

CENTURY 21[®]

Judge Fite Company

211 W GROVE STREET

SAN MARCOS, TX 78666



\$2,900,000



1,040 sqft

DESCRIPTION

Exceptional heavy-industrial site offering ±3.56 acres in the core of San Marcos—an increasingly rare opportunity for true in-town industrial land. Positioned within a rapidly growing commercial corridor, this property delivers the zoning, scale, and flexibility needed for a wide range of industrial, logistics, service-based, or redevelopment uses. With Prime Heavy Industrial zoning, the site supports everything from warehousing and fabrication to fleet operations, yard storage, and future expansion projects. Its strategic location—minutes from I-35, major distribution arteries, and Texas State University—provides unmatched access for regional connectivity, workforce availability, and long-term appreciation. Whether you're an investor seeking a land-bank play, a developer targeting infill industrial demand, or an owner-operator needing a centrally located base of operations, this property offers rare versatility and strong growth potential in one of Texas' fastest-expanding markets.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 7910404
YEAR BUILT: 2001
COUNTY: Hays
TRACT OR SUBDIVIION: Saucedo Sub
LIST DATE: 03/19/2026

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800.451.8055

AREA: HS
SQUARE FEET: 1,040
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 3.56
LOT SIZE (SQFT): 155,073

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- SeeRemarks

EXTERIOR FEATURES

PARKING:

- OnSite

UTILITIES

HEATING/COOLING:

- SeeRemarks

UTILITIES:

- AboveGroundUtilities
- ElectricityConnected
- PhoneConnected
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Roland Guerrero

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BROKERED BY: Lone Star Real Estate Group