

7.4 ACRES IN CANYON LAKE, TEXAS

FM 306 & N CRANES MILL RD., CANYON LAKE, TX 78133



LAND FOR SALE

For More Information:

MICHAEL LYNCH, MCR

Broker Associate & Development
O: 210.817.3033 | C: 407.595.6636
mlynch@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

FOR SALE • 7.4 ACRES IN CANYON LAKE, TEXAS

FM 306 & N Cranes Mill Rd., Canyon Lake, TX 78133

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisquity.com

Executive Summary



OFFERING SUMMARY

Sale Price: \$668,517

Lot Size: 7.44 Acres

Price / SF: \$2.06

PROPERTY OVERVIEW

Located at FM 306 & N Cranes Mill Rd. in Canyon Lake, Texas. This property lies in the fast growing community of Canyon Lake, Texas. This 7.441 acre property has excellent visibility.

PROPERTY HIGHLIGHTS

- Elevated property with great visibility.
- Fast growing area.

For More Information: **MICHAEL LYNCH, MCR**

Broker Associate & Development
O: 210.817.3033 | C: 407.595.6636
mlynch@davisquity.com

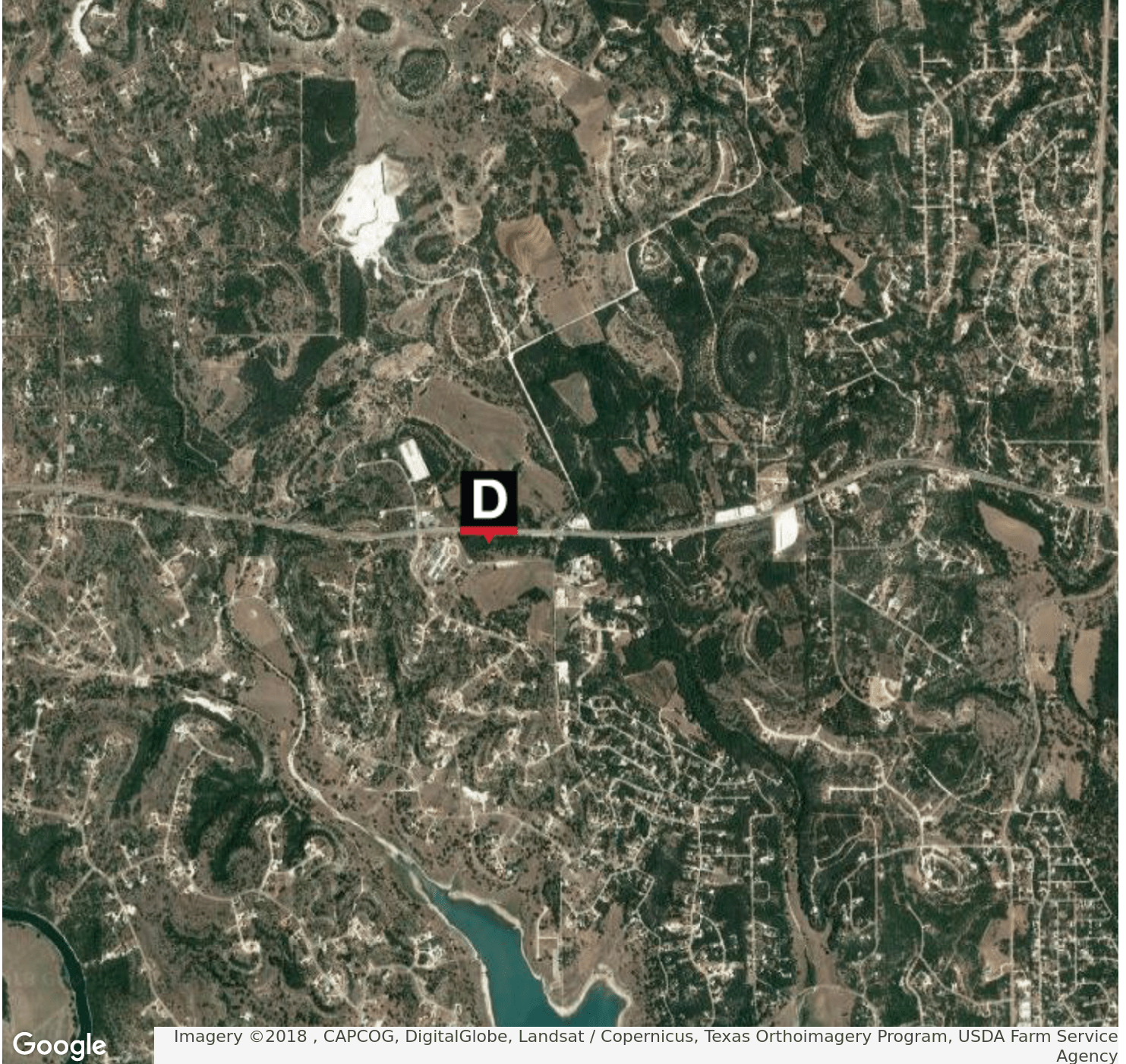
FOR SALE • 7.4 ACRES IN CANYON LAKE, TEXAS

FM 306 & N Cranes Mill Rd., Canyon Lake, TX 78133

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

Retailer Map



Google

Imagery ©2018 , CAPCOG, DigitalGlobe, Landsat / Copernicus, Texas Orthoimagery Program, USDA Farm Service Agency

For More Information: **MICHAEL LYNCH, MCR**

Broker Associate & Development
O: 210.817.3033 | C: 407.595.6636
mlynch@davisequity.com

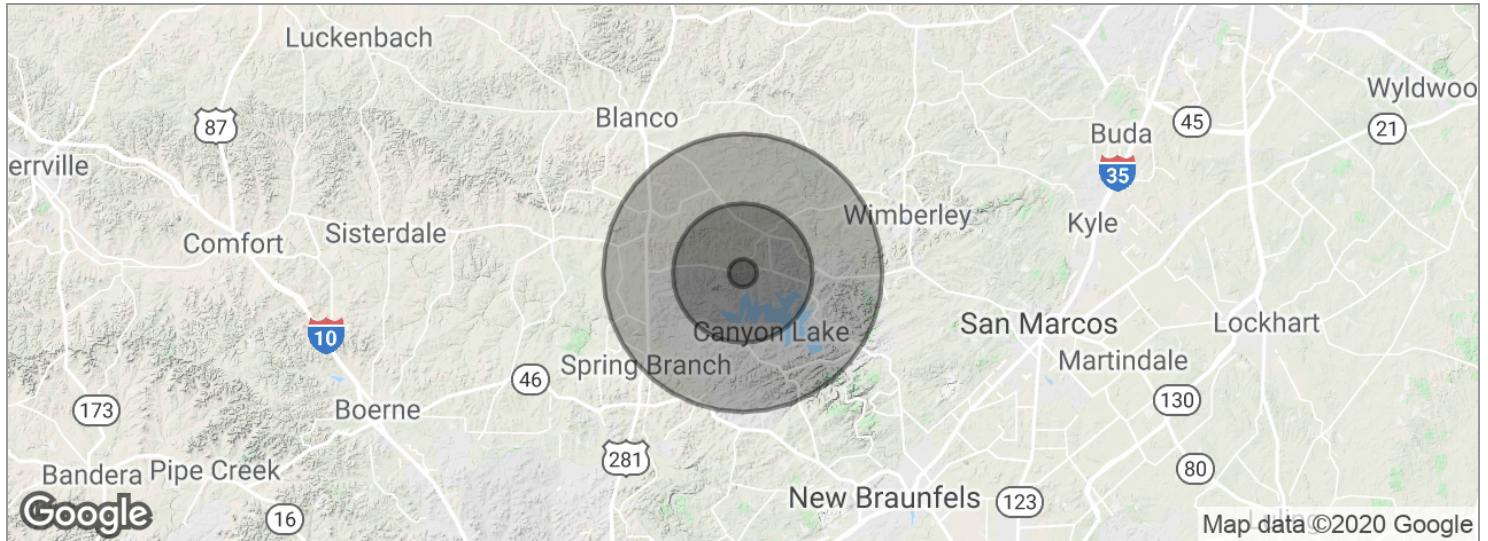
FOR SALE • 7.4 ACRES IN CANYON LAKE, TEXAS

FM 306 & N Cranes Mill Rd., Canyon Lake, TX 78133

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisquity.com

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	308	9,016	29,373
Median age	42.4	45.6	46.6
Median age (Male)	40.6	45.0	46.0
Median age (Female)	43.8	46.1	46.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	115	3,646	12,112
# of persons per HH	2.7	2.5	2.4
Average HH income	\$73,173	\$70,195	\$77,729
Average house value	\$197,440	\$194,458	\$250,258

* Demographic data derived from 2010 US Census

For More Information: **MICHAEL LYNCH, MCR**

Broker Associate & Development
O: 210.817.3033 | C: 407.595.6636
mlynch@davisquity.com

FOR SALE • 7.4 ACRES IN CANYON LAKE, TEXAS

FM 306 & N Cranes Mill Rd., Canyon Lake, TX 78133

Company Disclosure Statement

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

This information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Davis Equity Realty and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

For More Information:
MICHAEL LYNCH, MCR

Broker Associate & Development
O: 210.817.3033 | C: 407.595.6636
mlynch@davisequity.com

