

CENTURY 21[®]

Judge Fite Company



527 W SAN ANTONIO STREET

SAN MARCOS, TX 78666



\$2,000,000



7,396 sqft

DESCRIPTION

Attention investors seeking something truly unique and historic! Here's an exceptional opportunity to own a piece of San Marcos history with this turn-of-the-century colonial 8-unit mansion located in the city's historic district. This rare, multi-family-zoned property features eight distinct units, each offering its own kitchen, bedroom, and bathroom. The property showcases timeless architectural charm with wrap-around porches that enhance its character and curb appeal. Tenant parking is available in a private lot located at the rear of the property, along with an on-site laundry room, adding convenience and value for residents. Ideally situated within walking distance to the downtown square, the property provides easy access to San Marcos' premier dining, shopping, and entertainment options. The property is 100% leased through Summer 2026 and benefits from a strong, proven rental history, making it a stable, income-producing investment. Opportunities like this—combining history, location, and functionality—are exceptionally rare. The actual date of construction is unknown but is believed to be prior to 1940. Buyer offers and proof of funds are required prior to showings. DO NOT DISTURB TENANTS. Inquire today to learn more and make this historic gem part of your investment portfolio.

PROPERTY TYPE: Commercial - Apartment
MLS STATUS: Active
MLS: 7690763
YEAR BUILT: 1940
COUNTY: Hays
TRACT OR SUBDIVIION: D S Combs Add
LIST DATE: 03/30/2025

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800.451.8055

AREA: HS
SQUARE FEET: 7,396
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.49
LOT SIZE (SQFT): 21,226

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Wood

EXTERIOR FEATURES

PARKING:

- ParkingLot
- Private

SIDING:

- HardiplankType
- Stucco
- WoodSiding

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central
- VariesByUnit
- WallFurnace

UTILITIES:

- ElectricityAvailable
- NaturalGasConnected
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Cari Patterson

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BROKERED BY: Vance J. Elliott