

# Commercial-Improved - San Marcos, TX



**3413 Hunter Road, San Marcos, TX, 78666**

Offered at \$1,593,000

A huge Investment Opportunity ~Centrally located in San Marcos with an easy commute to Austin, New Braunfels & San Antonio. YellowRock Business Park is a fully-leased Office/Warehouse Park that is being offered to the market as an Income Producing Asset. The property totals approximately 1.25 ac. and consists of 3 separate buildings. The 1st building is a 2-story office building w/ 2 tenants (1 on the 1st floor and 1 on the 2nd) that totals approximately 1,320 sf. The 2nd building is a 1-story office building w/ 4 tenants that totals approximately 5,686 sf. The 3rd building is a 1-story warehouse w/ an office w/ 1 tenant that totals approximately 3,461 sf. The property boasts ample parking, an excellent location minutes from I-35 and across from the esteemed Kissing Tree Community, and favorable rent increases over the coming years. The current rents total approximately \$134,000 per year plus Nets. A full investment package is available by request. The property is priced at a 6% cap.

0 Bedrooms

0 Bathrooms

7,266 sqft

1.25 acre (lot size)

Built: 2008



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