

\$1,900,000 - 1627-1631 Gordon Street, San Marcos

MLS® #3829685

\$1,900,000

0 Bedroom, 0.00 Bathroom, 10,574 sqft
Residential Income on 6.63 Acres

A0017-2 JUAN M VERAMENDI SURVEY, TRACT 93, ACRES 6, San Marcos, TX

ADD to your portfolio, HOLD for future development or LIVE on the property while cash flowing - the choice is yours!!! This 6.5 acre property located *just* outside the city limits, therefore, in the ETJ and unrestricted consists of 2 single family homes and 3 duplexes. For a total 8 units and an annualized cash flow of \$149k, you can't go wrong. This property is 1 mile from TXST, views of the Stadium and Old Main are visible, and is also adjacent to Elevation Apartments on Post Rd. Easily accessible to IH-35 via Post Rd or Aquarena, the location and size alone will always retain value. This property is professionally managed and recent updates include: well improvements, all units have been repainted on the interior, major landscaping, septic improvements, freshly paved road and more. **Opportunity Zone**



Built in 1970

Essential Information

ListingFeed	abor_vow
MLS® #	3829685
List Price	\$1,900,000
Sale Price	\$1,600,000
Sale Date	March 6th, 2024
Bathrooms	0.00
Square Footage	10,574
Acres	6.63

Year Built	1970
Type	Residential Income
Sub-Type	Duplex
Status	Closed

Community Information

Address	1627-1631 Gordon Street
Subdivision	A0017-2 JUAN M VERAMENDI SURVEY, TRACT 93, ACRES 6
City	San Marcos
County	Hays
State	TX
Zip Code	78666

Amenities

Utilities	See Remarks
Features	See Remarks
Parking	Carport, See Remarks
View	Hills

Interior

Interior	Tile, Vinyl
Appliances	See Remarks
Heating	See Remarks
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Many Trees, Views
Windows	See Remarks
Roof	Composition, Shingle
Construction	See Remarks
Foundation	Slab

School Information

District	San Marcos ISD
Elementary	Travis
Middle	Miller
High	San Marcos