



715 W. HOPKINS ST

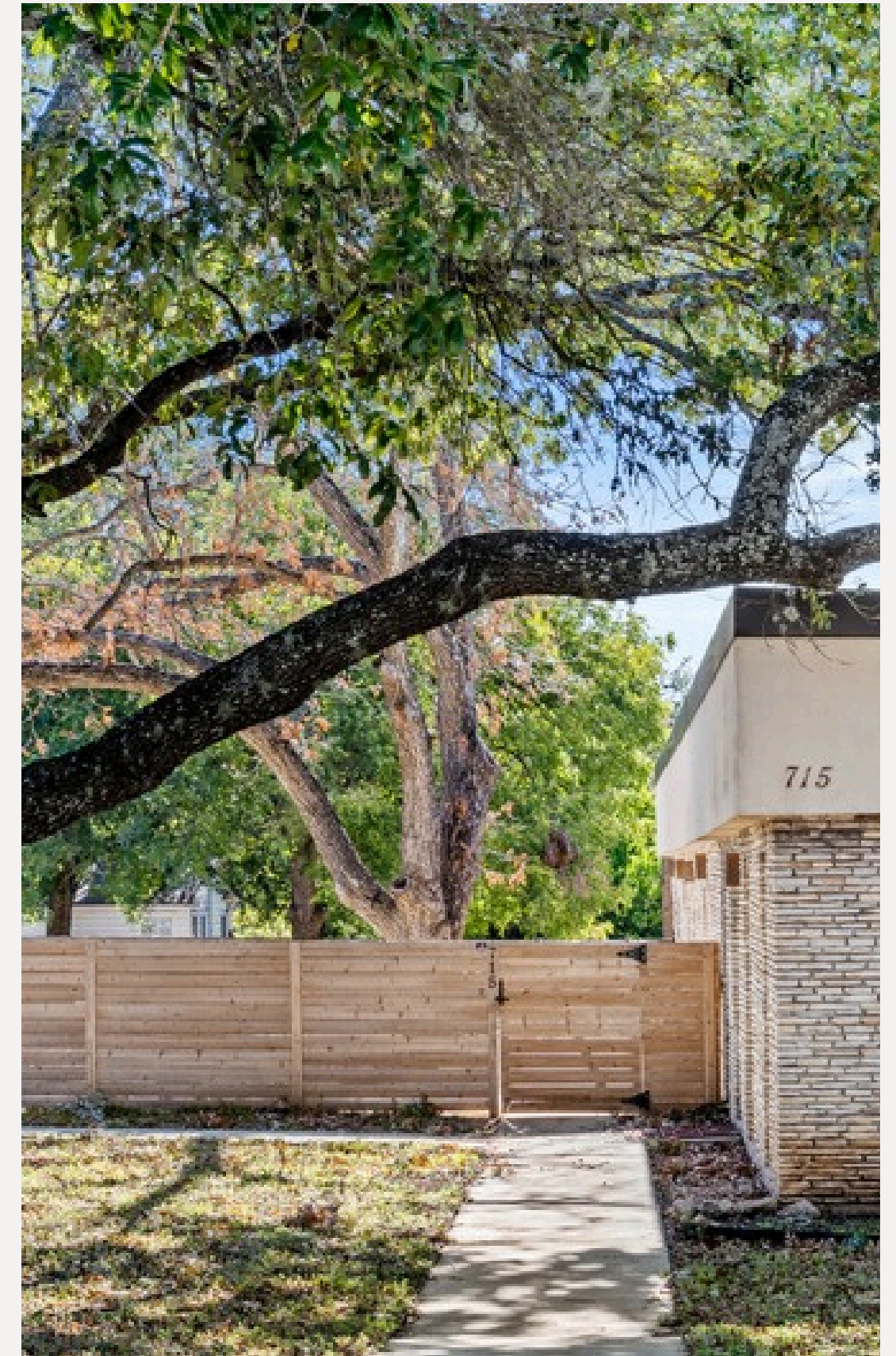
San Marcos, TX 78666

listing presented by  
mcnabb & co. real estate services  
1920 corporate dr ste 201b | san marcos, tx



# Executive Summary

Nestled in the heart of the vibrant San Marcos community, and located on a main arterial road, Hopkins Street, this property presents an exceptional opportunity for seasoned investors and end users alike. With its prime location, mature oak trees, neighborhood convenience, and investment potential - it is a blank canvas for many prospective ideals. Situated in the San Marcos downtown area, this property enjoys proximity to major attractions, educational institutions such as Texas State University, bustling shopping centers, and recreational hotspots. Whether you are targeting young professionals, students, or families, this property caters to various preferences.





# Key Points

## **Strong Demand**

- With a thriving student population and a growing local economy, SMTX embodies a steady influx of students & faculty and a lively environment.

## **Upside Potential**

- The growing market and proximity to Texas State University present opportunities to increase rents and/or improve cash flow over time.

## **Downtown San Marcos**

- The property is within walking distance of downtown San Marcos, offering easy access to local restaurants, shopping, entertainment, and public transportation.

## **Growing Market**

- San Marcos is part of the rapidly expanding Austin-SanAntonio corridor, one of the fastest-growing regions in Texas, ensuring steady appreciation and future growth potential.

# Location

This commercial property is zoned mixed use.

## Commercial - Improved

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## Mixed Use Zoning

The intention, per the LDC Section 9.2.2.1, is to provide for a mixture of retail, office and residential uses in close proximity to enable people to live, work and purchase necessities in a single location. The intention is to promote a pedestrian-friendly environment with outside spaces such as small parks, courtyards and outdoor eating areas.





## The Neighborhood

### Neighborhood Profile

Families and working individuals who are friendly and inviting. Living lifestyles range from established single family homes and multi-family structures to small businesses and art organizations.

### Nearby Amenities

- Small HEB
- The Square full of eateries, boutiques and nightlife
- TXST University
- The San Marcos River



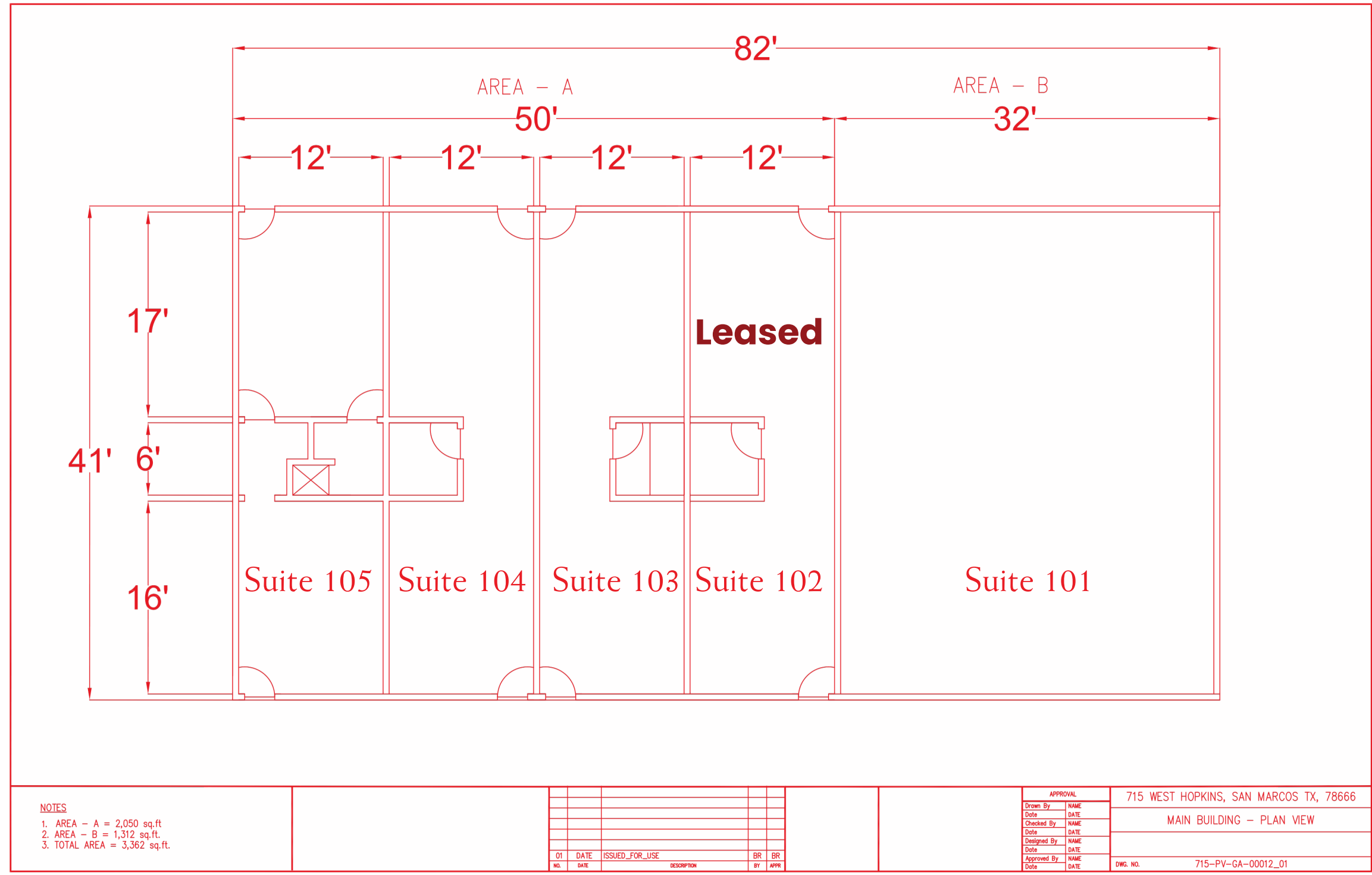
# Financials at a Glance

Total Square Footage	4814
Annualized NNN	\$7.16
Monthly NNN	\$0.60
Projected NOI	\$126,540

Unit	Square Footage	Annual Base Rent	Annual NNN	Status
Suite 101	1312	\$33,600	\$9,390	Available
Suite 102	513	\$13,200	\$3,668	<b>Leased</b>
Suite 103	513	\$13,200	\$3,668	Available
Suite 104	513	\$13,200	\$3,668	Available
Suite 105	513	\$13,200	\$3,668	Available
Cottage	1452	\$46,800	\$10,392	<b>Leased</b>
<b>TOTALS</b>	<b>4814</b>	<b>\$133,200</b>	<b>\$34,455</b>	

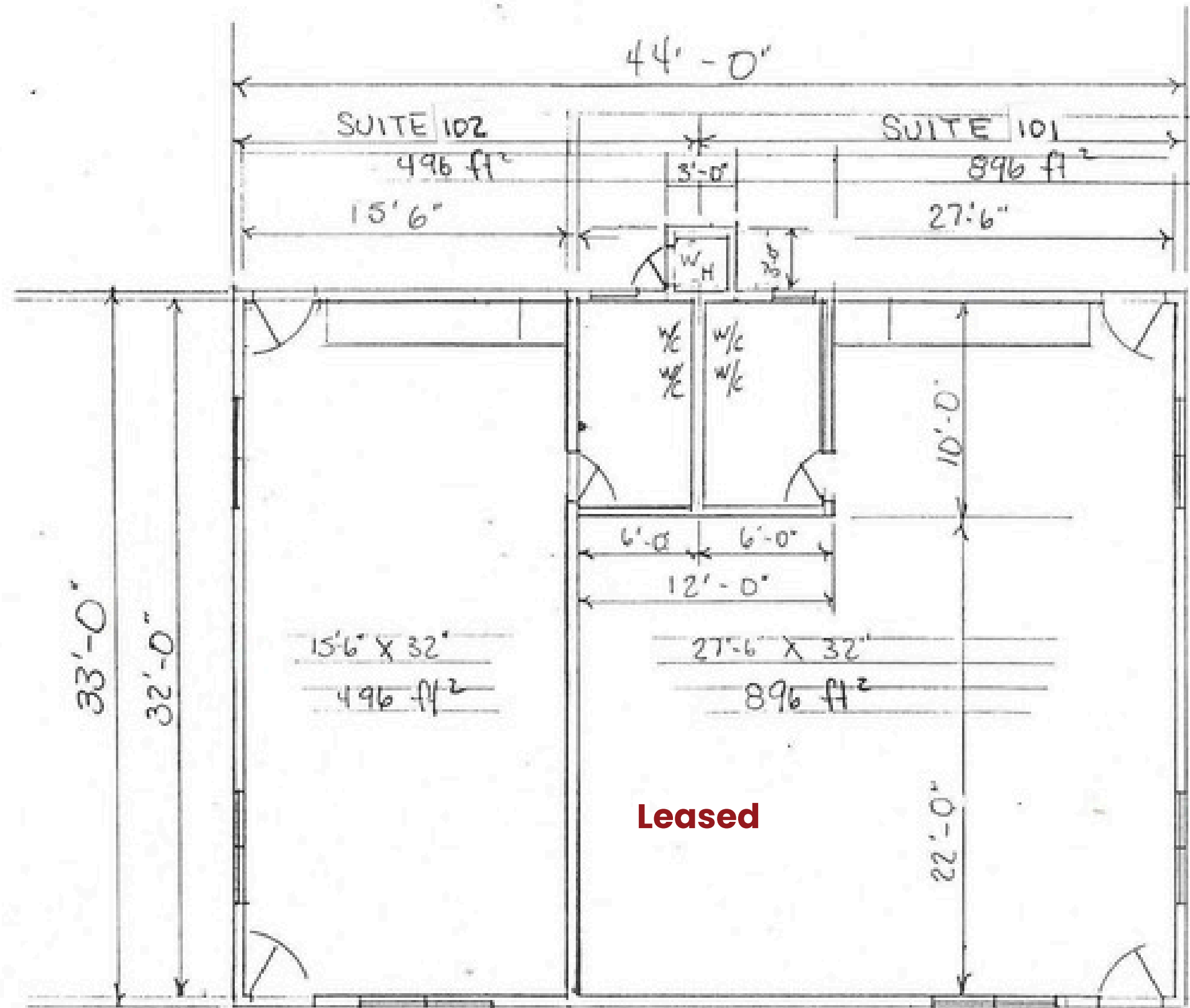
# Front Building

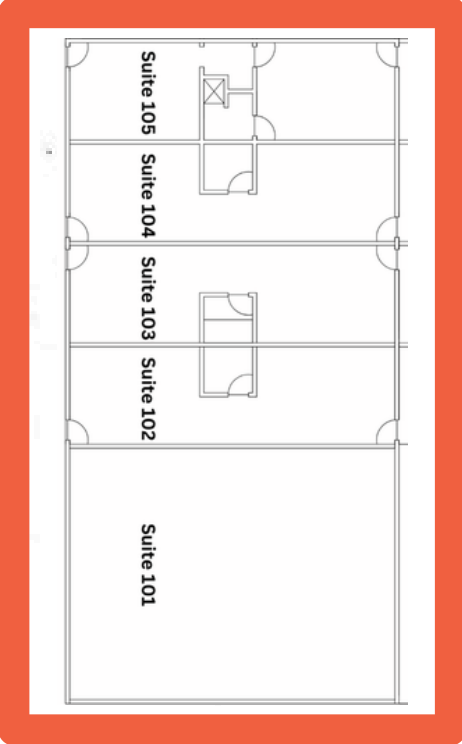
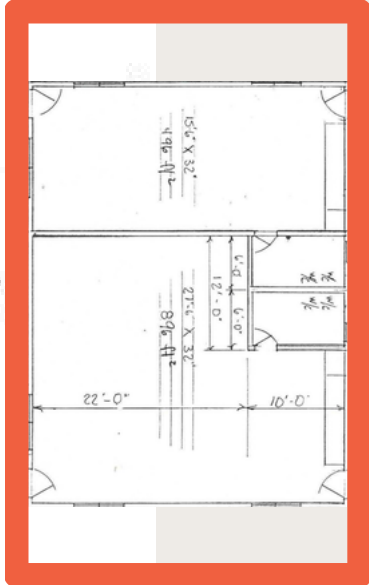
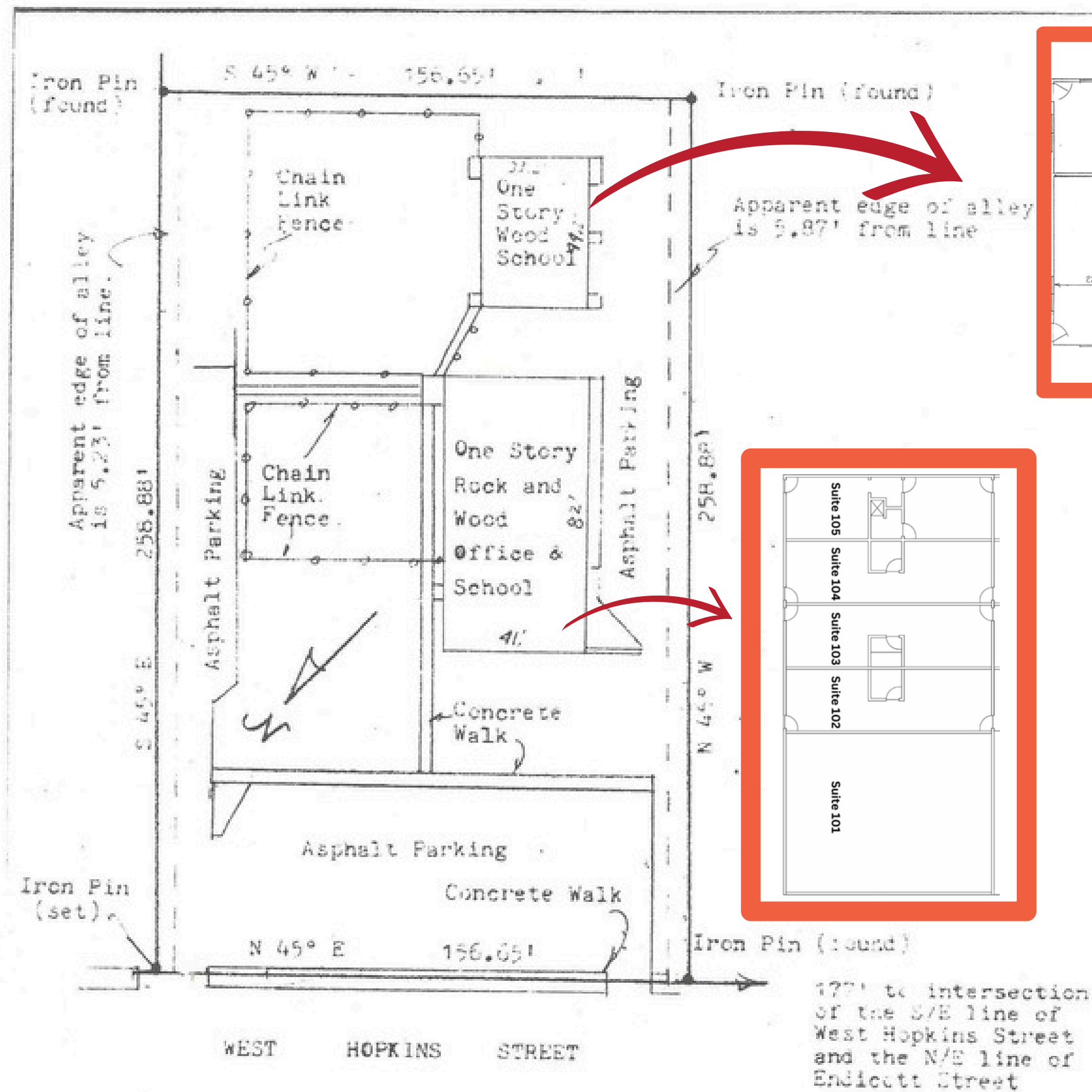
- Suite 101 was formally a dental office
- The space already includes all the needed plumbing and electricity for a similar venture
- Suites 102-105 can be utilized individually or combined for a larger space



# Back Cottage

- Currently operating as a Preschool leased through 2030
- Beautifully renovated in 2024
- Included fenced in and separated play area





# Survey

- This survey shows both structures

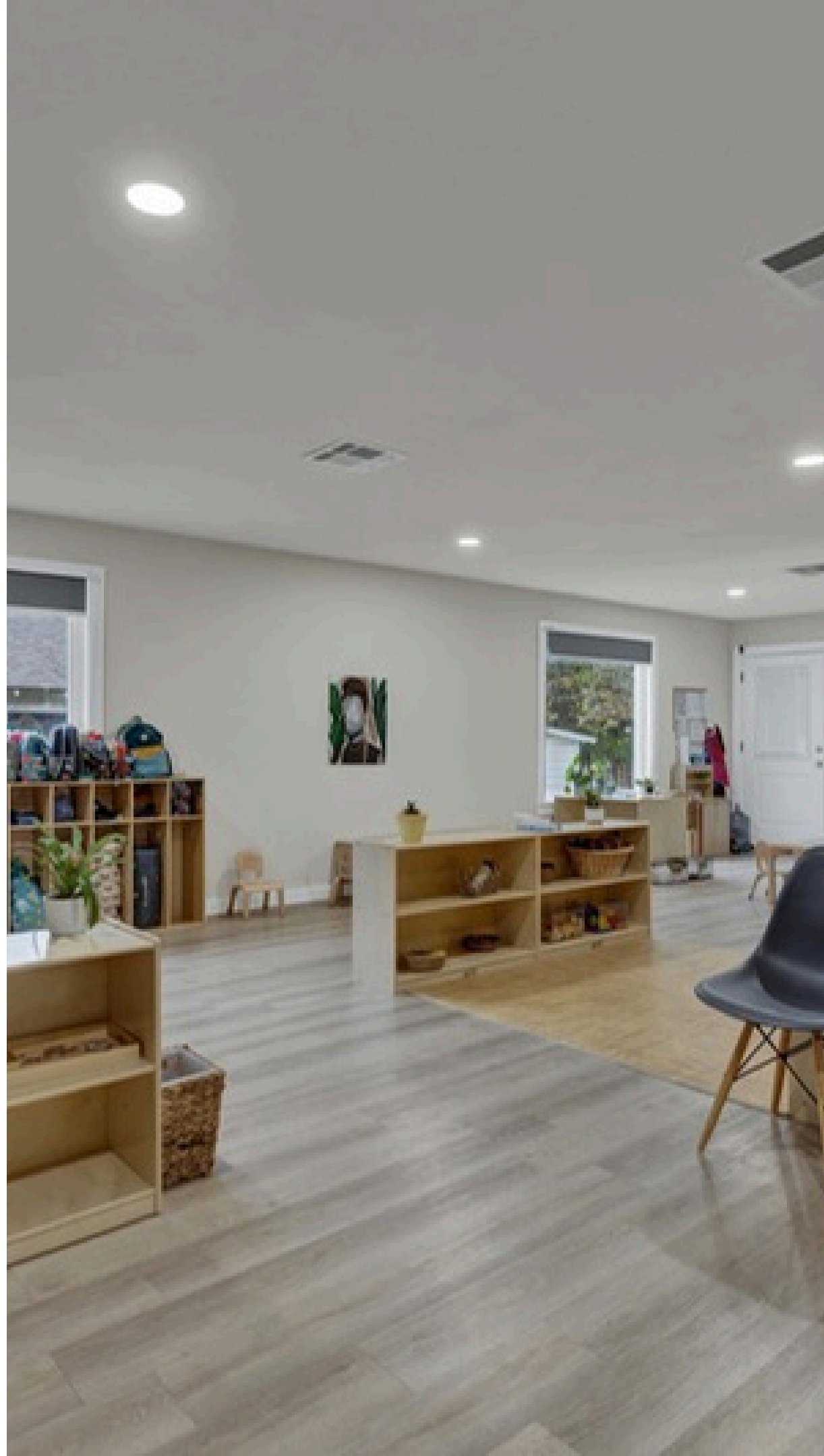
Subject property ~~does~~/does not lie within a flood hazard zone as determined from F.I.S./H.U.D. Flood Hazard Map, Community Panel No. 485505 0006B, dated September 5, 1990.

LEGAL DESCRIPTION: Being 0.93 acres of land out of Farm Lot 15, Original Town of San Marcos, Hays County, Texas, and being more particularly described by metes and bounds in the field notes attached hereto.

# Mixed 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)
Loft apartments, Bed and Breakfast, Community Home, Child Care	Duplex, Two Family Homes, Duplex Condominium
Art Studio, Beauty Shop, Performing Arts School	Tri-plex or Four-plex
Restaurant, food or grocery store, prepared food sales	Antique shop with outside storage
Medical, Med Spa, Pharmacy	Public/Flea Market, Plant Nursery
Retail store, Health Club, Civic Center	Indoor Veterinarian, Live Theatre



# 2025 Updates

Suite 101 - NEW HVAC - Bryant 4 Ton Gas Package

Suites 102 - 105 - NEW HVAC - Bryant 2 Ton Straight Cool Package

Suites 102 - 105 - Completely renovated including: flooring, walls and texture, lighting, bathroom vanity and toilet

New Monument sign

# Texas State

## More than 40,000 students call Texas State Home

- Over 36,000 undergraduates
- Over 4,000 graduate students

## Over 200 degree programs

- 99 bachelor's
- 91 master's
- 20 doctoral

## The Texas State Bobcats currently compete in the Sun Belt Conference in NCAA Division I

- Bobcats compete in 16 men's & women's NCAA Division I teams



# San Marcos Demographics

The Texas Innovation Corridor is one of the fastest growing in the country. In the most recent census data, the U.S. Census Bureau ranks Hays County as the fastest growing county in the nation among counties with 100,000+ residents. In addition, San Marcos, Texas was the fastest growing city (50,000+) in the country for three consecutive years (2013-2015).

Statistic	Hays County	Caldwell County	Texas Innovation Corridor
Population	222,827	42,817	3,894,144
Median Age	32.5	35.8	34.5
Jobs	87,365	11,087	2,052,994
Labor Force	120,671	19,669	2,047,228
Average Annual Wage for Jobs in Location	\$32,988	\$25,760	\$34,678
Median Household Income for Residents	\$68,724	\$59,846	\$68,837
Educational Attainment	HS Graduate: 76.6% Associates: 6.5% Bachelors: 25.7% Postgraduate: 12.4%	HS Graduate: 61.2% Associates: 4.5% Bachelors: 9.7% Postgraduate: 3.8%	HS Graduate: 77.9% Associates: 7.3% Bachelors: 24.6% Postgraduate: 13.2%
Race/Ethnicity	White: 82.7% Hispanic/Latino: 39.5% Black: 4.1% Asian: 1.5% Indigenous: 0.7%	White: 78.4% Hispanic/Latino: 53.1% Black: 5.3% Asian: 1.0% Indigenous: 0.7%	White: 72% Hispanic/Latino: 47.9% Black: 7.4% Asian: 4.0% Indigenous: 0.7%

Data in chart from:





# Contact Us

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