

# \$1,100,000 - 4605 Airport Highway 21 Highway, San Marcos

MLS® #8071883

## \$1,100,000

0 Bedroom, 0.00 Bathroom, 10,556 sqft  
Residential Income on 10.00 Acres

N/A, San Marcos, TX

A 10 acre tract of land conveniently located off of State Highway 21 is immediately ready for your next development. The property's location outside of city limits make it an ideal candidate for a wide variety of uses including warehouse, contractors yard, self storage facility, RV park, or a mixed use development. The property features 5 buildings with 5 currently occupied units totalling \$3,500 in monthly rental income. Units A&B are a combined commercial space that was previously rented to a church. Two of the buildings (units F & I) are in need of renovation. The property is in close proximity to several large-scale single family home developments, the San Marcos Regional Airport, Texas State University, the San Marcos River, and the ever growing I-35 corridor. Also benefiting this property is the incoming FM 110 Loop around San Marcos which will provide new transportation avenues and additional commercial growth to the area. TXDOT is currently upgrading State Highway 21 in the immediate vicinity of the property which will facilitate increased traffic flow across the site's approximately 297 feet of road frontage. Investment/development strategies include: site redevelopment into self-storage, industrial warehouses, RV park, mobile home park, multi-family, residential, or mixed use.



Built in 1991

## Essential Information

ListingFeed	abor_vow
MLS® #	8071883
List Price	\$1,100,000
Sale Price	\$1,100,000
Sale Date	July 17th, 2022
Bathrooms	0.00
Square Footage	10,556
Acres	10.00
Year Built	1991
Type	Residential Income
Sub-Type	Other
Status	Closed

### **Community Information**

Address	4605 Airport Highway 21 Highway
Subdivision	N/A
City	San Marcos
County	Hays
State	TX
Zip Code	78666

### **Amenities**

Utilities	See Remarks
Features	None
Parking	Common
View	None

### **Interior**

Appliances	See Remarks
Heating	See Remarks
Cooling	See Remarks
# of Stories	1
Stories	One

### **Exterior**

Lot Description	See Remarks
Roof	See Remarks
Construction	See Remarks

### **School Information**

District	San Marcos ISD
Elementary	Travis
Middle	Miller
High	San Marcos