

\$2,300,000 - 748 Martindale Road, San Marcos

MLS® #7503663

\$2,300,000

0 Bedroom, 0.00 Bathroom, 15,392 sqft
Residential Income on 1.50 Acres

PECAN COVE APARTMENTS, San Marcos, TX

Rare turn key cash flow investment opportunity! Pecan Cove Apartments totalling 20 units currently at 100% occupancy. Unit mix of (19) 2 bed 1 bath and (1) 1 bed 1 bath. Currently averaging \$850/unit and \$17K gross monthly income with upside in the rents. Tenants pay utilities except trash. Estimated 6.2% cap rate. Fantastic location 2 miles from I-35 near intersection of Highway 80 and Highway 21. Close to Wal-Mart, Texas State University, and San Marcos River. Property offers central HVAC and on-site washer/dryers. Most units have been remodeled and feature wood laminate flooring. Outside city limits. San Marcos ETJ. OPPORTUNITY ZONE! 5 lots totaling roughly 1.5 acres. Frontage on Martindale Road and San Marcos Highway (Hwy 80).



Built in 1976

Essential Information

ListingFeed	abor_vow
MLS® #	7503663
List Price	\$2,300,000
Sale Price	\$2,245,000
Sale Date	February 4th, 2022
Bathrooms	0.00
Square Footage	15,392
Acres	1.50
Year Built	1976

Type	Residential Income
Sub-Type	Quadruplex
Status	Closed

Community Information

Address	748 Martindale Road
Subdivision	PECAN COVE APARTMENTS
City	San Marcos
County	Caldwell
State	TX
Zip Code	78666

Amenities

Utilities	Electricity Connected, Water Connected
Features	Park
Parking	Off Street
View	None

Interior

Interior	Vinyl
Appliances	Cooktop, Dishwasher, Electric Oven, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Trees Large Size
Windows	Blinds
Roof	Composition
Construction	Brick Veneer, Vinyl Siding
Foundation	Slab

School Information

District	San Marcos ISD
Elementary	Crockett
Middle	Goodnight
High	San Marcos