

COMMERCIAL WAREHOUSE & LAND

180 SPRING MOUNTAIN DRIVE
CANYON LAKE, TEXAS 78133



COMMERCIAL WAREHOUSE & LAND

- 1.58 Acres
- Zoned Commercial - Comal County
 - 8,440 SF (Total Warehouse & Offices)
 - Air: Central Electric, 2 Units
 - Heat: Central Electric, 2 Units

Excellent Development Opportunity

Utilities Available to the Site:

- High Speed Internet
- Private Trash Service
- Telephone

Location:

- From I-35 North turn left onto FM 306. Travel 13.1 miles. Turn right onto Spring Mountain Drive. Drive .1 mile, turn right in 69 feet take a slight left. Property is on the left.



Matt Pierce

BROKER

512.757.6224

Matt@AndersPierce.com



The information contained in this property brief has been obtained by various sources which include personal observations of the property, data from the owner & other responsible sources such as Google Maps. Our best efforts have been utilized to verify & document all outside information; however, Matt Pierce with Anders Pierce Realty a licensed Texas real estate broker, does not assume responsibility for any & all omissions or inaccuracies in this information.

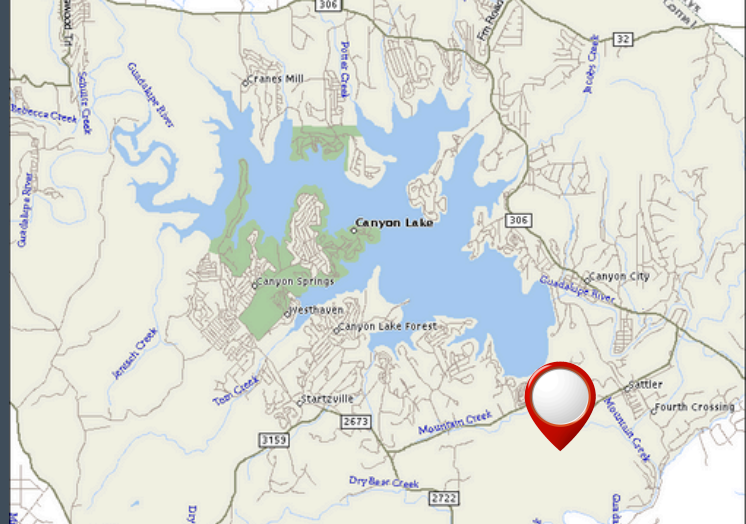
FOR SALE

COMMERCIAL WAREHOUSE

180 SPRING MOUNTAIN DRIVE
CANYON LAKE 78133

- **1.58 Acres**
- **Commercial Zoning**
- **Metal Building**
- **8,440 SF Warehouse / Storage**
- **6 Interior Offices**
- **9 Overhead Doors**
- **11-15 Parking Spaces**

Exceptional commercial property strategically located in the thriving New Braunfels area—ideal for distribution, logistics or industrial operations. Situated on 1.579 acres, this property features an 8,440 SF metal building thoughtfully designed to support both administrative and operational needs.



FOR ILLUSTRATIVE PURPOSES ONLY.



CANYON LAKE BUSINESS DEMOGRAPHICS

Canyon Lake is considered a Large Town with a population of 24,877 and 1,087 businesses. In 2018, 9 businesses were added to the Canyon Lake Chamber of Commerce business directory and 11 businesses were added in 2017.

The economy of Canyon Lake employs 13,757 people and has an unemployment rate of 3.5%. Some of the largest industries in Canyon Lake are professional services (72), restaurants (47) and builders and contractors (40).

180 SPRING MOUNTAIN DRIVE CANYON LAKE 78133 WAREHOUSE



COMMERCIAL OFFICES

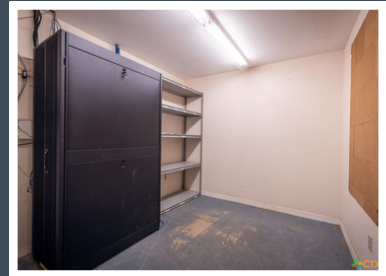
180 SPRING MOUNTAIN DRIVE

CANYON LAKE 78133

Inside, you'll find 6 versatile office spaces perfectly suited for management and support teams, along with 9 high-clearance overhead doors offering seamless access for loading, unloading and warehouse functionality. Outside, the expansive yard space and generous employee parking provide room for fleet operations and future expansion.

The property also includes on-site shipping container storage, adding even more flexibility for inventory and equipment. Whether you're expanding or relocating, this property delivers the infrastructure and location to help your business grow.

INTERIOR OFFICES



Matt Pierce

BROKER

512.757.6224

Matt@AndersPierce.com

