

CENTURY 21[®]

Judge Fite Company



2108 OLD RANCH ROAD 12 ROAD UNIT 12

SAN MARCOS, TX 78666



\$1,500,000



3,800 sqft

DESCRIPTION

This versatile metal building offers exceptional flexibility and functionality in a prime location just outside city limits, and on a busy thoroughfare—ideal for companies seeking road frontage and space to grow without the restrictions of city zoning. Inside, you'll find a large reception or display area that comfortably accommodates at least six desks, creating an inviting space for staff or client interaction. The building also includes up to seven private offices, conference rooms, or training areas—easily adaptable to suit a wide range of business needs. The expansive warehouse boasts a 10-foot overhead door, ideal for equipment, deliveries, or storage. A generous breakroom and two restrooms add comfort and functionality for staff. Fully air conditioned throughout, this business-ready property blends office and warehouse space in a strategic, high-traffic location—perfect for businesses seeking visibility and versatility. This property delivers space, location, and flexibility in one solid package!

PROPERTY TYPE: Commercial - Business

MLS STATUS: Pending

MLS: 7451655

YEAR BUILT: 1985

COUNTY: Hays

TRACT OR SUBDIVIION: Mills Sub

LIST DATE: 08/01/2025

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800.451.8055

AREA: HS

SQUARE FEET: 3,800

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.07

LOT SIZE (SQFT): 46,783

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Carpet
- Concrete
- Tile

EXTERIOR FEATURES

PARKING:

- Attached
- Driveway
- ParkingLot
- Unpaved

SIDING:

- Frame
- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Ceiling
- Central
- Electric

UTILITIES:

- AboveGroundUtilities

ADDITIONAL PROPERTY DETAILS

LISTED BY: Julia Black

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BROKERED BY: Keller Williams Realty

century21judgefite.com

each office is independently owned and operated