

CENTURY 21[®]

Judge Fite Company



209 CHEATHAM

SAN MARCOS, TX 78666



\$625,000



0 sqft

DESCRIPTION

Two lots sold together. Seller Financing Available. In the heart of San Marcos' emerging South Square District, 209 & 215 Cheatham Street offer a rare opportunity to develop a high-visibility commercial site surrounded by culture, community, and growth. Just steps from the San Marcos River, this walkable location sits amid a thriving local business scene and is only blocks from Texas State University and the Downtown Square. With easy access to Highway 123 and I-35, it's perfectly positioned for future development at the intersection of small-town charm and downtown energy. Both Lots Combined ~0.65 acres Zoned CD-5D (Downtown Character District) City water, wastewater & electric available Private road, curb cuts, and storm-drain infrastructure in place Flat topography, partially wooded, ready for development Recent survey available Seller financing available Development Potential: CD-5D zoning allows a wide mix of uses that fit the walkable, urban core character of South Square: Multi-Family or Courtyard Housing (up to 24 units) Restaurant / Bar / Retail concepts Mixed-Use residential over commercial Boutique Hotel or Short-Term Rental Hub Creative Office or Studio Space Located in a close knit community of local businesses in a district coming alive with music, food, and energy. With the San Marcos River just down the street and 123 and I-35 blocks away, South Square is San Marcos' next development opportunity.

PROPERTY TYPE: Commercial - Commercial Land

MLS STATUS: Active

MLS: 1921999

YEAR BUILT:

COUNTY: Hays

TRACT OR SUBDIVIION:

LIST DATE: 11/11/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 3100

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES:

LOT SIZE (SQFT):

ADDITIONAL PROPERTY DETAILS

LISTED BY: Ann Flink

PHONE: 509.389.4125

BROKERED BY: Kelly Right Real Estate of Tex