



970-B 32
SAN MARCOS, TX 78666



\$850,000



1 acres

DESCRIPTION

This exceptional property offers over 460 feet of prime frontage along FM 32, providing outstanding visibility and access for a wide range of commercial or mixed-use opportunities. The land features a naturally terraced landscape, creating multiple ideal building sites that maximize both functionality and aesthetic appeal. Each elevation reveals sweeping Hill Country views, delivering a stunning backdrop of rolling terrain and expansive skies. Whether envisioned for development, investment, or a private estate with income potential, this property combines high-traffic frontage, versatile topography, and breathtaking scenery into a truly rare offering. Currently there is 1-d-1 Agricultural Valuation on the property substantially decreasing the real estate taxes. Restrictions allow for commercial with "use being approved in writing by the Rancho Ladera Property Owners Association". Located a short 7/10 of a mile from The Junction and its thriving shops and Neon Armadillo restaurant to the east and 1.7 miles to The Honeysuckle and Devil's Backbone providing food and live music to the west this property is prime for a variety of uses. A short 10 minute drive and you are in the quaint town of Wimberley where you can enjoy a variety of excellent restaurants, shops, wineries and breweries. The possibilities on this property make it truly unique! Neighboring property is Sensa Maeso Tasting Room and Bar described as a "trippy tasting room". Come see the possibilities for yourself. Attached restrictions for information. Buyer/buyer's agent to verify current restrictions.

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 8786103
YEAR BUILT:
COUNTY: Hays
TRACT OR SUBDIVIION: Rancho Ladera
LIST DATE: 04/02/2026

AREA: HW
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 10.5
LOT SIZE (SQFT): 457,380

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Agricultural
- CulDeSac
- Views

UTILITIES

UTILITIES:

- None
- WaterNotAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Laura Kilber

PHONE: 512.376.8098

COMMUNITY:
BROKERED BY: Hills Of Texas Sky Realty

- None