

CENTURY 21

Judge Fite Company



101 E HOPKINS STREET

SAN MARCOS, TX 78666



\$3,000,000



17,584 sqft

DESCRIPTION

PRIME HISTORIC CORNER PROPERTY - DOWNTOWN SAN MARCOS TOWN SQUARE Commanding the premium hard corner of E Hopkins and S Guadalupe Streets in the heart of San Marcos' thriving downtown business district, this 1905 two-story historic brick building offers 17,584 square feet of space on a 9,043 square foot corner lot with direct town square frontage in the Historic District. The property benefits from T-5 zoning allowing flexible mixed-use development and sits within the Central Business Area (CBA), providing relaxed regulations on parking, signage, and on-premise alcohol consumption—ideal advantages for diverse business concepts. As part of the Main Street Program, Texas's oldest accredited program since 1986, the property qualifies for potential historic tax credits and development support. This rare corner property represents an exceptional investment opportunity in one of downtown's most sought-after locations. With a rich history as offices, apartments, and a department store, the building offers flexible redevelopment options for retail, office, residential, hospitality, or entertainment uses, with the second floor ready for transformation. Properties of this caliber and location rarely come to market. Positioned in one of the fastest-growing areas along the I-35 corridor, the property sits within walking distance of restaurants, shops, and entertainment venues. Texas State University's proximity drives consistent demand, while established foot traffic and year-round community events ensure steady activity. This landmark property offers a once-in-a-generation opportunity to shape downtown San Marcos's future while honoring its rich history.

PROPERTY TYPE: Commercial - Retail

MLS STATUS: Active

MLS: 5774654

YEAR BUILT: 1905

COUNTY: Hays

TRACT OR SUBDIVIION: Original Town Of San Marcos

LIST DATE: 09/03/2025

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800.451.8055

AREA: HS

SQUARE FEET: 17,584

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.21

LOT SIZE (SQFT): 9,043

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- SeeRemarks

EXTERIOR FEATURES

PARKING:

- Common

LOT DESCRIPTION:

- Flat
- HistoricDistrict

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- SeeRemarks

UTILITIES:

- SeeRemarks

LISTED BY: Andrew Phillips

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ADDITIONAL PROPERTY DETAILS

BROKERED BY: Andrew Phillips, Broker