

\$650,000 - 15898 N State Highway 123, San Marcos

MLS® #5057456

\$650,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.51 Acres

None, San Marcos, TX

Very rare unrestricted, improved commercial property complex, encompassing a fully fenced 0.51 acres, just Southeast of San Marcos on Highway 123 on the road towards Seguin. Very professional and inviting appearance from the highway. Currently designed as a used car dealership with 3,185 Sq Ft of interior space.

Includes a 3 room professional office area with a secure storage room, very large garage with 3 bays that will hold 10 vehicles, newly constructed front porch, secure outside carport, 2 large concrete pads to place heavy duty equipment and new constructed ADA accessible restrooms. Garage includes heavy grade concrete installation and heavy duty 3 phase electrical power with the support and capacity for any major industrial use; heavy duty propane heaters and exhaust fans; and, an in ground garage drainage system to outside underground storage tanks. Includes all office furniture, 2 refrigerators, 4 sinks, 2 hot water heaters and 3 A/C units. Professionally installed aerobic septic system with separate grinder pump for the RV and garage water.

In the heart of a massive growth corridor with a 14,000+ vehicle traffic count per day. Multiple uses - Perfect for car dealership, RV dealership, tractor dealership, retail use, service industry shop, industrial use, etc. Also includes a separate 2016 31 foot luxury RV in



place with 2 slide outs that sleeps 10 with all utilities hooked up. Guadalupe County, San Marcos ETJ. See 2 aerial videos.

Owner Financing available with \$400,000 down payment with final terms to be determined with loan application. Immediate move in available.

Motivated Seller - Make Offer.

We have another similar type property available 1 mile north for \$475,000 at 16870 N State Highway 123, San Marcos, Texas 78666 (MLS# 8053941).

Built in 2005

Essential Information

MLS® #	5057456
Price	\$650,000
Bathrooms	0.00
Acres	0.51
Year Built	2005
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

Community Information

Address	15898 N State Highway 123
Area	GU
Subdivision	None
City	San Marcos
County	Guadalupe
State	TX
Zip Code	78666

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Phone Connected, Underground Utilities, Water
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	Connected, Fiber Optic Available
Parking	Garage, Additional Parking, Asphalt, Concrete, Gated, Guest, Off Street, On Site, Parking Lot, Parking Pad, Paved, RV Access/Parking, Secured
View	Meadow

Interior

Interior	Concrete, Laminate
Heating	Electric, Wall Furnace

Exterior

Lot Description	Level
Construction	HardiPlank Type, Blown-In Insulation, Frame, Metal Siding
Foundation	Slab

Additional Information

Date Listed	September 27th, 2022
Days on Market	583
Zoning	Unrestricted - No Zoning

Listing Details

Listing Office	Sundance Homes & Realty
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