

\$2,500,000 - 2386 Colleen Dr, Canyon Lake

MLS® #1891036

\$2,500,000

Bedroom, Bathroom, 8,568 sqft
Commercial on 0.90 Acres

N/A, Canyon Lake, TX

Now available: The Lodge at Turkey Cove, Canyon Lake's premier 17-room waterfront lodge, is ready for a new owner. This exceptional investment opportunity, located adjacent to Turkey Cove Boat Ramp #2, has been owner-operated for the past 18 years. This legacy property offers unbeatable visibility, high traffic, and breathtaking lake views, making it ideal for a wide range of hospitality or commercial uses. The lodge features tastefully decorated, fully furnished guest rooms and includes a spacious event hall connected to a fully equipped commercial kitchen-perfect for weddings, corporate events, music venues, or catering operations. Outdoor amenities include ample parking, a large covered patio, multiple decks, picnic areas, and BBQ pits, providing an inviting space for guests to relax and enjoy the scenic surroundings. Visitors are often greeted by deer roaming freely throughout the property, adding a charming Hill Country touch. The property also includes an RV hookup and is surrounded by a mix of mid-range to luxury residential homes, enhancing its appeal for various development opportunities. Whether envisioned as a wedding venue, bed and breakfast, mini resort, winery, retreat center, or even a Hill Country Summer Camp, this turn-key lodge offers incredible versatility and upside potential. It's also an excellent candidate for a 1031 Exchange. Seller finance Option available.



Built in 1972

Essential Information

MLS® #	1891036
Price	\$2,500,000
Square Footage	8,568
Acres	0.90
Year Built	1972
Type	Commercial
Status	Active

Community Information

Address	2386 Colleen Dr
Area	2603
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-5323

Amenities

Amenities	Exterior Lighting, High Speed INternet, Sprinkler System
Utilities	Cable TV, Electricity, Telephone, Septic, Water
Parking Spaces	25

Interior

Heating	3 Units, Central
Cooling	Two Central, Central, Wall, Window
# of Stories	2.0
Stories	2

Exterior

Roof	Composition, Metal
Construction	Brick, Wood
Foundation	Slab

School Information

District	Comal
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Additional Information

Date Listed	August 7th, 2025
Days on Market	89
Zoning	COMMERCIAL

Listing Details

Listing Agent	Patricia Chavez
Listing Office	Keller Williams Heritage

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