

# Office For Sale

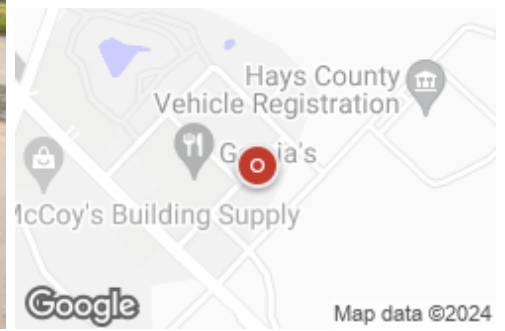
Berkshire Hathaway HomeServices - Austin

3303 Northland Dr. Austin, TX 78731 | 512-423-0456

## San Marcos Office Building For Sale

Office: General For Sale

1921 Corporate Dr., San Marcos, TX, 78666



### Listing Details | Office For Sale

Total Available Space	<b>9,100 SF</b>
Asking Price	<b>\$2,300,000</b>
Listing Price Per SF	<b>\$252.75</b>
Cap Rate (Actual)	-
Investment	<b>NNN</b>
Signage	<b>None</b>
Show Instructions	<b>Call broker</b>

Listing ID	<b>40550213</b>
Parking Spaces	<b>-34</b>

### Description

Stable cash flow investment with diversified low-risk rent roll.

Existing diverse mix of tenants, including legal firm, employment agency, and corporate office offer an attractive income stream with annual increases.

Convenient access to Wonder World Drive (State Highway 12) and IH35.

Adjacent to the Hays County Government Center which is the designated building for the Hays County Courthouse and Tax Office.

Amenity rich area with numerous dining options, retail, hotel, and banking services.

Ideal Location: Situated just minutes from major highways, this property provides easy access to Interstate 35, connecting Austin and San Antonio. Its central location ensures high traffic and excellent exposure.

Modern Amenities: The building is equipped with high-speed internet, advanced security systems, and ample parking for both employees and customers.

Functional Layout: Right-sized for local tenant space requirements with the privacy and security of a freestanding asset.

Growth Potential: Located in a thriving commercial district, this property is surrounded by established businesses and new development, providing a robust economic environment for growth and success.

## Why 1921 Corporate Drive?

**This property is more than just a location; it's a gateway to new business opportunities. With its prime location, modern facilities, and versatile space, 1921 Corporate Drive is the perfect place to establish or expand your business presence in San Marcos. Don't miss out on this exceptional opportunity to invest in a property that promises both immediate and long-term benefits.**

### Property Features

#### Location Details

Address	<b>1921 Corporate Dr., San Marcos</b>
County	<b>Hays</b>
Parcels	<b>105247</b>

Name	<b>1921 Corporate Dr</b>
Center/Park Name	<b>San Marcos Business Park</b>
Cross Street	<b>Wonder World</b>

#### Building Details

Sub Type	<b>General</b>
Building Status	<b>Existing</b>
Building Size	<b>9,100 SF</b>
Land Size	<b>0.65 Acres / 28,472 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>1</b>
Year Built	<b>2002</b>
Primary Constr. Type	<b>Framed</b>
Occupancy Type	<b>Multi-tenant</b>
Building Class	<b>B</b>

Parking Spaces	- <b>34</b>
Parking Ratio	- <b>1: 270</b>
Rentable Space	<b>7,666 SF</b>
Number of Tenants	<b>3</b>
Air Conditioned	<b>Yes</b>
Heated	<b>Yes</b>
Water	<b>Yes, City</b>
Sanitary Sewer	<b>Yes, City</b>
Natural Gas	<b>Yes</b>

### Property Listings

1 Listing | 9,100 SF | \$2,300,000

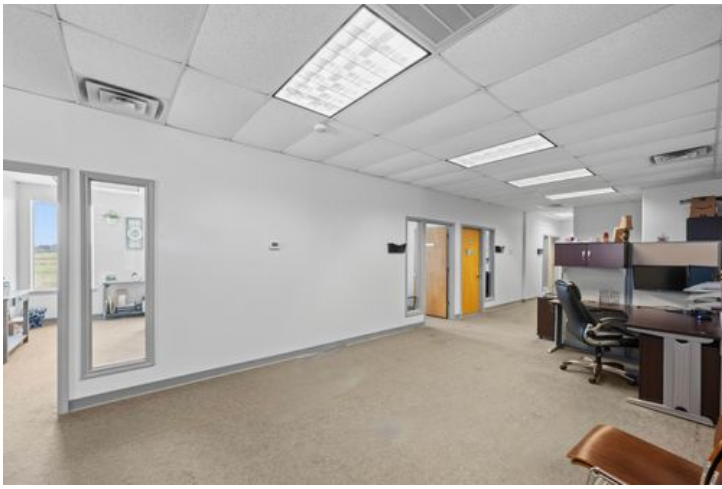
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	-	-	9,100 SF	\$2,300,000	Now

### Additional Photos











## Contact



**Dave Bair**  
512-423-0456  
dsbair@gmail.com



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