



Harper's Hall

139 E. Hopkins St.

San Marcos, TX 78666

listing presented by

m & co. real estate

1920 corporate dr ste 201b | san marcos, tx



Executive Summary

Located directly on the historic downtown square, 139 E. Hopkins Street—**known as Harper's Hall**—is a landmark mixed-use commercial property offering approximately 13,102 square feet across multiple levels, including a distinctive rooftop patio overlooking the heart of San Marcos. Built circa 1873 and positioned just two blocks from Texas State University, the property combines irreplaceable historic character with exceptional visibility, walkability and access to downtown's thriving dining, retail and entertainment district. Its flexible bar, restaurant and office configuration presents a compelling opportunity for continued operation, repositioning or thoughtful redevelopment, with the *potential for valuable state and federal historic rehabilitation tax incentives*, subject to buyer verification and project approval.





Key Points

Irreplaceable Location

- Positioned directly on the historic downtown square, 139 E. Hopkins offers exceptional visibility, walkability and immediate access to San Marcos' dining, retail and entertainment district.

Landmark Property

- Known as Harper's Hall and dating to approximately 1873, the property combines distinctive historic architecture with a highly recognizable presence in the heart of downtown.

Multiple Revenue Opportunities San Marcos

- Approximately 13,102 square feet across multiple levels—including bar, restaurant, office and rooftop patio areas—provides flexibility for continued operation, repositioning or a new mixed-use concept.

Historic Incentive Potential

- As an income-producing historic building, the property may qualify for state and federal rehabilitation tax credits totaling up to 45% of eligible improvement costs, subject to certification, project approval and buyer verification.

Location

**Downtown Local Historic District &
Central Business Area (CBA)**

Commercial – Improved

*139 E. Hopkins St
San Marcos, TX 78666*

The property is commercially zoned, supporting its continued use as a restaurant, bar, entertainment venue, retail establishment, office or other commercial concept, subject to applicable City requirements and approvals. Its prominent location on the downtown square, flexible multilevel configuration and rooftop patio create a distinctive opportunity for an owner-user, operator or investor seeking a highly visible presence in the heart of San Marcos.





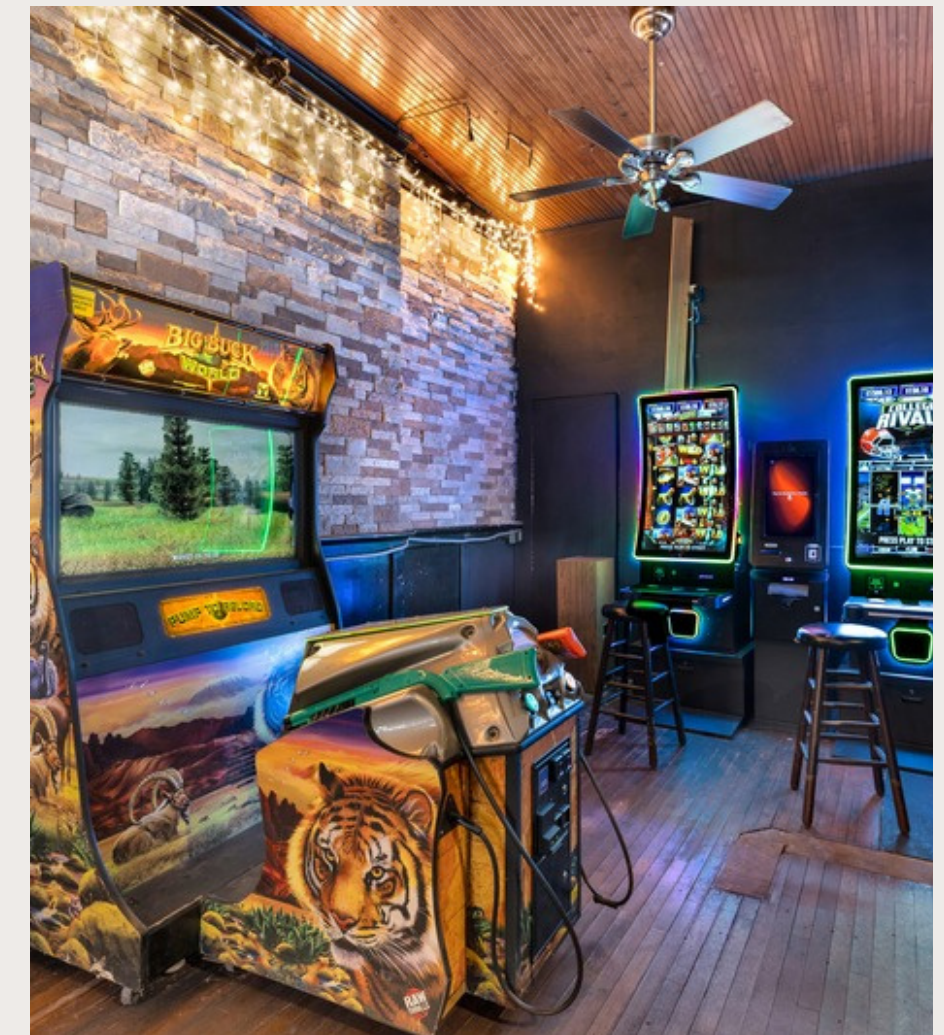
The Neighborhood

Neighborhood Profile

Located directly on the historic square, 139 E. Hopkins sits within San Marcos' most walkable dining, retail and entertainment district. Downtown attracts a steady mix of local residents, Texas State University students and faculty, professionals and visitors—creating consistent activity throughout the day and into the evening.

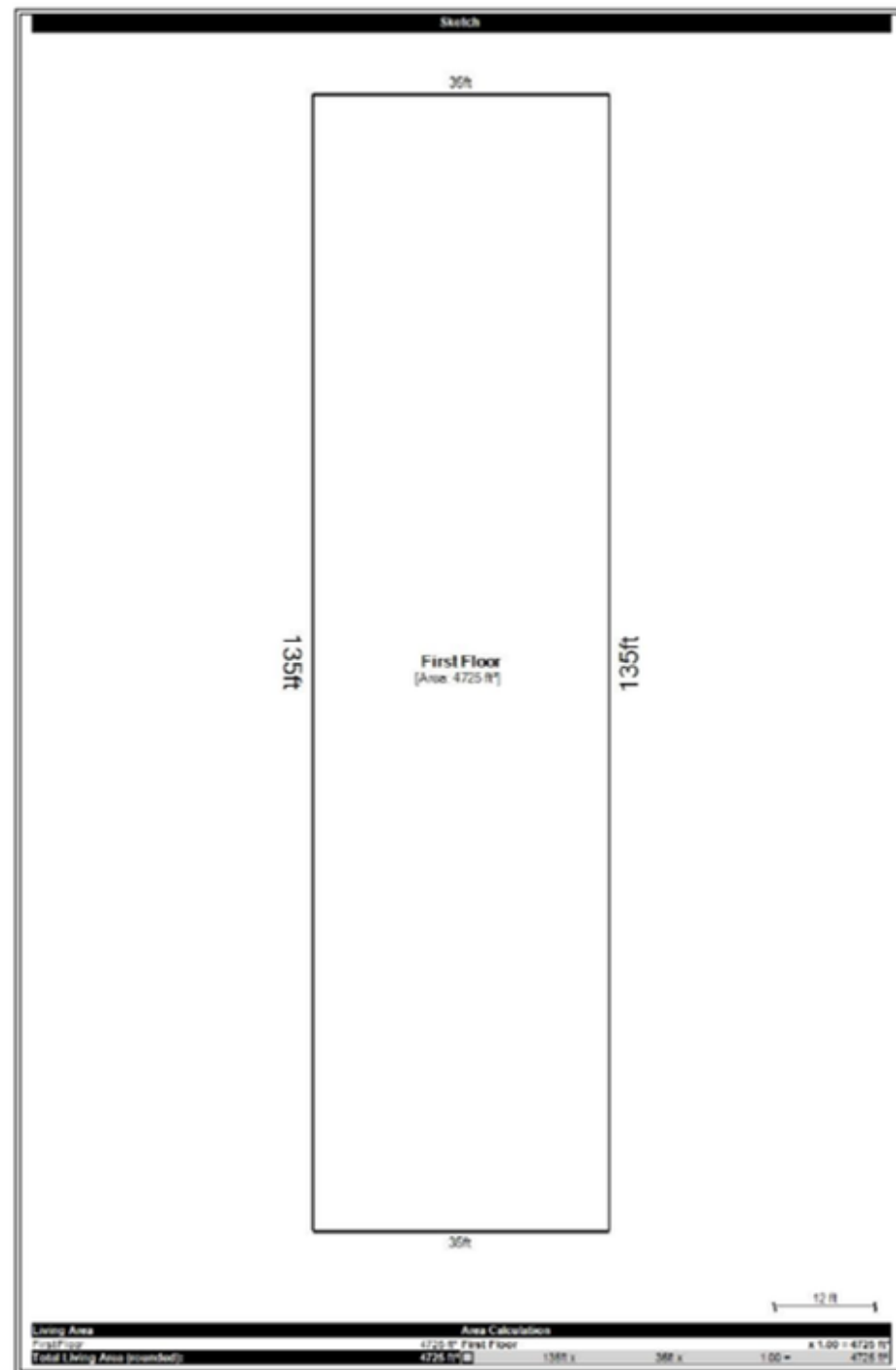
Nearby Amenities

- Hays County Historic Courthouse & Square
- Downtown eateries, boutiques and nightlife
- TXST University
- The San Marcos River
- Small HEB



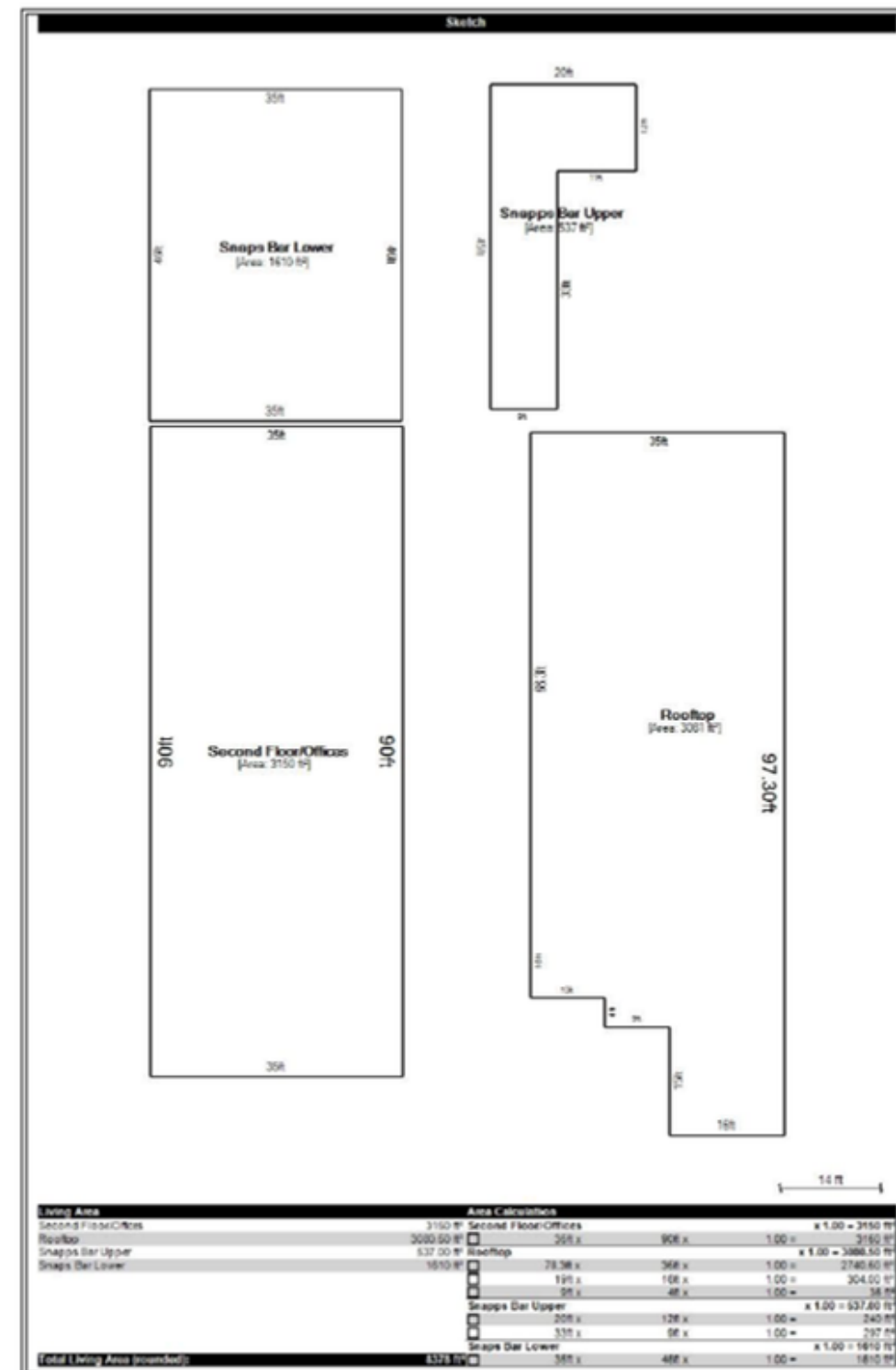
First Floor

- Currently operating as Harper's Bar
- 4,725 Square Feet
- A longtime downtown San Marcos favorite, Harper's Bar is known for its lively atmosphere, multiple entertainment spaces and prominent location directly on the historic square.
- Also offers an office space, and ADA restrooms



Second & Third Floors

- Second Floor is currently operating as a Bar
- Renovated Office space
- Office spaces may be converted to a 4th bar
- Rooftop Bar
- Sweeping views of downtown San Marcos





Commercial Use Table

Here you will find a list of uses that are both permitted by right (P) or possible if a conditional use permit is achieved (C) - this list does not include every viable option.



Permitted (P)	Conditional Use (C)
Boutique hotel, hotel or bed and breakfast	Certain light industrial
Indoor recreation or entertainment	Certain vehicle services uses
Personal servies, salon or med spa	Charitable gaming facility
Restaurant or other eating establishment	Gasoline sales
Professional or medical office, retial sales, gym or health club	Indoor/outdoor veterernarian services

Texas State University

More than 40,000 students call Texas State Home

- Over 39,000 undergraduates
- Over 5,200 graduate students

Over 200 degree programs

- 104 bachelor's
- 94 master's
- 23 doctoral

Texas State Athletics Enters a New Era in the Pac-12

- Texas State officially joined the Pac-12 Conference on July 1, 2026, with conference competition beginning in the 2026–27 season.
- The move brings increased national exposure, expanded media coverage and new visitors to San Marcos for athletic events.
- Every Bobcat football game will be available on linear television during the inaugural Pac-12 season.
- Texas State sponsors **17 NCAA Division I sports**, including its newly established women's gymnastics program—the first NCAA Division I women's gymnastics program in Texas.





Contact Us

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*Call or email Monica for Financials, current
Lease information and private showings*