

# Office - San Marcos, TX



## 16870 N Highway 123, San Marcos, TX, 78666

Offered at \$475,000

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 Sq Ft, 3 rooms, 1 full size kitchen, 2 bathrooms, asphalt parking lot, large display sign. In the heart of a massive growth corridor with a 14,000+ 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 space, propane tank, rear garden/patio area, two separate A/C units, Guadalupe County, San Marcos ETJ. Immediate move in available.

0 Bedrooms

0 Bathrooms

2,000 sqft

0.43 acre (lot size)

Built: 1975



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