

CENTURY 21[®]

Judge Fite Company



3710 FM 621 HIGHWAY

SAN MARCOS, TX 78666



\$1,200,000



0 sqft

DESCRIPTION

10.49 Acres – Mobile Home Park & Commercial Opportunity Near Toll 130 & I-35. Incredible investment and development opportunity! Situated on 10.49 unrestricted acres, this versatile property features an established mobile home park equipped with 10 septic systems, 10 water meters, and 11 electric meters—offering excellent infrastructure for continued use or future expansion. With no zoning restrictions, the possibilities are wide open: continue as a cash-flowing mobile home park, develop a new commercial or industrial venture, or explore mixed-use potential. Enjoy prime access just minutes from Toll 130 and I-35, making this a strategic location for commuters, businesses, and future growth in the rapidly developing Central Texas corridor. Come tour it today!

PROPERTY TYPE: Commercial - MobileHome

MLS STATUS: Active

MLS: 2581700

YEAR BUILT: 1998

COUNTY: Guadalupe

TRACT OR SUBDIVIION: S A & M G Rr

LIST DATE: 06/29/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: GU

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 10.49

LOT SIZE (SQFT): 456,944

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- SeeRemarks

EXTERIOR FEATURES

PARKING:

- SeeRemarks

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityConnected
- NaturalGasConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Brittany Escamilla

PHONE: 512.655.2807

BROKERED BY: Land Up Realty & Investments