110 East San Antonio St.

San Marcos, Texas 78666

FOR SALE



Mike Brown
512-410-8271
Michael.brown@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

110 East *San Antonio St.*



Rare opportunity to own a historic building prominently positioned on the Square directly across from the Hays County Courthouse in Downtown San Marcos. Originally constructed in 1885 as a saloon, the property features distinctive three-foot-wide stone demising walls, preserving its authentic historic character while offering an exciting opportunity for a modern transformation.

The property includes approximately 2,368 SF of finished space, consisting of 1,356 SF on the first floor and 1,012 SF on the second floor, plus an additional 255 SF of storage and 880 SF warehouse with 20-foot clear height.

With Downtown San Marcos continuing to benefit from the tremendous growth of Texas State University, now serving more than 44,000 students, this property presents an exceptional opportunity for an owner-user, investor, or developer to reposition a unique piece of San Marcos history.

The building offers excellent potential for office, retail, medical, or other commercial uses, combining historic character with a highly desirable downtown location.



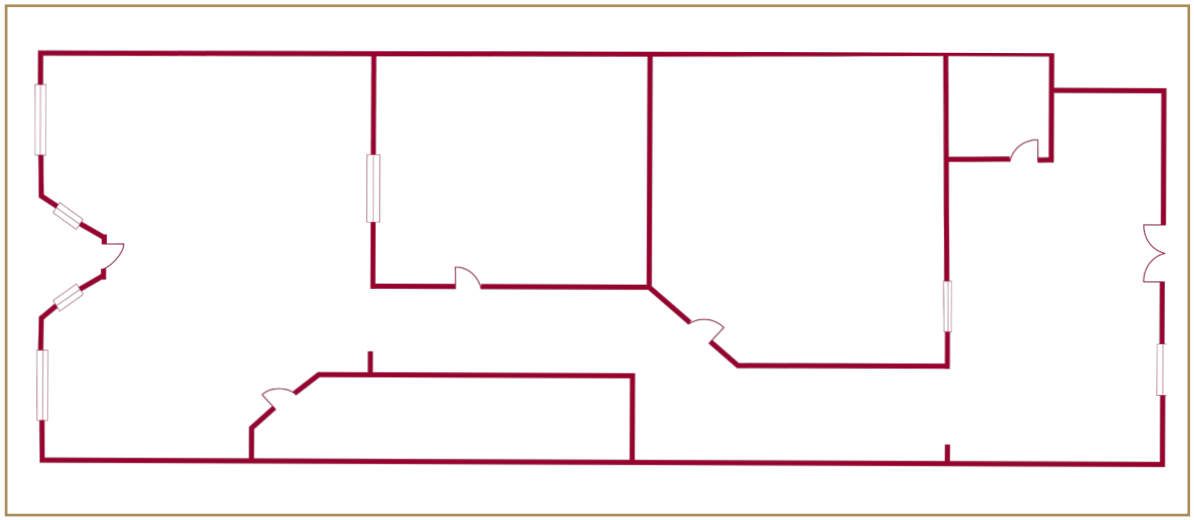
Mike Brown
512-410-8271
Michael.brown@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Floor Plan



First Floor



2,368 SF AVAILABLE

FIRST FLOOR
1,356 SF

SECOND FLOOR
1,012 SF

EXTRA STORAGE
255 SF

WAREHOUSE
880 SF

WAREHOUSE CLEAR HEIGHT
20’

ZONING
CD-5D

Mike Brown
512-410-8271
Michael.brown@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Gallery







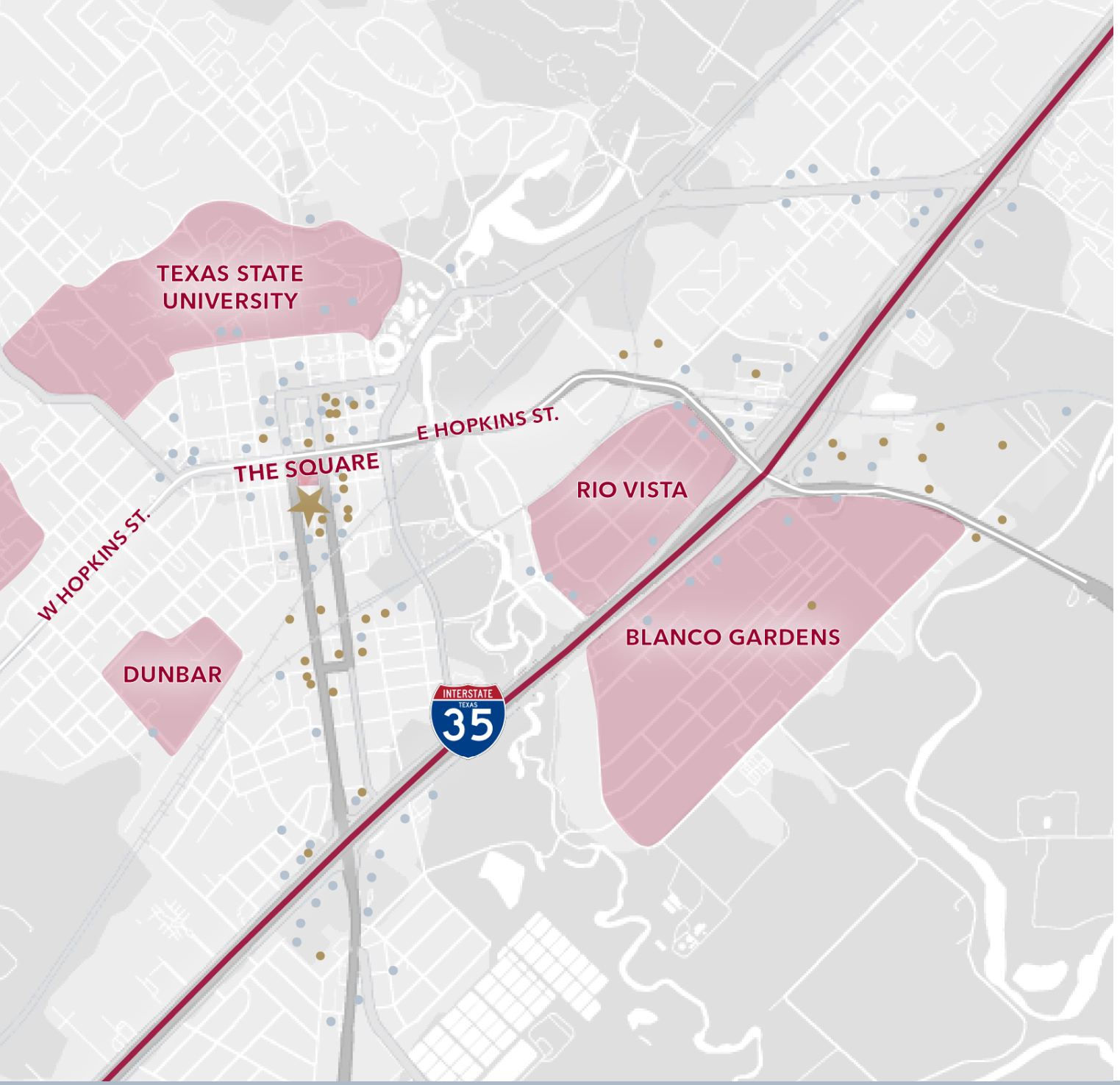






Mike Brown
512-410-8271
Michael.brown@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



100+
Food & Drink within a 3 mile radius

- Chuy's
- Hopdoddy Burger Bar
- Tumble 22
- McDonald's
- Starbucks
- Sakura Shushi
- Kerbey Lane
- Toro Ramen & Poke Barn
- Valentino's Pizza
- Hawaiin Bros
- Chick-Fil-A
- Popeyes
- Whataburger
- Shipley's Donuts
- Buffalo Wild Wings
- First Watch
- Little Caesars Pizza
- Raising Cane's
- Fuego Tortilla Grill
- Triple Six Social
- Black's Barbecue
- Pluckers Wing Bar
- Chili's
- Dutch Bros Coffee

& More

100+
Retail Spots within a 3 mile radius

- The Square
- Rhinestone Cowboy
- The San Market
- University Square
- Pitaya
- Love Buzz
- Vagabond
- Nelson Shopping Center
- Red Oak Village
- Walmart
- IKEA
- Dollar Tree
- Hobby Lobby
- Sanmar Plaza
- GoodWill
- H-E-B
- Walgreen's
- Discount Tire
- Galaxy Bicycles
- Spec's
- CVS Pharmacy
- Office Depot
- Crestwood Shopping
- Mattress Firm
- Target
- Lowe's
- Ross
- PetSmart
- Marshalls
- Best Buy

& More

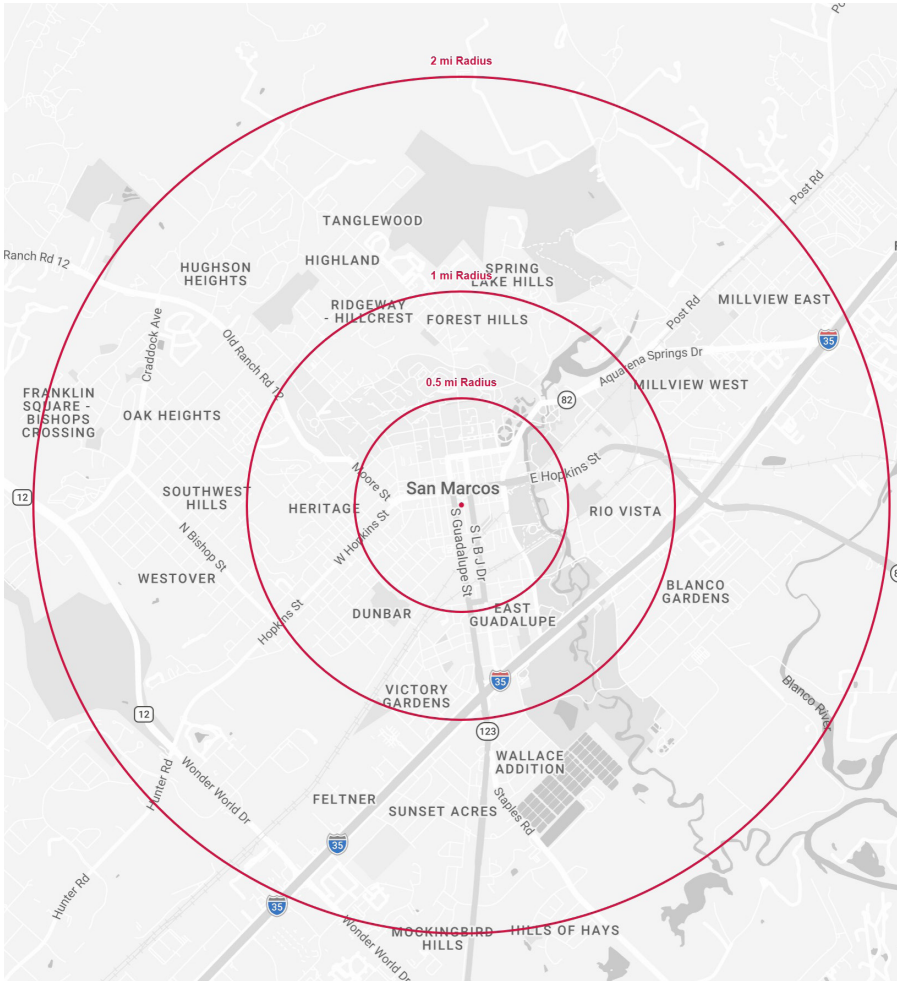
Mike Brown
512-410-8271
Michael.brown@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

A Growing Central Texas Hub & Vibrant Community

DEMOGRAPHICS

	.5mi Radius	1mi Radius	2mi Radius
Population (2026)	5,849	14,218	38,848
Projected Population (2031)	5,835	14,496	39,788
Median Age	23 years old	23.8 years old	25.7 years old
Projected Annual Growth (2026-2031)	1.3%	.4%	.5%



TOP CONSUMER LIFESTYLE SEGMENTS



COLLEGE STUDENTS & YOUNG ADULTS

Texas State students drive demand for affordable dining, coffee, entertainment, fitness, and convenience retail.



YOUNG, DIVERSE RENTERS

A large renter population supports value-oriented retail, fast-casual dining, personal services, and amenities.



VALUE-CONSCIOUS FAMILIES

Families and working households prioritize groceries, discount retailers, quick-service restaurants, and services.

Mike Brown
512-410-8271
Michael.brown@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

The Story Behind the Site



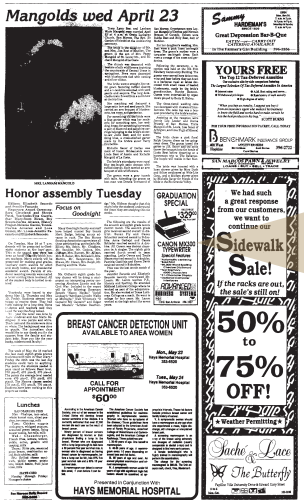
San Marcos, Texas 1907

Constructed circa 1885, this historic downtown building offers authentic character and lasting significance in San Marcos' commercial history.

A Storied Past

A look into the buildings past uses dating back to 1885

- **1885** Built as a Saloon
- **1896** Grocery Store
- **1902** Clothing Store
- **1922** Candy Store
- **1988** Business Systems Store
- **Present** Law Office



Mangolds wed April 23

Honor assembly Tuesday

BREAST CANCER DETECTION UNIT AVAILABLE TO AREA WOMEN

CALL FOR APPOINTMENT

HAYS MEMORIAL HOSPITAL

YOURS FREE

Sidewalk Sale!

50% to 75% OFF!



GRADUATION SPECIAL

SALE PRICE $329.00

CANON MX300 TYPEWRITER

Special Features

- Automatic centering
- Bold Print
- 90,000-Word Spelling Checker Dictionary
- Text Memory - 6000 Characters
- 31-Character Display
- Optional Computer Interfaces

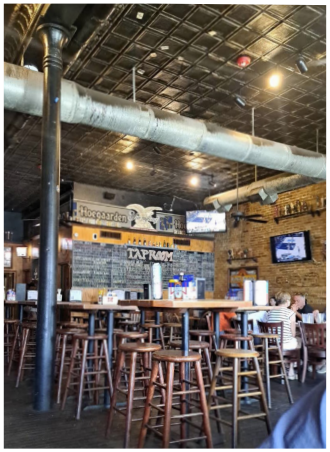
ADVANCED BUSINESS SYSTEMS

110 E. San Antonio 396-1027

Looking to the Future

Nearby shops demonstrate the property's potential for retail, showroom, or service use.





Mike Brown
512-410-8271
Michael.brown@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

110 East San Antonio St.

San Marcos, Texas 78666

For more information, contact:

Mike Brown, *Vice President*

512-410-8271

michael.brown@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

www.leeaustin.com

Lee & Associates - Austin · 1221 S. Mopac Expy., Suite 310, Austin, TX 78746 · www.leeaustin.com

© 2026 Lee & Associates - Austin. All rights reserved. The information contained herein has been obtained from sources deemed reliable but has not been independently verified. No warranty or representation is made as to the accuracy of this information. This offering is subject to prior sale, price change, or withdrawal without notice.