

MIXED USE FOR SALE

CHOKY CANYON LODGE

141 JEFF STREET, THREE RIVERS, TX 78071



FOR SALE

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

CHOKE CANYON LODGE

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Property Summary

Price:	\$2,125,000
Building SF:	8554
Price / SF:	
Available SF:	8554
Lot Size:	3.79 Acres
Frontage:	829
Parking:	20 Covered, 24 Not covered, RV Spaces, No hookups
Year Built:	2007

Property Overview

Choke Canyon Lodge – Short + Long - term Rental Opportunities at South Texas' Premier Fishing Destination
Located near the renowned waters of Choke Canyon Reservoir, Choke Canyon Lodge offers a unique opportunity to enjoy a piece of one of South Texas' most sought-after outdoor destinations. Visitors can choose from well-appointed condominiums designed for comfort and convenience, or enjoy the charm and hospitality of the full-service lodge experience.

The property caters to anglers, outdoor enthusiasts, and families looking for a relaxing getaway with direct access to world-class bass fishing, boating, and wildlife. Condo Rentals provides a private retreat with low-maintenance living, while the lodge offers amenities and accommodations ideal for extended stays, group trips, and corporate retreats.

Location Overview

The Setting

Choke Canyon Lodge sits in the classic South Texas brush country—big skies, mesquite, wide-open ranchland, and a strong outdoor recreation culture built around Choke Canyon Reservoir and the surrounding public lands. The area is known for fishing, boating, birding, hunting season traffic, and weekend escapes.

Three Rivers, TX: The Service Town

Three Rivers is the closest “daily needs” community and the primary gateway to Choke Canyon. It’s located at the intersection of US 281 and SH 72, and its name comes from being near the junctions of the Atascosa, Frio, and Nueces Rivers.

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PROPERTY PHOTOS

141 JEFF STREET | THREE RIVERS, TX 78071



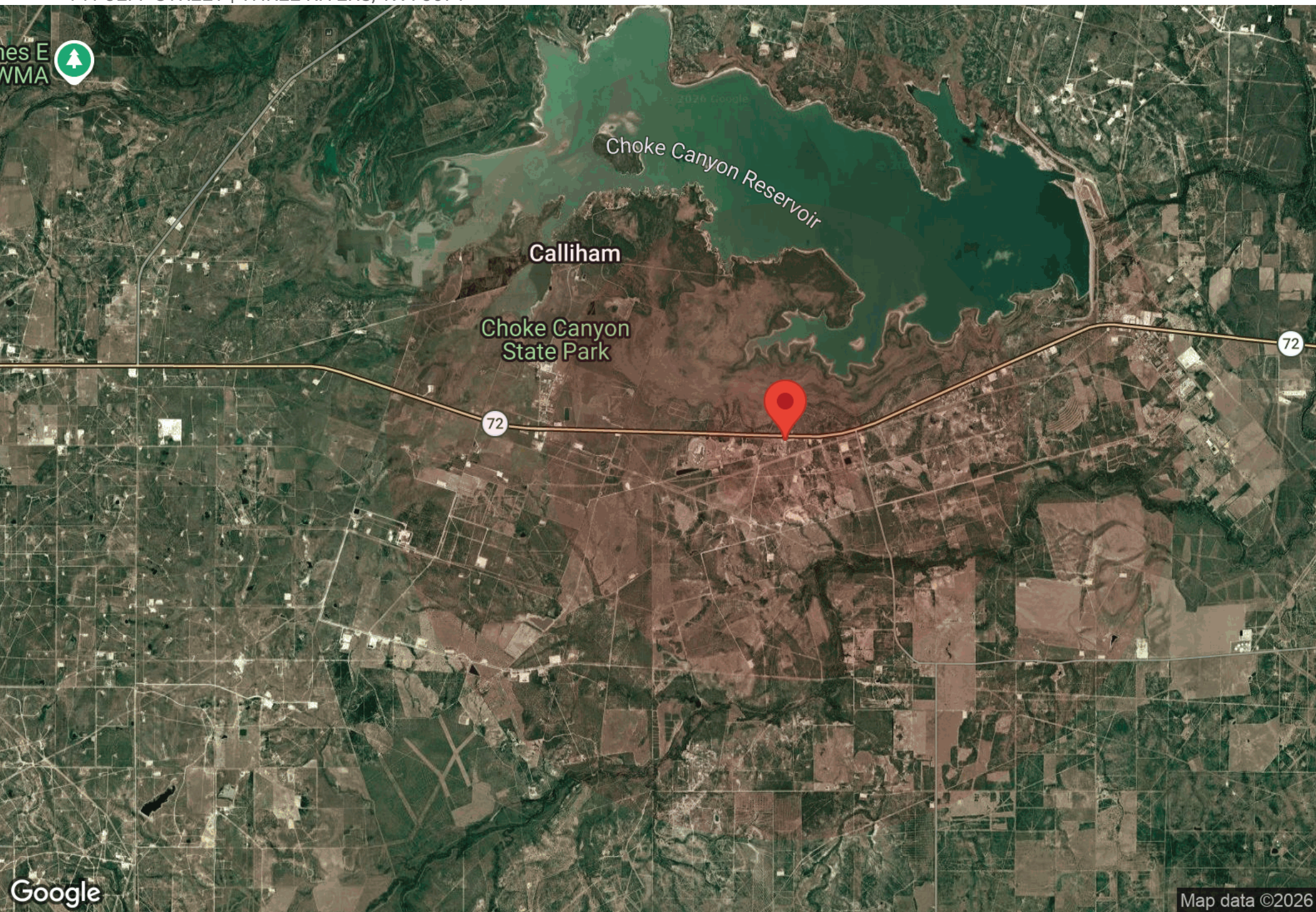
PROPERTY PHOTOS

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BUSINESS MAP

141 JEFF STREET | THREE RIVERS, TX 78071



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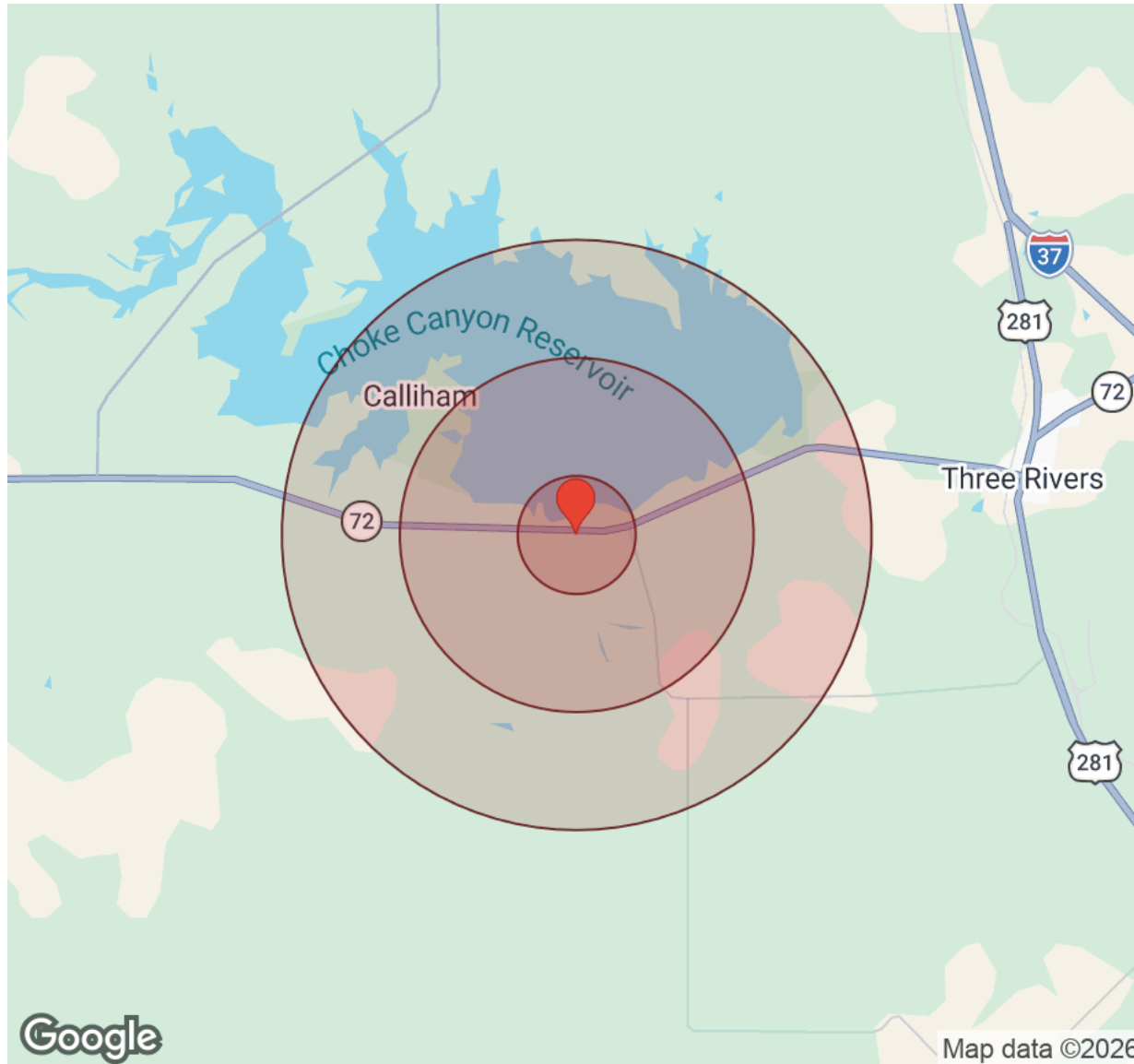
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Google

Map data ©2026

DEMOGRAPHICS

141 JEFF STREET | THREE RIVERS, TX 78071



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,420	1,558	1,803
Female	191	252	321
Total Population	1,611	1,810	2,124

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	349	438	541
Black	187	198	225
Am In/AK Nat	3	4	4
Hawaiian	N/A	N/A	1
Hispanic	1,059	1,154	1,332
Asian	1	2	3
Multiracial	6	8	10
Other	6	6	7

Housing	1 Mile	3 Miles	5 Miles
Total Units	197	294	384
Occupied	137	189	245
Owner Occupied	114	151	193
Renter Occupied	23	38	52
Vacant	59	106	139

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	68	97	126
Ages 15 - 24	168	191	226
Ages 25 - 54	1,191	1,289	1,478
Ages 55 - 64	93	113	138
Ages 65+	90	123	157

Income	1 Mile	3 Miles	5 Miles
Median	\$160,869	\$128,958	\$94,432
Under \$15k	N/A	4	9
\$15k - \$25k	12	17	25
\$25k - \$35k	N/A	7	13
\$35k - \$50k	16	24	32
\$50k - \$75k	1	8	14
\$75k - \$100k	24	32	40
\$100k - \$150k	12	13	17
\$150k - \$200k	19	24	28
Over \$200k	54	59	69

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Phyllis Browning Company	400203	realty@phyllisbrowning.com	(210) 824-7878
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michelle Ellis	612745	broker@phyllisbrowning.com	(210) 824-7878
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jo Ann Gonzales	532414	jgonzales@phyllisbrowning.com	(210) 408-2500
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Nick Anthony	747113	nickanthony@phyllisbrowning.com	(210) 849-9283
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

DISCLAIMER

141 JEFF STREET

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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