

# \$1,500,000 - 2575 S Interstate 35, San Marcos

MLS® #3011524

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## \$1,500,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.92 Acres

Municipal Airport, San Marcos, TX

Very well-maintained, two-unit office building located on the frontage Rd of IH 35 in a very fast developing section of San Marcos. Excellent Tenant History, currently bringing in \$8,000 per month in rental revenue. Leases will expire at the end of 2024. Separate electrical meters - one water meter. Current Real Estate Tenants has been there for over 3 years and insurance tenant been there since 2003. Well insulated building with low utility costs, Tons of parking, and easy access onto IH 35. Billboard on property included in sale! An office building this nice in San Marcos is a rare find!



Built in 2003

## Essential Information

ListingFeed	abor_vow
MLS® #	3011524
List Price	\$1,500,000
Sale Price	\$1,500,000
Sale Date	November 30th, 2022
Bathrooms	0.00
Acres	0.92
Year Built	2003
Type	Commercial Sale
Sub-Type	Office
Status	Closed

## Community Information

Address	2575 S Interstate 35
Subdivision	Municipal Airport
City	San Marcos
County	Hays
State	TX
Zip Code	78666

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Connected, Water Connected
Parking	Concrete

### **Interior**

Interior	Carpet, Tile, Concrete
Heating	Central, Electric
Cooling	Central Air, Electric

### **Exterior**

Lot Description	Level
Construction	Masonry
Foundation	Slab

### **Additional Information**

Zoning	General Commercial
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