

CENTURY 21[®]

Judge Fite Company



906 CHESTNUT STREET

SAN MARCOS, TX 78666



\$1,000,000



1,400 sqft

DESCRIPTION

A Prime corner lot, this infill redevelopment opportunity is within walking distance of Texas State University. With highly desirable CD-4 zoning, this .8 acre lot allows for a wide range of redevelopment options including multi-family, townhomes, offices, convenience store, commercial, retail, etc. Up to 3 stories can be built on the property. There is currently an 8 water line and a 12 wastewater line running along the property line on Chestnut Street. The house was previously rented for \$2,500/month, but it is currently vacant. Please refer to the San Marcos Land Development Code Under Chapter 4 for the full range of development possibilities. Located in an Opportunity Zone. Buyers to do their own due diligence to verify future development. See documents for the survey and the zoning outline.

PROPERTY TYPE: Commercial - Other

MLS STATUS: Pending

MLS: 7053937

YEAR BUILT:

COUNTY: Hays

TRACT OR SUBDIVIION: Park Add

LIST DATE: 09/25/2025

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800.451.8055

AREA: HS

SQUARE FEET: 1,400

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.8

LOT SIZE (SQFT): 34,778

INTERIOR FEATURES

KITCHEN:

- Negotiable

EXTERIOR FEATURES

PARKING:

- AttachedCarport
- AlleyAccess

LOT DESCRIPTION:

- GentleSloping

SIDING:

- Frame

UTILITIES

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- SeeRemarks

ADDITIONAL PROPERTY DETAILS

LISTED BY: Lucia Duecy

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BROKERED BY: All City Real Estate Ltd. Co