

\$1,150,000 - 1151 Fawn Valley Drive, Canyon Lake

MLS® #600093

\$1,150,000

0 Bedroom, 0.00 Bathroom, 4,412 sqft
Farm on 20.58 Acres

N/A, Canyon Lake, Texas

Positioned in one of the fastest-growing lake communities in the Hill Country, this unique property offers an exceptional investment opportunity with immediate income and significant long-term upside. Spanning 20.58 unrestricted acres, this versatile property delivers a rare combination of natural beauty, development flexibility, and strong cash-flow potential. Potters Creek lines the entire southern border, creating a private and scenic natural boundary, while a well-fed pond welcomes you at the entrance. The included half-acre lot in Rocky Creek Ranch directly adjoins the main acreage. It provides a valuable 2" water line from Texas Water Company—an infrastructure advantage that enhances future expansion or redevelopment options. With the ability to subdivide into smaller tracts or extend the existing improvements, the land itself is the foundation for endless investment possibilities.

Currently operating as a mobile home park with long- and short-term rentals, this property offers turnkey cash flow from day one. Well-maintained improvements include a double-wide, six single-wide homes, a 240 sq ft rental cabin, and another 240 sq ft unit nearly complete—all in excellent condition, generating solid rental demand. Additional amenities include a 20'—60' equipment building, 12'—20' building, 10'—20' carport with storage, and nine 200-amp meter loops for future growth.



Fencing on three sides, well-maintained grounds, and lake views from the top of the two-story home all add to the property's appeal. Located in Canyon Lake "one of Texas' top recreational areas" this site draws steady tourists, renters, and residents seeking lake and Hill Country amenities. High rental demand and easy access to San Antonio and New Braunfels make this a prime investment market.

Contact for additional details or to schedule a tour. *Rental units are currently occupied; please do not disturb tenants*

Built in 1986

Essential Information

MLS® #	600093
Price	\$1,150,000
Bathrooms	0.00
Square Footage	4,412
Acres	20.58
Year Built	1986
Type	Farm
Sub-Type	Mobile Home
Style	Other, Manufactured Home, Mobile Home
Status	Active

Community Information

Address	1151 Fawn Valley Drive
Subdivision	N/A
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Parking Spaces	1
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View Pond, Creek/Stream, Seasonal View

Interior

Interior Carpet, Laminate
Appliances Other, See Remarks
Heating Central, Electric
Cooling Central Air, Electric
Fireplaces Other, See Remarks
of Stories 1
Stories One

Exterior

Exterior Features Storage
Roof Composition, Shingle
Construction Vinyl Siding
Foundation Pillar/Post/Pier

School Information

District Comal ISD

Additional Information

Date Listed December 16th, 2025

Listing Details

Listing Office Keller Williams Realty

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