

CENTURY 21[®]

Judge Fite Company



521 & 525 W HUTCHISON STREET

SAN MARCOS, TX 78666



\$790,000



5,295 sqft

DESCRIPTION

An outstanding opportunity to acquire two adjoining properties in the heart of San Marcos—just a short walk from Texas State University and the Historic Downtown Square. This package includes a commercial building at 521 W Hutchison St and a multifamily property at 525 W Hutchison St, combining steady rental income with exceptional long-term potential. The commercial building zoned Mixed Use (521 W Hutchison St) features adaptable office or retail space with excellent street visibility, convenient parking, and flexible layouts—ideal for professional services, creative businesses, or boutique retail users. -- Next door, the multifamily property (525 W Hutchison St) includes two well-performing rental units: Unit A: 3 bed, 2 bath - historically leased for \$2,100/month Unit B: 5 bed, 3 bath - features two refrigerators and two washer/dryer sets, historically leased for \$2,900/month. Both units have shown strong occupancy and appeal to students and young professionals seeking proximity to campus and downtown amenities. -- Together, 521–525 W Hutchison St presents an attractive investment with diverse income streams, walkable convenience, and redevelopment potential under the city's accommodating downtown zoning. Whether for an investor seeking dependable returns or an owner-user looking for a mixed-use asset with upside, this offering stands out as a rare opportunity in one of San Marcos's most desirable locations.

PROPERTY TYPE: Commercial - MixedUse
MLS STATUS: Active
MLS: 4244581
YEAR BUILT: 2010
COUNTY: Hays
TRACT OR SUBDIVIION: Lindsey & Harvey Addn
LIST DATE: 11/01/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: HS
SQUARE FEET: 5,295
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.41
LOT SIZE (SQFT): 17,903

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Tile
- Vinyl
- Wood

EXTERIOR FEATURES

PARKING:

- None

SIDING:

- Frame
- Stucco

FOUNDATION:

- PillarPostPier
- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Michael Nolen

PHONE: 512.667.9129

BROKERED BY: Monica & Company Real Estate