

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1911 CORPORATE DRIVE

SAN MARCOS, TX 78666



\$2,475,000



9,434 sqft

## DESCRIPTION

9,434 sq.ft office building divided into three suites. Two suites are occupied by national legal and medical tenants. Suite 102 is vacant. Property is well located for professional office and within walking distance of the Hays County Government Building. Property has been used as a developers office as well as a real estate title company. The Suite has 4,219 SF with 11 offices, reception, conference room, break room, two File/Supply rooms, Low Voltage closet, & 4 bathrooms. Suite 102 will be leased or can be occupied by owner/operator.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Pending  
**MLS:** 8542624  
**YEAR BUILT:** 2004  
**COUNTY:** Hays  
**TRACT OR SUBDIVIION:** San Marcos Bus Park Sec 4  
**LIST DATE:** 10/11/2025

**AREA:** HS  
**SQUARE FEET:** 9,434  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.64  
**LOT SIZE (SQFT):** 27,965

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Carpet
- Marble
- Stone
- Tile

## EXTERIOR FEATURES

### PARKING:

- Concrete

### SIDING:

- CementSiding
- StoneVeneer

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- HeatPump

### UTILITIES:

- CableAvailable
- ElectricityConnected
- FiberOpticAvailable
- HighSpeedInternetAvailable
- PhoneAvailable
- SewerConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**COMMUNITY:** John Mccrocklin

**LISTED BY:** John Mccrocklin  
**PHONE:** 912.842.2006

**BROKERED BY:** Texias LLC