

CENTURY 21[®]

Judge Fite Company



321 CHEATHAM STREET

SAN MARCOS, TX 78666



\$495,000



3,000 sqft

DESCRIPTION

Excellent owner-user or investment opportunity in the heart of San Marcos. This 3,000 SF commercial building, situated on 1.2 acres, is zoned Community Commercial and offers flexibility for a variety of office, medical, or service-oriented uses. Formerly operated as an accounting office, the property is well-configured for professional occupancy. The building features three separate entrances, providing the potential to accommodate multiple tenants or a single user. With approximately 20 parking spaces and convenient access to Interstate 35, the property offers accessibility in a centrally located setting. **No Survey

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800.451.8055

PROPERTY TYPE: Commercial - Office

MLS STATUS: ActiveUnderContract

MLS: 2731539

YEAR BUILT: 1981

COUNTY: Hays

TRACT OR SUBDIVIION: Katy Add

LIST DATE: 02/24/2026

AREA: HS

SQUARE FEET: 3,000

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.2

LOT SIZE (SQFT): 52,272

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Laminate

EXTERIOR FEATURES

PARKING:

- Asphalt

SIDING:

- Stucco

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- AboveGroundUtilities

ADDITIONAL PROPERTY DETAILS

LISTED BY: Brooke Damron

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BROKERED BY: The Damron Group REALTORS