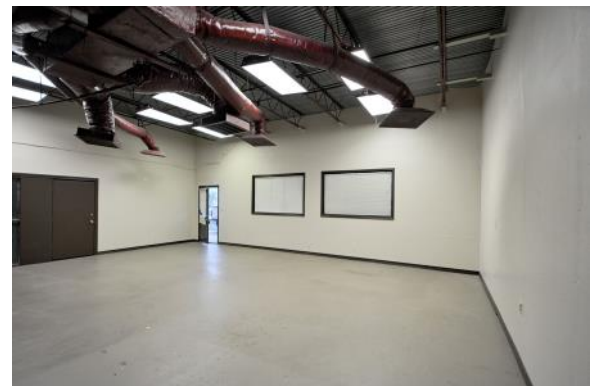


1175 FM 2673 #120 | CANYON LAKE, TX 78133



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

Professional private office or retail space in strip center features 747 sq ft open floor plan, bright fluorescent 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.



DAVID OZUNA

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1175 FM 2673 #126 | CANYON LAKE, TX 78133



MLS# 605688 | \$550/MONTH (+NNN)

Professional private office or retail corner end space in strip center features 436 sq ft floor plan, bright fluorescent lighting, concrete flooring and kitchenette area. Suite comes with 1 restroom and one private office 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.



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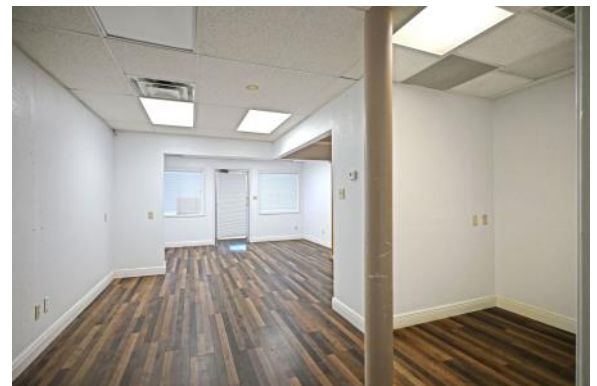
davidozunacre@gmail.com

1175 FM 2673 #103 & 105 | CANYON LAKE, TX 78133



MLS# 605686 | \$1,350/MONTH (+NNN)

Spacious retail space in strip center with front waiting area has exceptional views of the Texas Hill Country. Front storefront area comes with one private bathroom, a shared bathroom, sink area, & plenty of store front windows. Signage space on awning is available at tenant expense. This spot is conveniently located across from Mountain Valley Middle School with has easy access to FM 2673 & the popular Canyon Lake.



Prices & statuses subject to change without prior notice.


**EDWARDS
COMMERCIAL
REAL ESTATE**

DAVID OZUNA

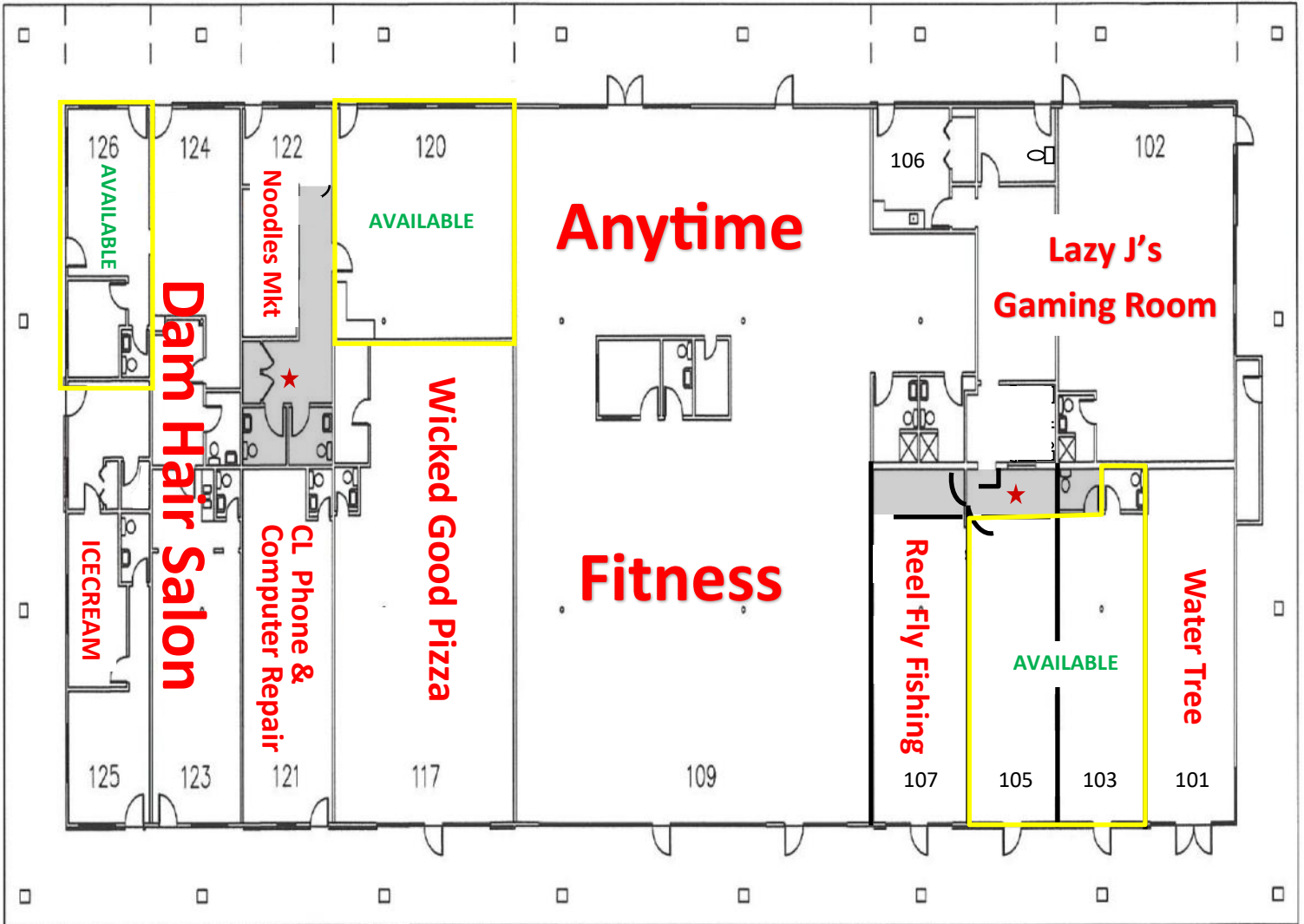
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SATTLER CENTER FLOOR PLAN



* Occupancy as of January 27, 2025

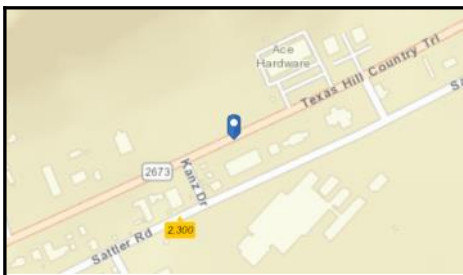
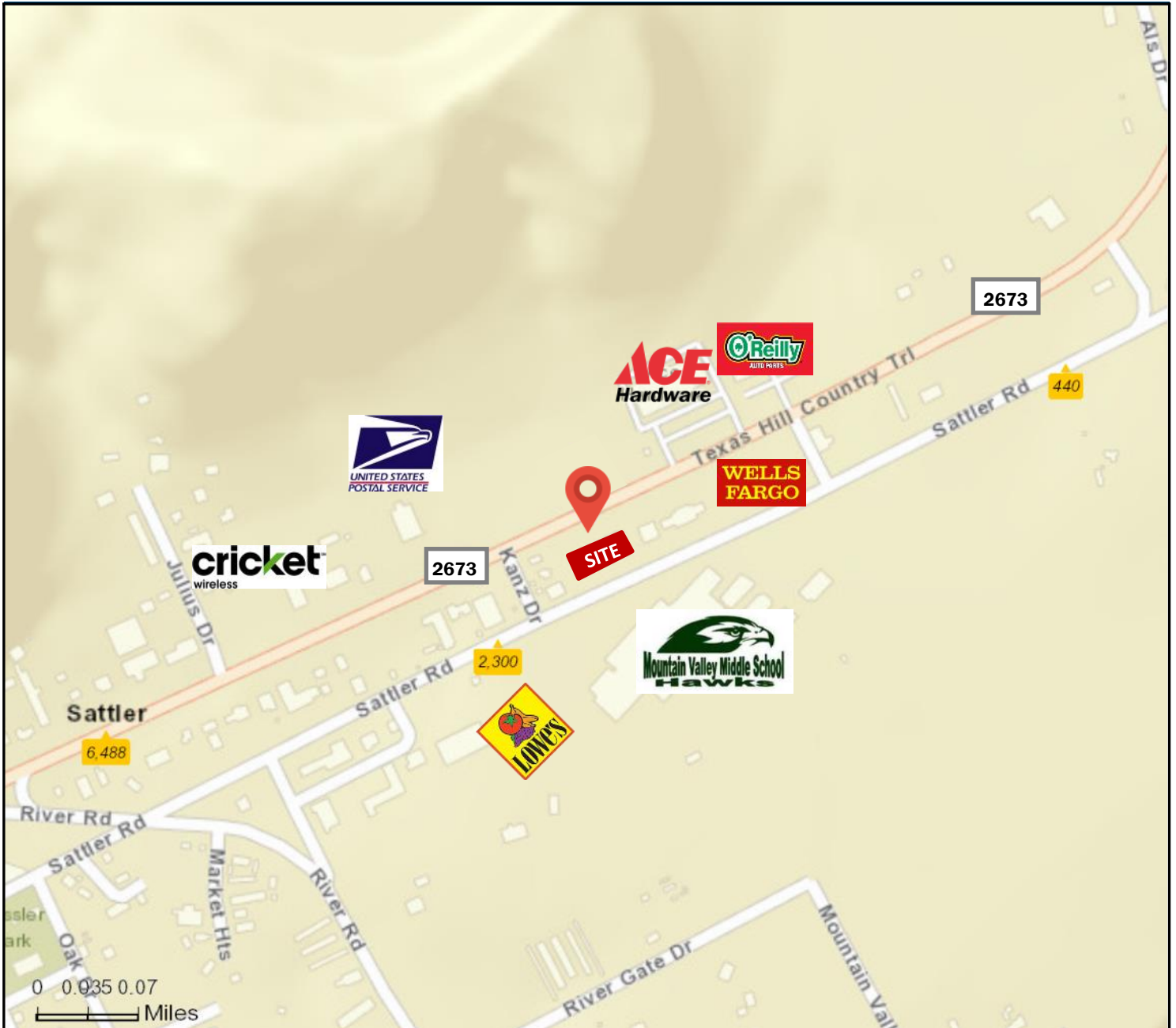
★ Common area bathrooms & hallway





1175 FM 2673 | CANYON LAKE, TX 78133

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
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.