

\$1,995,000 - 2500 Fm 32, San Marcos

MLS® #6581916

\$1,995,000

3 Bedroom, 3.00 Bathroom, 2,286 sqft
Residential on 34.45 Acres

N/A, San Marcos, TX

UNRESTRICTED 34.5+/- ACRES with 1,484+/- feet of highway frontage. Located at the busy and growing intersection of FM 32 and Purgatory Rd. Can be used for commercial. Active 2,286+/- sqft short term rental sold fully furnished turnkey with an average 4.9 star review on VRBO (80 reviews). In 2021, the rental home generated over \$67,000 in revenue. As of 7/25/22, the rental property has booked over \$56,000 YTD. Conveniently located just an 8 minute drive from downtown Wimberley, and a 15 minute drive from I-35. Beautiful updated home, with plenty of outdoor living. Full perimeter fence, 2 entrances without gates.

Property comes with a 1,550+/- sqft office building that could be used for additional revenue. This 2nd building is located at the 2nd entrance located at the intersection of purgatory and FM 32. 2nd building needs power and finish out. Great rental income potential.

Built in 1990

Essential Information

ListingFeed	abor_vow
MLS® #	6581916
List Price	\$1,995,000
Sale Price	\$1,950,000
Sale Date	October 18th, 2022
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	2,286
Acres	34.45
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2500 Fm 32
Subdivision	N/A
City	San Marcos
County	Hays
State	TX
Zip Code	78666

Amenities

Utilities	Electricity Connected, Other, Above Ground Utilities, Propane
Features	None
Parking	Driveway, Asphalt
View	Trees/Woods, Pasture
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Built-In Electric Range
Heating	Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Moderate Trees
Windows	Blinds

Roof	Metal
Construction	Frame, Wood Siding
Foundation	Slab

School Information

District	San Marcos ISD
Elementary	Hernandez
Middle	Miller
High	San Marcos