

CENTURY 21[®]

Judge Fite Company



312 COMACHO STREET

SAN MARCOS, TX 78666



\$1,950,000



38,100 sqft

DESCRIPTION

Located less than half a mile from I-35 and just 1.5 miles from both downtown San Marcos and Texas State University, 312 Camacho St. is a distinctive 1960s warehouse offering over 38,000sqft on a 2.1-acre site. Its prime location benefits from adjacency to railroad tracks, close proximity to the Amtrak station, and immediate access to entertainment, bars, microbreweries, restaurants, and local amenities. Multiple grade-level loading doors provide outstanding logistics flexibility for a range of industrial and commercial users. The property is zoned HI (Heavy Industrial), supporting uses such as warehouse and distribution centers, manufacturing, assembly, self-storage, building material sales, and even recycling or wrecking yards. Businesses established here benefit from substantial infrastructure, direct transit and amenity access, and flexibility for growth or adaptation. The property offers genuine long-term redevelopment potential, either as a continued industrial hub or via rezoning. It is surrounded by lots zoned for mixed-use, higher-density residential and "Character District".

PROPERTY TYPE: Commercial - Warehouse

MLS STATUS: Active

MLS: 4876923

YEAR BUILT: 1963

COUNTY: Hays

TRACT OR SUBDIVIION: ABST 17-1 1.863 AC 51-205 J M VERAMEND

GEO#9020088

LIST DATE: 04/14/2026

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800.451.8055

AREA: HS

SQUARE FEET: 38,100

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2.1

LOT SIZE (SQFT): 91,476

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Concrete

EXTERIOR FEATURES

PARKING:

- None

LOT DESCRIPTION:

- Flat

SIDING:

- AluminumSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Sally Burns

PHONE: 512.343.2700

BROKERED BY: Muskin Elam Group LLC