

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.



EXPLORE THE OPPORTUNITY

LEAVE
YOUR
MARK
ON SAN
MARCOS

SCAN
ME!



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