.

LISTING DETAILS



COMAL

COUNTY

174,552

POPULATION

42

MEDIAN
AGE

MARKETING FACTORS + AREA RESEARCH

CANYON LAKE, TX

Canyon Lake, Texas, is a fast-growing Hill Country destination known for its scenic beauty, outdoor recreation, and strong year-round tourism.

With steady traffic from visitors heading to the lake, Guadalupe River, and nearby RV parks, plus a growing full-time population, the area offers high visibility and demand for commercial services.

Its central location between Austin and San Antonio, combined with limited commercial competition, makes Canyon Lake a prime spot for new businesses and investment opportunities.

AERIAL



GALLERY



MEET YOUR AGENT

KYLE RITTER

REALTOR®

☎ (830) 998-4412

✉ kyle.ritter@legacybrokergroup.com

🌐 www.legacybrokergroup.com



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.

LEGACY BROKER GROUP

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MEET YOUR AGENT

RICHMOND FRASIER

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As a fourth generation Texas hill country rancher with roots that trace back to 1885 in the Double Horn community of Burnet county; Legacy Broker Group's Partner and Broker, and Marble Falls native; Richmond Frasier, understands the connection between land and legacy.

Licensed in Texas, Colorado, New Mexico, and Oklahoma; Richmond's energy, enthusiasm for problem solving, and entrepreneurial insight enables Richmond to empower his clients to forge their own unique paths to land ownership.

From land selection, pricing recommendations and negotiations, to navigating closing logistics; Richmond relishes his role in guiding clients along the paths of their legacy building journeys.

Richmond has held his real estate license since 2006. In 2016, he and his wife and fellow broker, Traci, established what was to become Legacy Broker Group.

Along with his Legacy Broker Group partners, Richmond continues to grow Legacy Broker Group into a cohesive group of expert, service oriented real estate professionals that cover the entire state of Texas with plans to create the same professional communities in Colorado, New Mexico, and Oklahoma.

Richmond is passionate about serving, growing, and leading a statewide family of outstanding service-oriented and client-centered, brokers, agents, and support professionals and brings this same level of energy to serve his clients in helping them to build and transition their own land legacies.



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.

2-10-2025



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.

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. **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;
- 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
<div></div>		<div></div>	
Buyer/Tenant/Seller/Landlord Initials		Date	



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