

# FOR SALE

312 Camacho St, San Marcos, TX, 78666  
2.1 Acre Lot | 38,100 SF Warehouse

Texas State University | 1.5 ± Miles

Downtown San Marcos (The Square) | 1.0 ± Mile

Industry & Gus's Fried Chicken

Cheatham Street Warehouse

Black's Barbecue

I-35 | 0.5 ± Mile

Shown By  
Appointment  
Only With  
Listing Agents

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## PROPERTY HIGHLIGHTS

Total SF:	~ 38,100 SF
Lot Size:	~ 2.1 Acres
Year Built:	1963
Ceiling:	Approx. 16 ft to the rafters in the middle of the building and approx. 20 ft to the rafters on either side.
Loading:	7 Grade-level doors
Zoning:	HI (Heavy Industrial) permitting manufacturing, assembly, equipment rental yards, vehicle and metal recycling, outdoor storage, large-scale storage and shipping
Access:	1) Direct access off Comacho St 2) Access via a 0.12 ac lot on Patton St 3) 20 ft wide easement from Grove St.
Pricing:	\$2.5M

## 38,100 SF Industrial Warehouse

Located less than half a mile from I-35 and just 1.5 miles from both downtown San Marcos and Texas State University, 312 Comacho St. is a distinctive 1960s warehouse offering over 38,000sqft on a 2.1-acre site. Its prime location benefits from adjacency to railroad tracks, close proximity to the Amtrak station, and immediate access to entertainment, bars, microbreweries, restaurants, and local amenities. Multiple grade-level loading doors provide outstanding logistics flexibility for a range of industrial and commercial users.

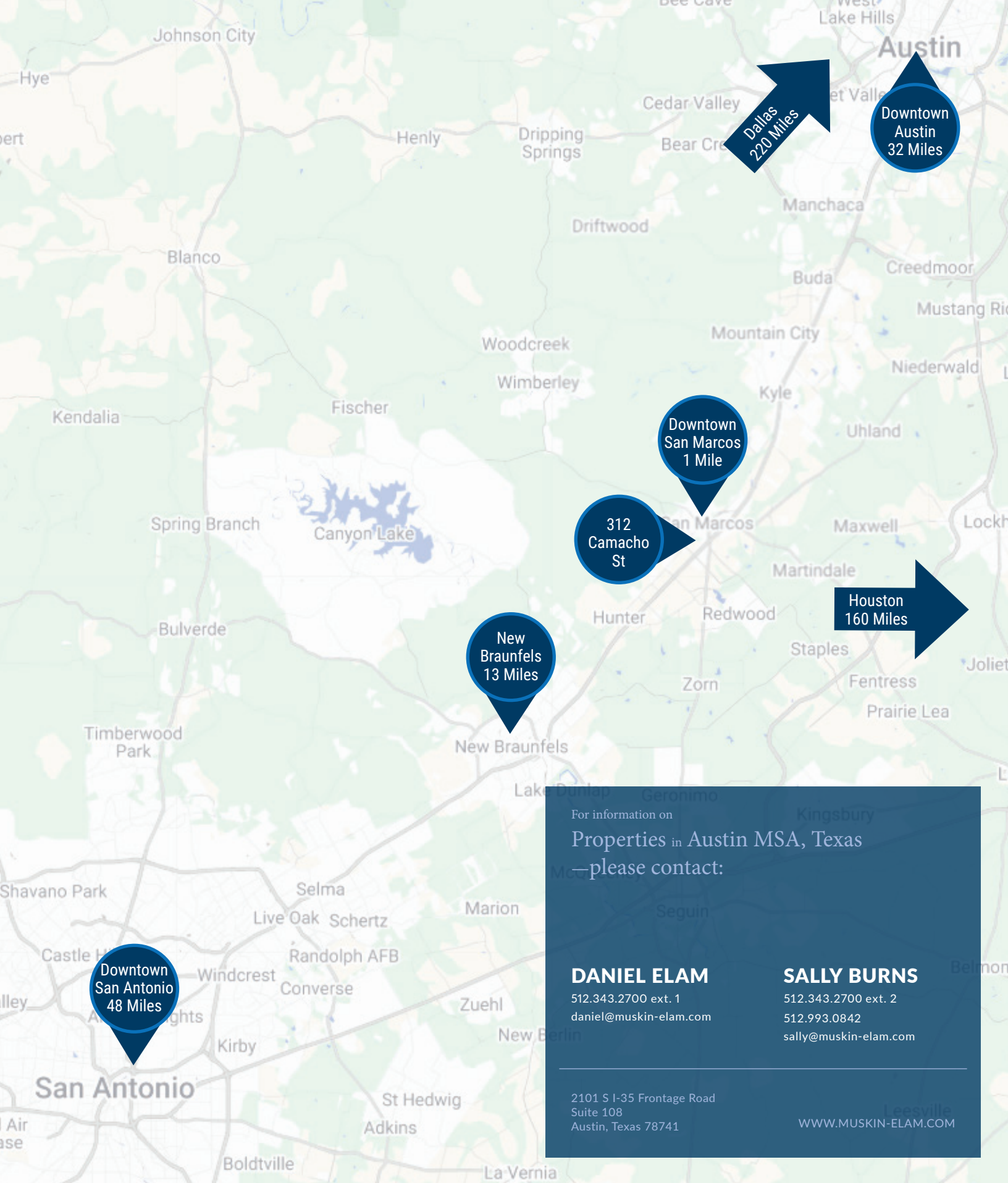
The property is zoned HI (Heavy Industrial), supporting uses such as warehouse and distribution centers, manufacturing, assembly, self-storage, building material sales, and even recycling or wrecking yards.

Businesses established here benefit from substantial infrastructure, direct transit and amenity access, and flexibility for growth or adaptation. The property offers genuine long-term redevelopment potential, either as a continued industrial hub or via rezoning. It is surrounded by lots zoned for mixed-use, higher-density residential and "Character District".









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