

121 Scott St
San Marcos, TX 78666

RARE
potential

LIVE/WORK IN THE HEART OF SAN MARCOS

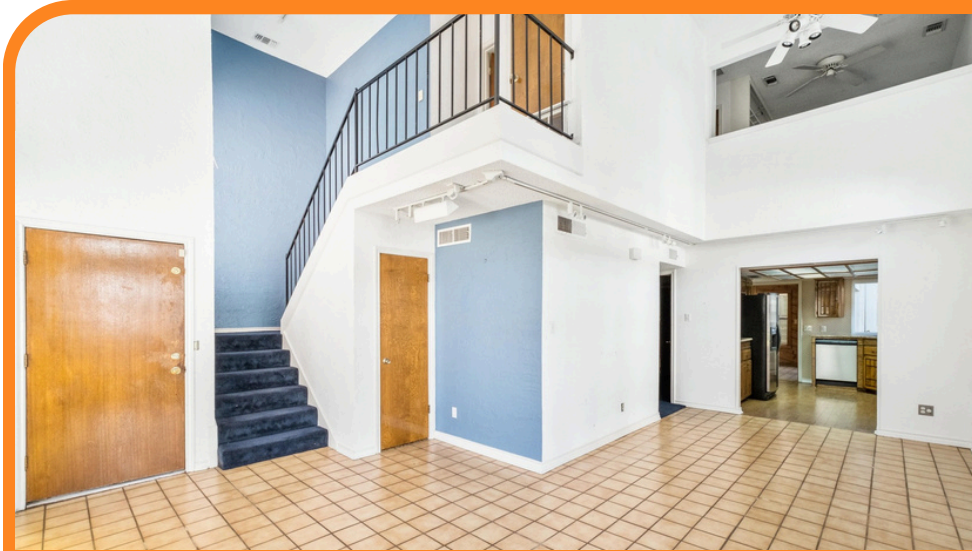


PRICE IMPROVEMENT
\$650,000

- **Townhome + Office Professional** – 5,268 SF of rare mixed-use zoning, perfectly positioned for live-work, office, or redevelopment.
- **Prime Location** – 86 Walk Score puts you steps from dining, shopping, campus, and downtown culture.
- **Flexible Layout** – 5 bedrooms, 4.5 baths, 3 kitchens, greenhouse, multiple storage rooms, and a pool courtyard.
- **Endless Possibilities** – boutique offices, live-work hub, student housing, or creative redevelopment.

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EXPLORE THE OPPORTUNITY

LEAVE
YOUR
MARK
ON SAN
MARCOS

SCAN
ME!



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