

\$475,000 - 16870 N State Highway 123, San Marcos

MLS® #8053941

\$475,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.43 Acres

Charles Henderson Surv #55 Abs, San Marcos, TX

Great Value & Opportunity! Very rare unrestricted commercial property 0.43 acres just Southeast of San Marcos on Highway 123 on the road towards Seguin. 2,000 Sqft, 3 rooms, 1 full size kitchen, 2 bathrooms, asphalt parking lot, large display sign. Remodeled in 2018. In the heart of a massive growth corridor with a 12,000+ vehicle traffic count per day. Multiple uses - Perfect for office complex, retail use, service industry shop, industrial use, residential duplex, restaurant, food truck court, used car dealership, etc. Also includes MH/RV space with utilities, separate large storage shed, propane tank, rear garden/patio area, two separate A/C units. Guadalupe County, San Marcos ETJ. Owner Financing available with \$250,000 Down, 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 South for \$650,000 at 15898 N State Highway 123, San Marcos, Texas 78666 (MLS# 5057456).



Built in 1975

Essential Information

MLS® #	8053941
Price	\$475,000
Bathrooms	0.00
Acres	0.43
Year Built	1975

Type	Commercial Sale
Sub-Type	Office
Status	Active

Community Information

Address	16870 N State Highway 123
Area	GU
Subdivision	Charles Henderson Surv #55 Abs
City	San Marcos
County	Guadalupe
State	TX
Zip Code	78666-2092

Amenities

Utilities	Electricity Connected, Propane, Water Connected, Cable Available, High Speed Internet Available, Phone Available
Parking	Asphalt, Off Street, Private
View	Meadow, Pasture

Interior

Interior	Tile
Heating	Central, Electric

Exterior

Lot Description	Level
Construction	Masonry, Stucco, Wood Siding
Foundation	Slab

Additional Information

Date Listed	September 16th, 2022
Days on Market	604
Zoning	No Zoning

Listing Details

Listing Office	Sundance Homes & Realty
----------------	-------------------------

Property Listed by: Sundance Homes & RealtyThe 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 May 12th, 2024 at 12:00pm CDT. 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.