

CENTURY 21

Judge Fite Company



2517 S INTERSTATE 35 ROAD

SAN MARCOS, TX 78666



\$995,000



2,160 sqft

DESCRIPTION

Nearly 1 acre of prime real estate located on the I-35 frontage road - with 100' of frontage - directly next to Habitat for Humanity and a corner lot next to the entrance of the newly built Villas del San Xavier Senior Community. Zoned General Commercial, this property offers excellent visibility and accessibility in one of San Marcos' busiest retail corridors. Just a stone's throw from Red Oak Village—home to major retailers like Lowe's, Sam's Club, Chick-Fil-A, Best Buy, and Marshalls—this site is ideal for retail, office, automotive, or mixed-use development. Located on the North Bound Frontage Road between major San Marcos arterials - Wonder World Dr and McCarty Lane. New HEB complex being built on McCarty Lane just 1 mile south of the property. Previously operated as an independent auto dealership and repair center. Currently has 30 parking spaces + 2 bays AND the back half of the lot is unused and available for additional growth. Location, visibility, and flexible zoning—this lot checks all the boxes. Don't miss this rare opportunity in a rapidly growing area.

PROPERTY TYPE: Commercial - Business
MLS STATUS: ActiveUnderContract
MLS: 9260059
YEAR BUILT: 1996
COUNTY: Hays
TRACT OR SUBDIVIION: Municipal Airport
LIST DATE: 08/22/2025

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800.451.8055

AREA: HS
SQUARE FEET: 2,160
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.92
LOT SIZE (SQFT): 39,988

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- SeeRemarks

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Carport

SIDING:

- SeeRemarks

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- SewerConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Monica Katz

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BROKERED BY: Monica & Company Real Estate