

1175 FM 2673 #120 | CANYON LAKE, TX 78133



MLS# 564964 | \$650/MONTH (+NNN)

Professional private office or retail space in strip center features 747 sq ft open floor plan, bright florescent lighting, concrete flooring and kitchenette area. Suite comes with 2 shared restrooms and additional storage space. Signage space on awning is available at tenant expense. The strip center is conveniently located across from Mountain Valley Middle School with easy access to FM 2673 and minutes from the popular Canyon Lake. NNN terms are at \$0.42/sq ft/month.



*Prices & statuses subject to change without prior notice.*



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1175 FM 2673 #122 | CANYON LAKE, TX 78133



MLS# 567984 | \$698/MONTH (+NNN)

Professional 577 SQ FT private office space features front waiting area with large window ideal for window signage, bright florescent lighting, and tile flooring. Suite comes with 2 shared restrooms and additional storage space. Signage space on awning is available at tenant expense. The strip center is conveniently located across from Mountain Valley Middle School with easy access to FM 2673 and minutes from the popular Canyon Lake.



*Prices & statuses subject to change without prior notice.*

  
**EDWARDS**  
**COMMERCIAL**  
**REAL ESTATE**

**DAVID OZUNA**

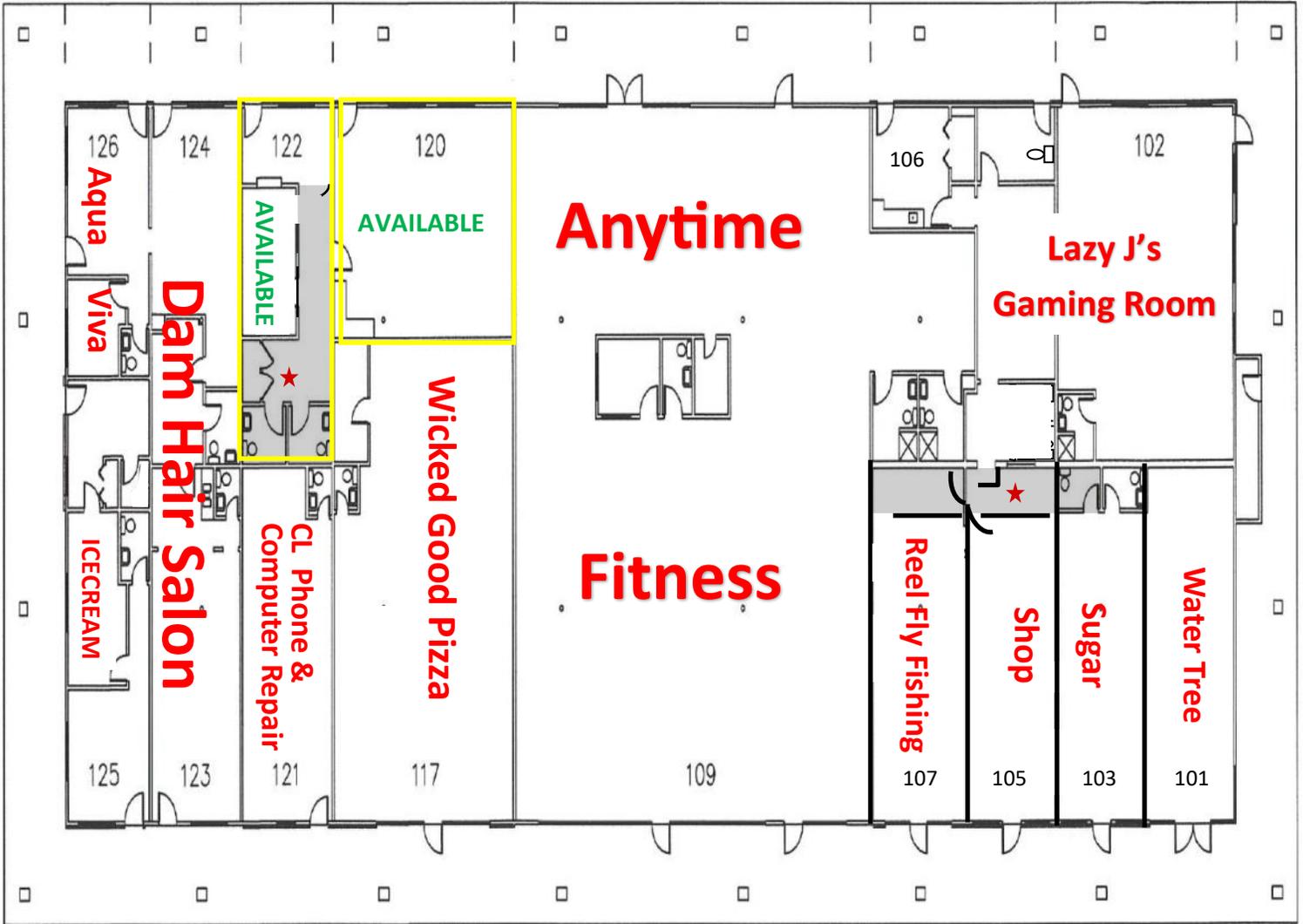
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# SATTLER CENTER FLOOR PLAN



\* Occupancy as of January 27, 2025

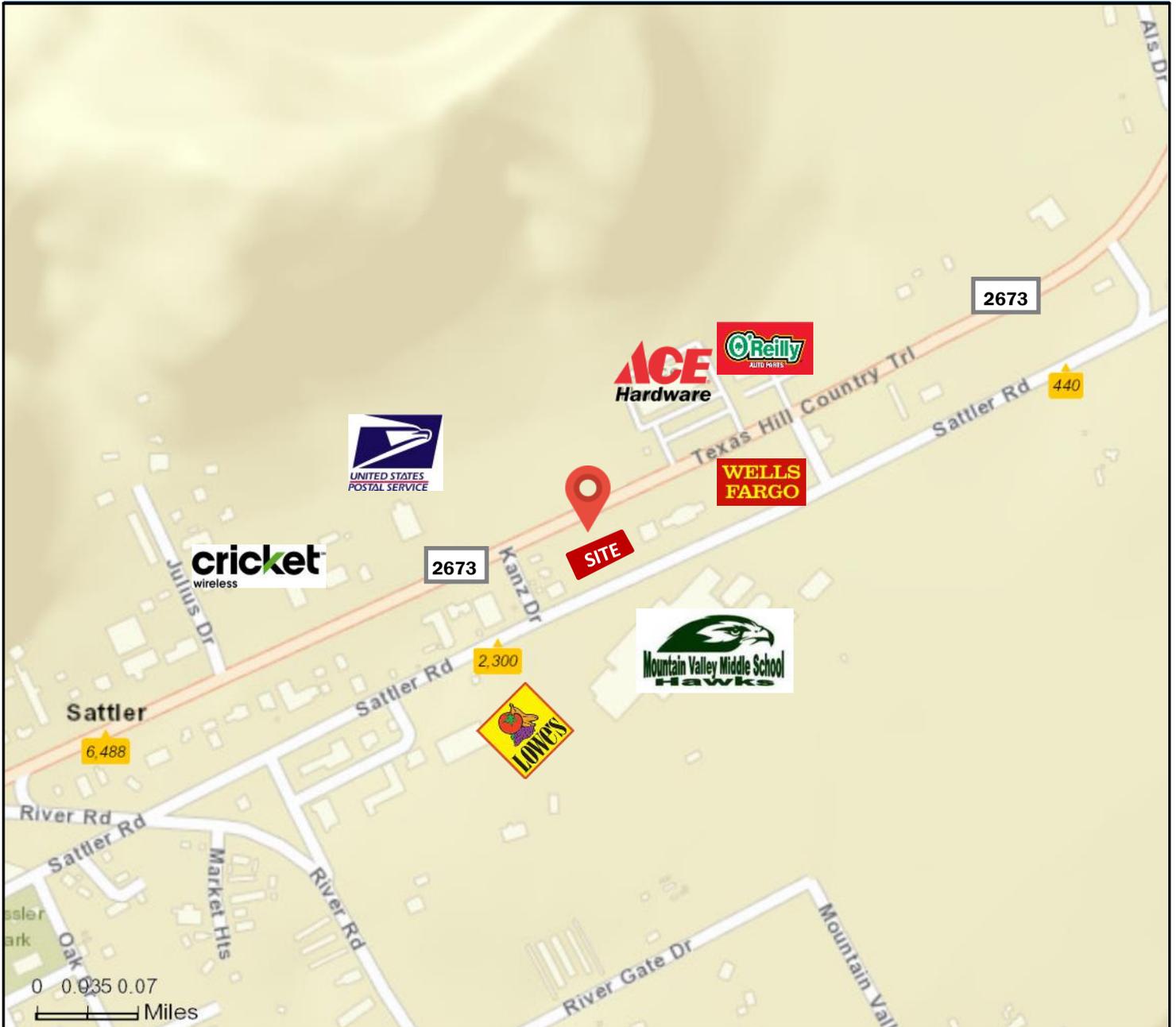
★ Common area bathrooms & hallway





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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





**1175 FM 2673 | CANYON LAKE, TX 78133**

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
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
<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
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%
<b>Per Capita Income</b>			
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.