

CENTURY 21

Judge Fite Company



2106 HUNTER ROAD

SAN MARCOS, TX 78666



\$675,000



3,892 sqft

DESCRIPTION

Existing five bay Thermal Jet Car Wash located on 0.68 acres zoned GC, General Commercial. Existing car wash is being displaced by tunnel washes and property needs repurposing use. Would be good for fast food/coffee drive through or lube/alignment type uses etc. Property has a 30' cross access driveway parallel to Hunter Road to medical offices. Property comes with many pluses for repurposed use including concrete flatwork, detention pond and city water and wastewater service installed. Owner has as built plans and site plan to add value. Conversion to alternative use would have substantial value from existing improvements. Excellent traffic counts, 2022 TxDOT study shows 29,697 vpd on Wonder World Drive and 34,943 vpd on Hunter Road/FM 2439.

PROPERTY TYPE: Commercial - Other
MLS STATUS: Active
MLS: 3306343
YEAR BUILT: 2001
COUNTY: Hays
TRACT OR SUBDIVIION: Prestage Sub
LIST DATE: 02/25/2025

CENTURY 21

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800.451.8055

AREA: HS
SQUARE FEET: 3,892
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.68
LOT SIZE (SQFT): 29,620

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- Concrete

SIDING:

- Concrete

FOUNDATION:

- Slab

UTILITIES

UTILITIES:

- CableAvailable
- ElectricityAvailable
- HighSpeedInternetAvailable
- Propane
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs
- Gutters

LISTED BY: John Mccrocklin

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BROKERED BY: Texias LLC