

# \$332,500 - 3876 Fm 621, San Marcos

MLS® #1551720

## \$332,500

Bedroom, Bathroom, 1,344 sqft  
Multi-Family on 0.50 Acres

RURAL NBHD GEO REGION, San Marcos, TX

This is 1 of 2 properties to be Sold Together in one sale see MLS#1551720 and MLS#1551719. \*\*Please Do not disturb tenants\*\* Showing will be scheduled with the tenants during the option period. Great Income-Producing property on a busy main road for many possible business opportunities, included with a Lovely Double-wide in San Marcos. This is an up-and-coming neighborhood that has progressed and gentrified in San Marcos. The Amazon Fulfillment Warehouse SAT2 is less than 5 miles away, only 2 minutes from the nearest gas station, NO HOA, property is into the lines of Redwood, Texas. The big half-acre lot in the front property is on a busy main road FM 621 and has 3 units. The property has 3 different tenants, renting all 3 suites, and plenty of parking inside the gate. This property is an income-producing property with a total Monthly rent roll of \$3500 with all leases on a 1-year term. Properties are surrounded throughout the perimeter with a wire fence. Both properties are Zoned OCL "Out of City Limits". The Double-wide home is at the rear of the property with a nice covered patio. This property can be anything you would like it to be and keep it income-producing as well as a HOME. The home is retrofitted on cement blocks. The backyard is dotted with young, healthy trees and a nice roadway entering the house. Very clean 1996 doublewide, measures approximately 28x60, 3/2 in a country atmosphere. This home sits on



approximately .5 Acres in a desirable subdivision in the San Marcos ISD. Large living area, nice island kitchen. Nice home on a large lot located close to Schools. These properties are SOLD TOGETHER and are priced to sell and sold 'AS IS'. The front parcel is approximately .5 of an Acre. All you have to do is move in and have the front income-producing property pay for the mortgage, as the price reflects both properties. This is one of 2 properties to be sold together in one sale see MLS# and MLS#1551719. The property will be shown with a submitted offer. Call Luis Alonso at 210-863-3758 for any other questions.

Built in 2004

### **Essential Information**

MLS® #	1551720
Price	\$332,500
Square Footage	1,344
Acres	0.50
Year Built	2004
Type	Multi-Family
Sub-Type	One Story
Status	Active

### **Community Information**

Address	3876 Fm 621
Subdivision	RURAL NBHD GEO REGION
City	San Marcos
County	Guadalupe
State	TX
Zip Code	78666

### **Interior**

Heating	Central, Window Unit
Cooling	Unit Central, Two Central, Window/Wall

### **Exterior**

Exterior	2 Sides Masonry, Cement Fiber, Stucco
Exterior Features	San Marcos River
Roof	Composition, Metal
Foundation	Slab

### **School Information**

District	San Marcos ISD
Elementary	Bowie
High	San Marcos

### **Additional Information**

Zoning	OCL
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### **Listing Details**

Listing Office	Real Estate Union
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