

CENTURY 21[®]

Judge Fite Company



5485 AIRPORT HIGHWAY 21 HIGHWAY

MAXWELL, TX 78656



\$2,250,000



74,760 sqft

DESCRIPTION

B&C Storage – ~85% occupied, this 4.01-acre income-producing storage facility features 152 covered Boat & RV storage spaces across three metal-framed buildings, with 440 feet of prime highway frontage along a high-growth corridor. Strategically positioned between San Marcos and Bastrop, just north of San Marcos Airport, the site offers unrestricted zoning, a secured gated entry, and a 12' x 16' moveable office. With room to increase rents and the potential to renovate into a fully enclosed storage facility, investors can capitalize on higher rental rates and increased cash flow, making this an excellent opportunity for expansion, redevelopment, or continued operation in a rapidly growing market with several new residential developments underway within a 2 mile radius. Ask about adjacent expansion land available.

PROPERTY TYPE: Commercial - Other

MLS STATUS: Active

MLS: 3731028

YEAR BUILT:

COUNTY: Hays

TRACT OR SUBDIVIION: Thomas G McGehee Surv

LIST DATE: 09/04/2025

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800.451.8055

AREA: HS

SQUARE FEET: 74,760

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 4.01

LOT SIZE (SQFT): 174,675

INTERIOR FEATURES

KITCHEN:

- None

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Covered
- Gravel

SIDING:

- MetalSiding

UTILITIES

UTILITIES:

- ElectricityConnected
- SeeRemarks
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Mitchell Classen

PHONE: 512.402.5263

BROKERED BY: Classen Realty Group