

**FOR SALE**

**Downtown San Marcos**

**Texas State University**

**321 Cheatham Street**

**23 Parking Spots**

## 321 Cheatham St, San Marcos, TX 78666

Excellent owner-user or investment opportunity in the heart of San Marcos. This 3,000 SF commercial building, situated on 1.2 acres, is zoned Community Commercial and offers flexibility for a variety of office, medical, or service-oriented uses. The property is well-configured for professional occupancy. The building features three separate entrances, providing the potential to accommodate multiple tenants or a single user. With over 20 parking spaces and convenient access to Interstate 35, the property offers accessibility in a centrally located setting.



**Development Opportunity**

Room for Expansion



**Flexible CC Zoning**

Office | Medical | Retail



**Multi-Tenant Potential**

3 Separate Entrances

**1.2 Acres**  
LOT SIZE

**3,000 SQFT**  
BUILDING SIZE

**Community Commercial**  
ZONING

**Partial**  
FLOODPLAIN

**20+ Spaces**  
ON-SITE PARKING

**1,157 Daily**  
TRAFFIC COUNT