

# CENTURY 21

Judge Fite Company



## 1910 S INTERSTATE 35

SAN MARCOS, TX 78666



\$2,495,000



0 sqft

## DESCRIPTION

Located along the highly trafficked Interstate 35 corridor, 1910 IH-35 South in San Marcos, Texas presents a rare opportunity to acquire a strategically positioned commercial/industrial asset in the direct path of Central Texas explosive growth. The property consists of an approximately 11,500 square foot industrial/flex facility situated on 1.65 acres, offering a functional layout supported by 3-phase power, ample yard/parking capacity, and heavy commercial zoning (HC)-a combination that allows for a wide range of uses. San Marcos continues to experience robust population and economic growth, supporting long-term value appreciate and demand for well-located commercial assets.

**PROPERTY TYPE:** Commercial - OfcWrhs/IndPrk/Manfc/Dist  
**MLS STATUS:** Active  
**MLS:** 1956343  
**YEAR BUILT:**  
**COUNTY:** Hays  
**TRACT OR SUBDIVIION:**  
**LIST DATE:** 04/11/2026

**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:** Caleb Warren

**PHONE:** 512.787.0047

**BROKERED BY:** Warren Realty Company