

CENTURY 21

Judge Fite Company



1322 N INTERSTATE 35 FREEWAY

SAN MARCOS, TX 78666



\$1,599,000



1,200 sqft

DESCRIPTION

This 1.9± acre property, zoned for mixed use, is an excellent commercial real estate opportunity with high visibility along the bustling N IH-35 corridor in San Marcos. The seller provided survey, and the mixed use zoning allows for multiple potential uses such as retail stores, restaurants, or multi-family developments. Located less than a mile from Hwy 80, EVO Entertainment, Gary Softball Complex, and Texas State University, this site benefits from strong vehicle traffic. Joint access easements are already in place, offering convenient shared entry points. Additionally, the quick access to the IH-35 on-ramp makes this property even more desirable for businesses looking to cater to both local residents and commuters. This location presents a rare chance to develop in a thriving, high-demand area with excellent proximity to major attractions and thoroughfares.

PROPERTY TYPE: Commercial - MixedUse

MLS STATUS: Active

MLS: 3272781

YEAR BUILT: 1985

COUNTY: Hays

TRACT OR SUBDIVIION: juan m veramendi

LIST DATE: 10/16/2024

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800.451.8055

AREA: HS

SQUARE FEET: 1,200

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.94

LOT SIZE (SQFT): 84,506

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- SeeRemarks

EXTERIOR FEATURES

PARKING:

- None

SIDING:

- SeeRemarks

UTILITIES

HEATING/COOLING:

- Electric
- SeeRemarks

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- SeeRemarks
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Justin Gonzalez

PHONE: 512.663.3964

BROKERED BY: Keller Williams Realty