

# \$990,000 - 1009-1019 Advance Street, San Marcos

MLS® #1203089

## \$990,000

0 Bedroom, 0.00 Bathroom, 6,600 sqft  
Residential Income on 0.75 Acres

Hampton Woods, San Marcos, TX

Rare opportunity to own 3 cash flowing duplexes in the heart of San Marcos, TX! Current rent roll \$8,330 with potential total rents \$9,460. Each property features 2 very spacious 3-bedroom, 3-bathroom units, totaling six units across the portfolio with 4 of the six units having a fenced in yard. Less than one mile to Prospect Park Trailhead for Purgatory Creek Nature Area, half a mile from Crockett Elementary and conveniently located near shopping/dining/entertainment making the homes very appealing to renters who want to easily enjoy everything the neighborhood and city has to offer.

Built in 1999

## Essential Information

MLS® #	1203089
Price	\$990,000
Bathrooms	0.00
Square Footage	6,600
Acres	0.75
Year Built	1999
Type	Residential Income
Sub-Type	Quadruplex
Status	Active

## Community Information

Address	1009-1019 Advance Street
Area	HS



Subdivision	Hampton Woods
City	San Marcos
County	Hays
State	TX
Zip Code	78666

### **Amenities**

Utilities	Electricity Available, Electricity Connected, Sewer Connected, Water Connected
Features	See Remarks, Trails/Paths
Parking	Asphalt
Waterfront	None

### **Interior**

Interior	Vinyl
Appliances	Dishwasher, Refrigerator, Dryer, Free-Standing Electric Range, Washer
Heating	Central
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	See Remarks, Private Yard
Lot Description	Back Yard, Sloped Down
Roof	Composition, Shingle
Construction	See Remarks
Foundation	Slab

### **School Information**

District	SanMarcosCONSISD
Elementary	Crockett
Middle	Miller
High	San Marcos

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	416

### **Listing Details**

Listing Office	Monica & Company Real Estate
----------------	------------------------------

Property Listed by: Monica & Company Real EstateThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from March 5th, 2026 at 1:15am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.