



290 WONDER WORLD DRIVE

SAN MARCOS, TX 78666



\$15,170



9,840 sqft

DESCRIPTION

290 Wonder World Drive presents a highly visible industrial flex building offering exceptional frontage along one of San Marcos' primary commercial corridors. The property consists of a ±9,800-square-foot warehouse situated on a generous ±1.88-acre parcel, providing a rare combination of immediate usability and excess land in a rapidly growing submarket. The building features a steel construction with clear-span warehouse space suitable for a wide range of industrial, service, automotive, and flex uses. With G-C Legacy zoning, the property allows for a broad array of commercial applications, and the site layout supports single-tenant occupancy or potential demising for multiple users, subject to tenant requirements and approvals. Surface parking is available on site, with room for 30+ vehicles. The rear section of the property is available as an additional leasable area and may be utilized for parking, storage, or other approved ancillary uses. Strategically positioned along Wonder World Drive with traffic counts exceeding 33,000 vehicles per day, the property benefits from strong visibility and convenient access to I-35, placing it squarely within the Austin–San Antonio prime growth corridor. The site is surrounded by major retailers, financial institutions, medical services, and dense residential development, and is located just minutes from Texas State University and the San Marcos Premium Outlets.

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 9115734
YEAR BUILT: 1981
COUNTY: Hays
TRACT OR SUBDIVIION: NA
LIST DATE: 01/12/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: HS
SQUARE FEET: 9,840
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.88
LOT SIZE (SQFT): 82,110

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Concrete
- Tile

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Concrete
- DriveThrough
- Driveway
- ElectricGate
- Garage
- ParkingLot

YARD/GROUNDS:

- Storage

SIDING:

- MetalSiding
- SeeRemarks

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- AboveGroundUtilities
- ElectricityConnected
- SewerConnected
- WaterConnected

LISTED BY: Matthew Ditlow

PHONE: 512.590.0929

BROKERED BY: Kuper Sotheby's Int'l Realty

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated