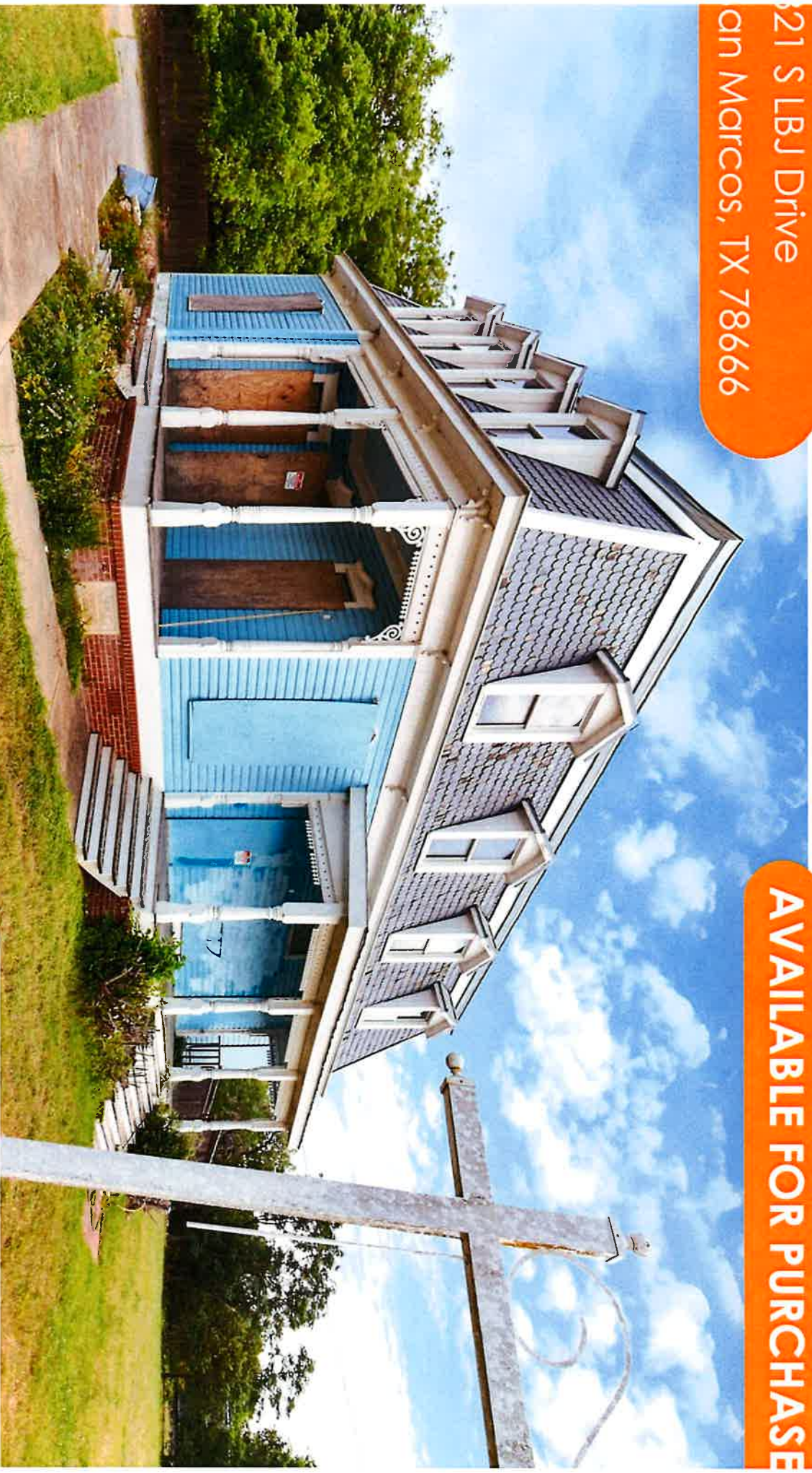




321 S LBJ Drive
San Marcos, TX 78666

AVAILABLE FOR PURCHASE



Linda Jalufka, REALTOR®

(512) 757-4850

 jalufka1961@gmail.com

 thedamerongroup.com

Summary Description

321 S LBJ Drive

thedamrongroup.com

DESCRIPTION

Originally built in 1878 on Guadalupe Street and believed to be one of the oldest structures in San Marcos, this historic gem was relocated in 1988 and brought up to commercial code at its current site—just one block from the Hays County Courthouse Square and four blocks from Texas State University. Zoned Downtown Character District 5, the property offers a wealth of mixed-use potential including retail, office, residential, or short-term rental. With over 2,900 square feet of space, Mansard rooflines, and timeless architectural details, it's a rare opportunity to restore or repurpose a true landmark. Relocating the building again could further expand the possibilities for this high-visibility corner lot.



Guadalupe Street Construction

PROPERTY HIGHLIGHTS

- Unmatched location just steps from Downtown San Marcos
- HIGH visibility + endless commercial potential
- Historic charm ready to be revived
- Over 2,900 SF of usable space across two floors
- Zoned for retail, office, residential, or STR use



PROPERTY SUMMARY

321 S LBJ Drive

thedamrongroup.com

\$800,000

LIST PRICE

None

FLOOD PLAIN

0.305

AVAILABLE ACRES

DCD 5

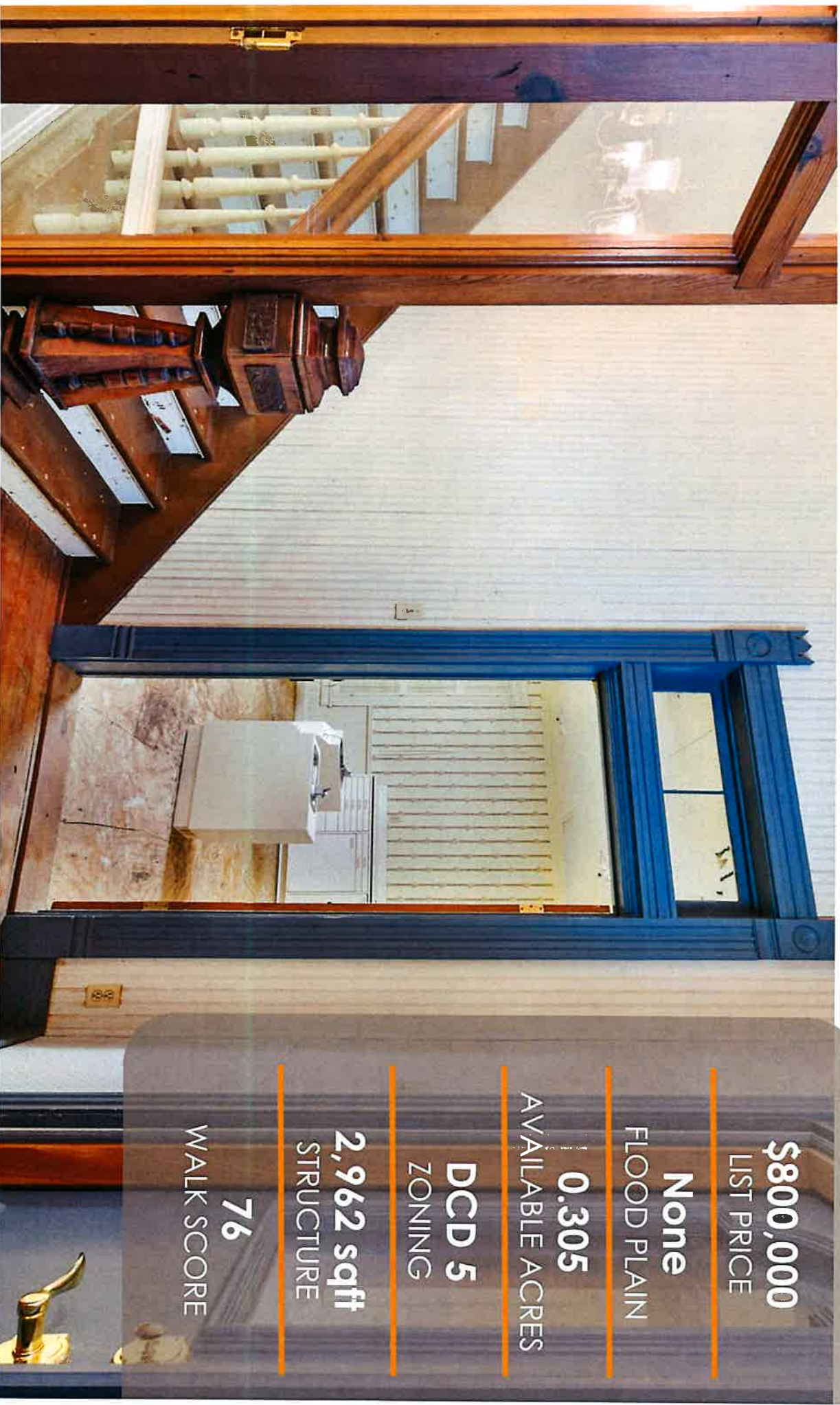
ZONING

2,962 sqft

STRUCTURE

76

WALK SCORE



PROPERTY OVERVIEW

321 S LBJ Drive

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3 minutes to I-35
High Convenience Rating



Walking distance to
The Square & Texas State



City Proposed
Purgatory Creek Trails



Less than 30 miles from
Austin & San Antonio



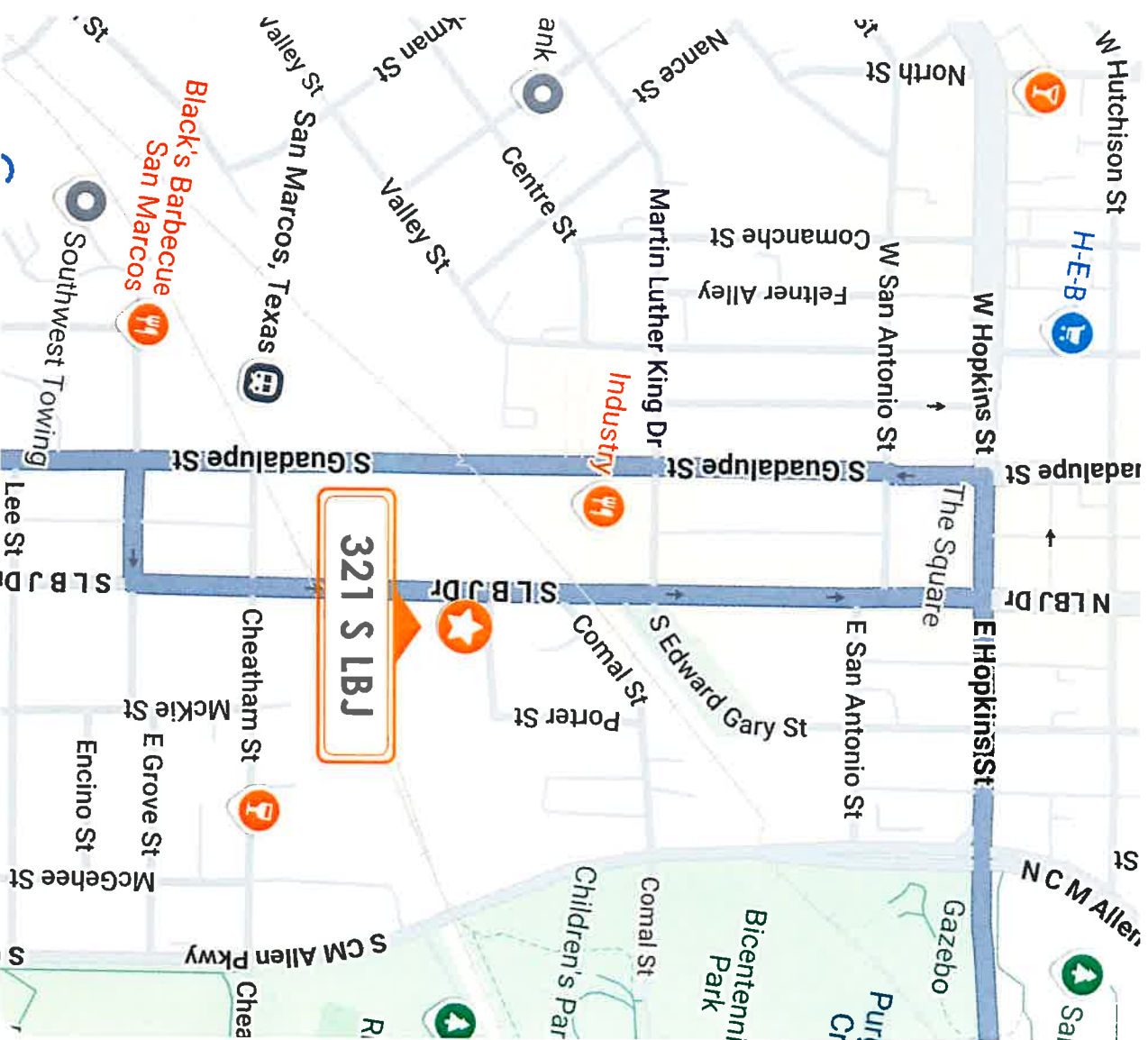
City of San Marcos
Electric Utility



City of San Marcos
Water Supply



Near Numerous
Single Family Home
Developments

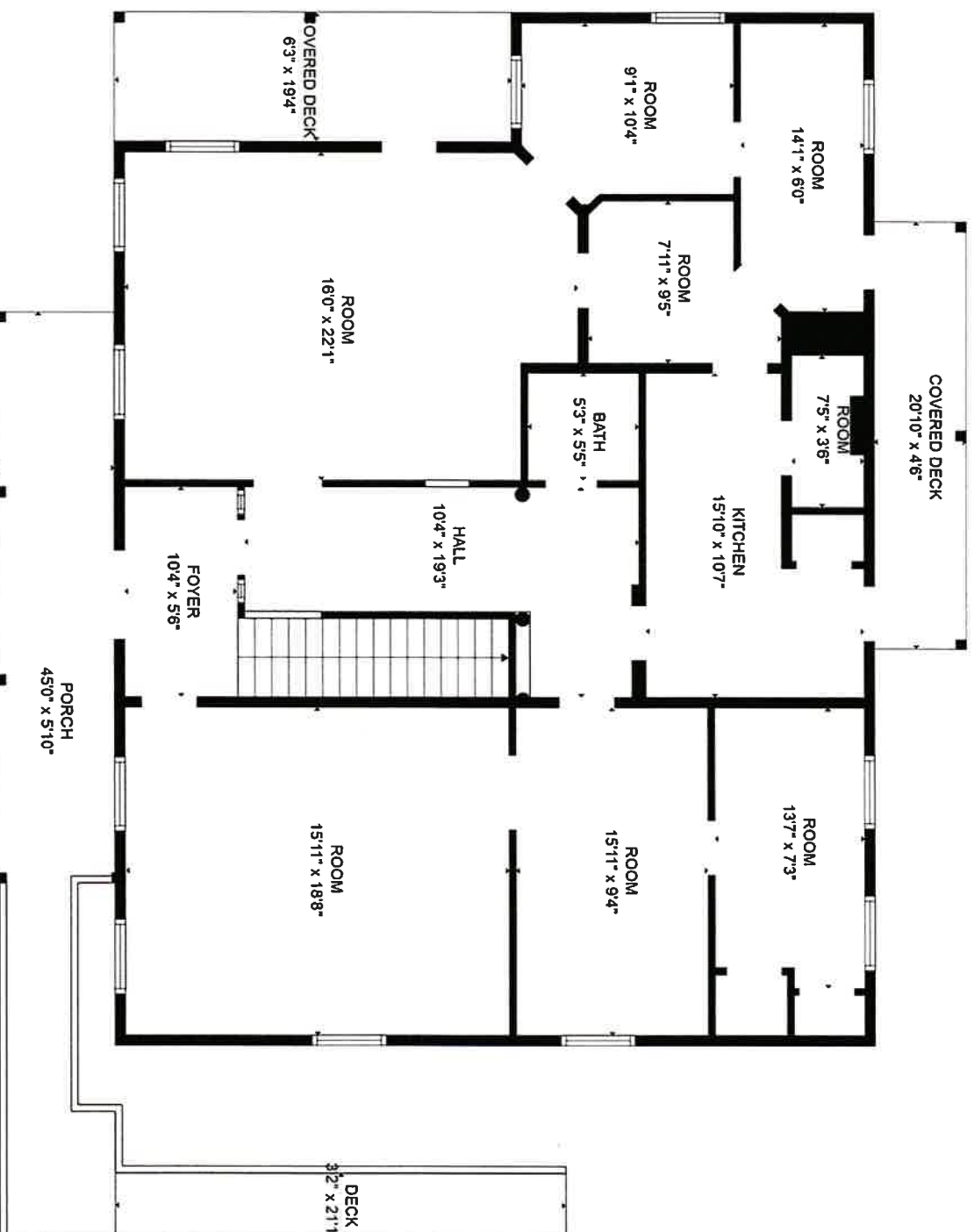


FLOOR PLANS

321 S LBJ Drive

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FIRST FLOOR

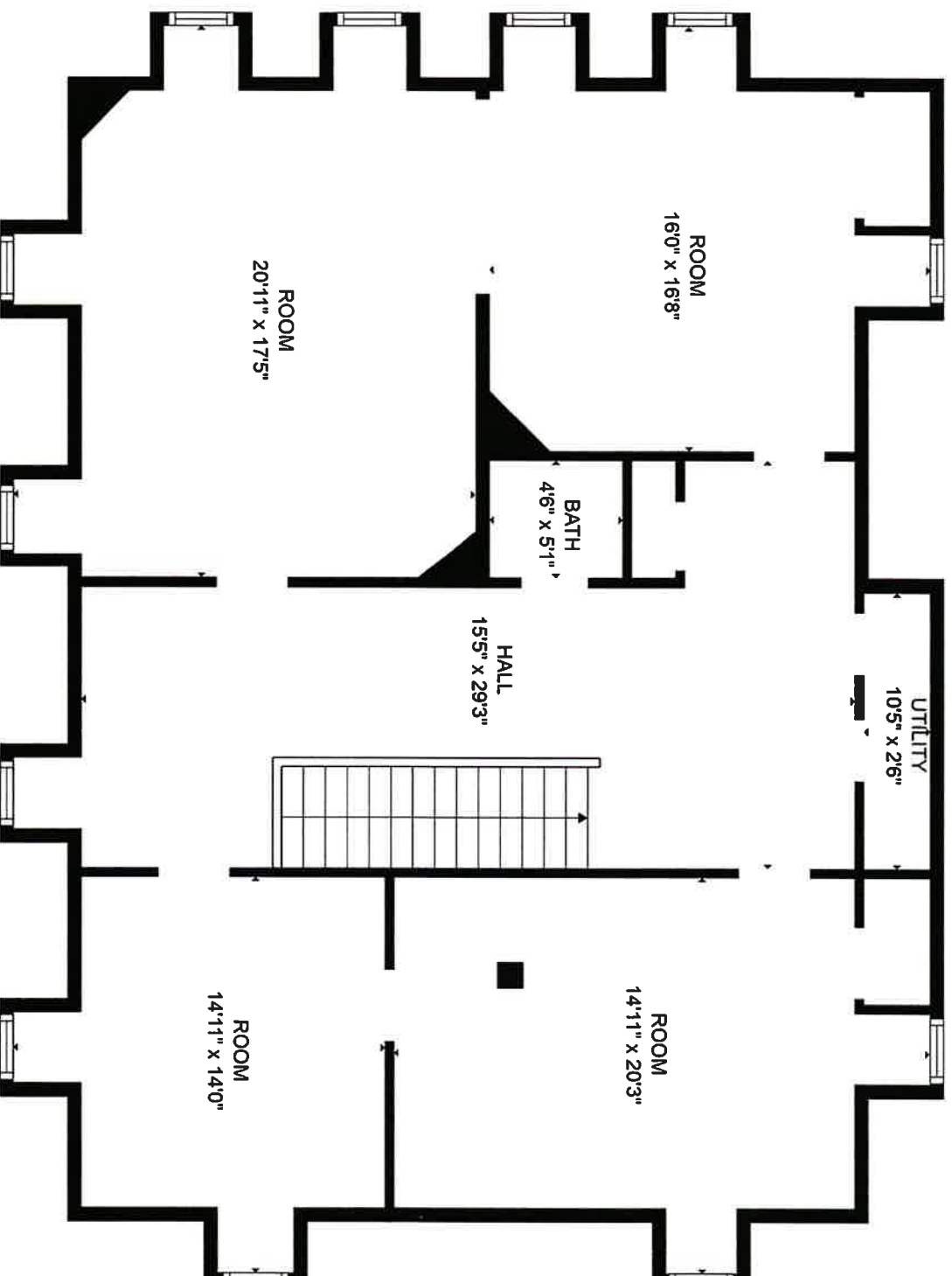


FLOOR PLANS

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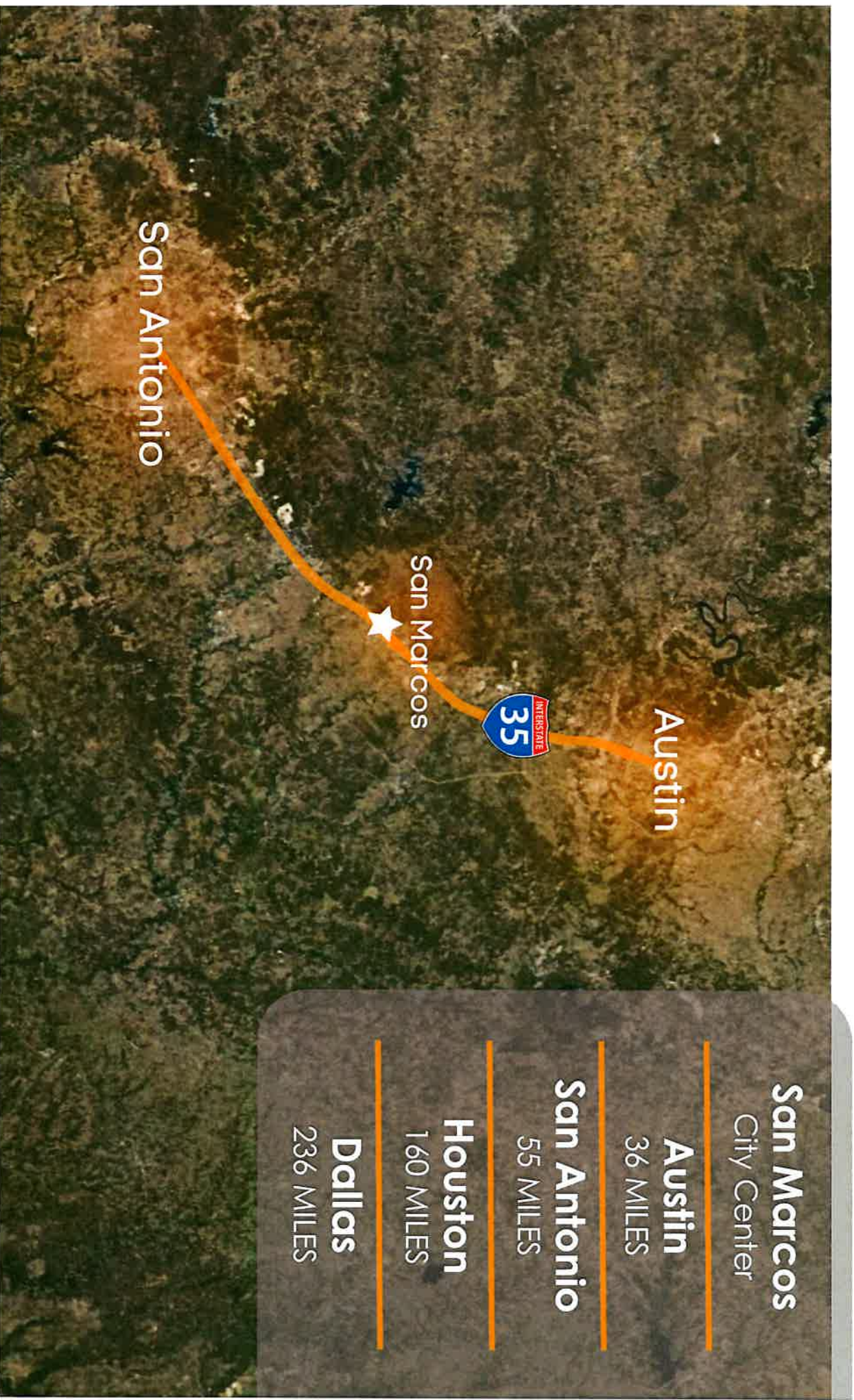
SECOND FLOOR



LOCATION MAP

321 S LBJ Drive

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— REALTORS[®] —

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