

FOR SALE

±5.33 ACRES

TBD FM 306

CANYON LAKE, TEXAS 78133

\$895,500



FOR MORE
INFORMATION
PLEASE CONTACT

ANTHONY MOORE
210.639.2200
amoore@cbcalamo.com

 COLDWELL BANKER
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All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

SALE

TBD FM 306,
Canyon Lake, Texas, 78133



Sale Price:	\$895,500
Building Size:	±6,000SQFT
Lot Size:	±5.33 Acres
Zoning:	OCL

PROPERTY OVERVIEW:

An exceptional opportunity to own 5.33 acres of land featuring a 6,000 SF metal building with direct FM 306 frontage. This versatile property is ideally located near Canyon Lake, surrounded by high-end neighborhoods and new residential developments, offering outstanding visibility and growth potential.

This site is well-suited for a variety of commercial, retail, or mixed-use projects. Its strategic location provides easy access to major thoroughfares and strong traffic exposure along one of the area's busiest corridors.

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PROPERTY HIGHLIGHTS:

- Outside Flood Plan
- Building: 6,000 sqft Metal Building
- 560 LF of FM 306 Frontage
- Close proximity to Canyon Lake; including high-end neighborhoods and new residential developments
- Monthly income with Sign Lease



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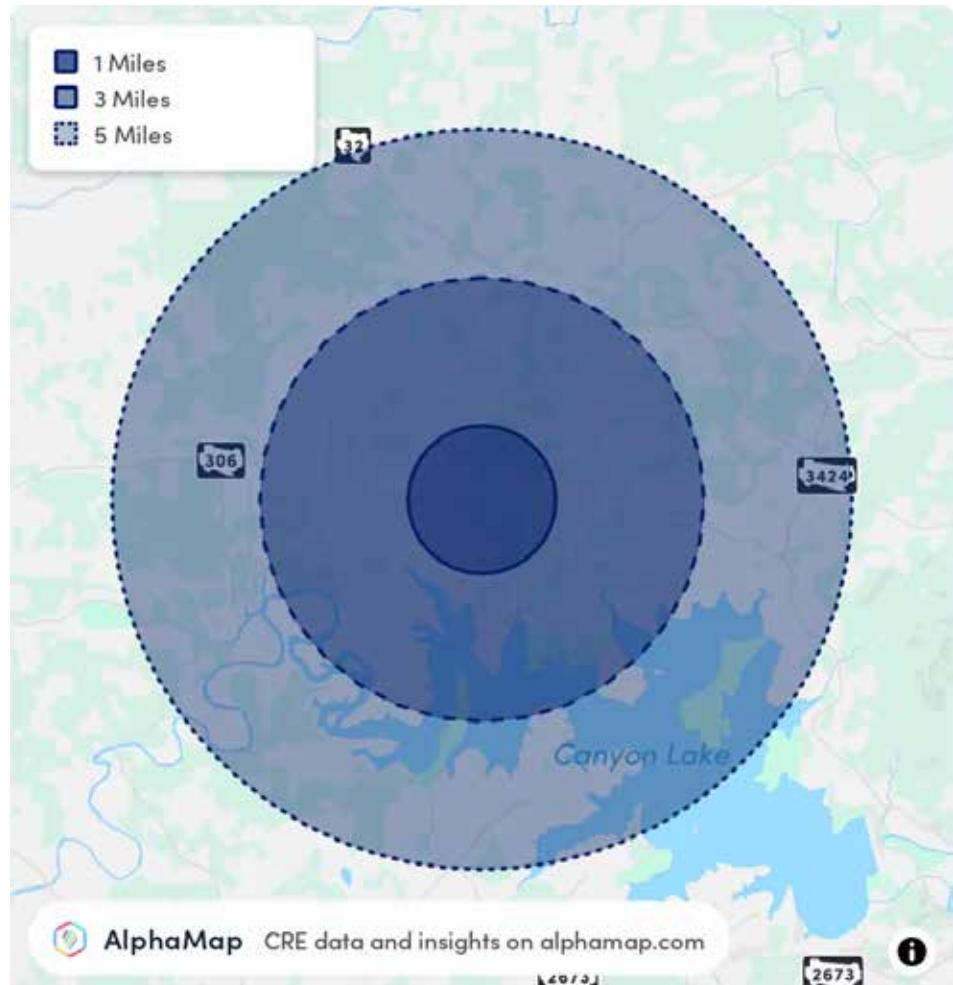
DEMOGRAPHICS

TBD FM 306, Canyon Lake, Texas, 78133

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	958	6,678	18,143
Average Age	50	48	48
Average Age (Male)	49	48	47
Average Age (Female)	50	49	48

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	418	2,855	7,729
Persons per HH	2.3	2.3	2.3
Average HH Income	\$109,179	\$110,218	\$103,623
Average House Value	\$559,096	\$507,499	\$442,665
Per Capita Income	\$47,469	\$47,920	\$45,053

Map and demographics data derived from AlphaMap



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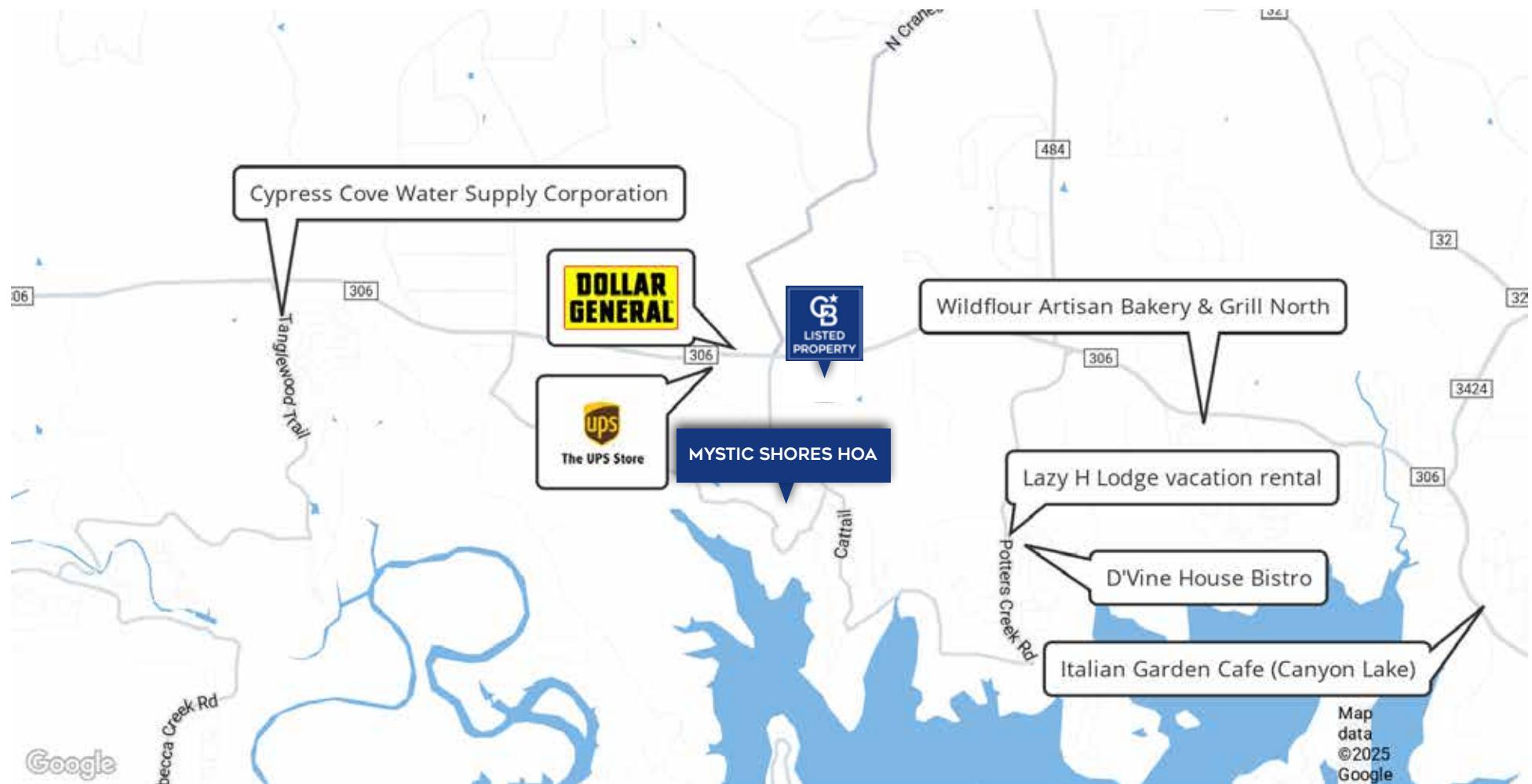
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NEARBY CITIES, RETAIL & POINTS OF INTEREST

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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.



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.

Coldwell Banker Commercial Alamo City	416239	Irispoli@cbharper.com	2104837000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Anthony Moore	777533	amoore@cbcalamo.com	2106392200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date