

FOR SALE OR LEASE

312 Camacho St, San Marcos, TX, 78666
2.1 Acre Lot | 38,100 SF Warehouse

Texas State University | 1.5 ± Miles

Downtown San Marcos (The Square) | 1.0 ± Mile

Industry & Gus's Fried Chicken

Cheatham Street Warehouse

Black's Barbecue

I-35 | 0.5 ± Mile

Shown By
Appointment
Only With
Listing Agents

DANIEL ELAM
512.343.2700 ext. 1
daniel@muskin-elam.com

SALLY BURNS
512.993.0842
sally@muskin-elam.com





PROPERTY HIGHLIGHTS

| | |
|--------------------|--|
| Total SF: | ~ 38,100 SF |
| Lot Size: | ~ 2.1 Acres |
| Year Built: | 1963 |
| Ceiling: | Approx. 16 ft to the rafters in the middle of the building and approx. 20 ft to the rafters on either side. |
| Loading: | 7 Grade-level doors |
| Zoning: | HI (Heavy Industrial) permitting manufacturing, assembly, equipment rental yards, vehicle and metal recycling, outdoor storage, large-scale storage and shipping |
| Access: | <ol style="list-style-type: none"> 1) Direct access off Comacho St 2) Access via a 0.12 ac lot on Patton St 3) 20 ft wide easement from Grove St. |
| Pricing: | \$2.5M |

38,100 SF Industrial Warehouse

Located less than half a mile from I-35 and just 1.5 miles from both downtown San Marcos and Texas State University, 312 Comacho St. is a distinctive 1960s warehouse offering over 38,000sqft on a 2.1-acre site. Its prime location benefits from adjacency to railroad tracks, close proximity to the Amtrak station, and immediate access to entertainment, bars, microbreweries, restaurants, and local amenities. Multiple grade-level loading doors provide outstanding logistics flexibility for a range of industrial and commercial users.

The property is zoned HI (Heavy Industrial), supporting uses such as warehouse and distribution centers, manufacturing, assembly, self-storage, building material sales, and even recycling or wrecking yards.

Businesses established here benefit from substantial infrastructure, direct transit and amenity access, and flexibility for growth or adaptation. The property offers genuine long-term redevelopment potential, either as a continued industrial hub or via rezoning. It is surrounded by lots zoned for mixed-use, higher-density residential and "Character District".





For information on
Properties in Austin MSA, Texas
—please contact:

| | |
|---|--|
| DANIEL ELAM 512.343.2700 ext. 1 daniel@muskin-elam.com | SALLY BURNS 512.343.2700 ext. 2 512.993.0842 sally@muskin-elam.com |
|---|--|

2101 S I-35 Frontage Road
Suite 108
Austin, Texas 78741

WWW.MUSKIN-ELAM.COM

Muskin Elam Group, LLC has prepared this brochure to provide summary information to prospective purchasers and makes no warranty or representation about the content. While this information has been obtained from sources believed to be reliable; Muskin Elam Group, LLC has not conducted any investigation regarding these matters and prospective purchasers should independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are examples only and do not necessarily represent the current or future performance of the property. This brochure does not constitute an offer of sale, but is merely an invitation to bid.