

\$1,989,000 - 190 Harris Hill Road, San Marcos

MLS® #3445085

\$1,989,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 10.00 Acres

None, San Marcos, TX

Christ Life SMTX | Entitled 10.13-Acre Development Opportunity Near the San Marcos Airport An exceptional opportunity to acquire a fully entitled 10.13-acre commercial property in Hays County, located near the San Marcos Regional Airport. With a blend of improvements and expansion potential, this property is ideal for developers, faith-based organizations, education providers, and visionaries looking to make a lasting community impact. Property Overview: Land Area: 10.13 acres (F1 “Commercial Real Property”) Appraised Land Value (2024): \$348,880 Improvement 1: 6,500 SF Church Facility “Appraised at \$1,603,100 (2024) Improvement 2: 5,000 SF Church Facility “Appraised at \$175,950 (2024) Total Appraised Value (2024): \$2,127,930 The property includes a dramatic 6,500 SF glass-front building (purchased from Enchanted Ranch and partially erected. The site has undergone extensive planning and entitlement work: ETJ Release (RETJ-23-06) Hays County-Approved Driveway Permit Site Development Plan Approved Core sampling completed and FEMA floodplain successfully challenged Key Features & Development Potential: Utilities accessible, flat terrain Immediate access to Hwy 21, Hwy 80, and I-35 Nonprofit ownership may create tax-beneficial scenarios for certain buyers Leaseback potential for partial use by existing church entity Potential Uses (subject to regulations): Charter or private school Church or faith-based campus Retreat or



wellness center Educational or vocational facility Mixed-use campus or business park Nonprofit or mission-based hub Event venue or conference center This property is ready for immediate vision execution with substantial upfront development work completed. Contact the listing agent for a full due diligence package, including permits, survey, civil engineering documents, and building material inventory.

Built in 2024

Essential Information

MLS® #	3445085
Price	\$1,989,000
Bathrooms	0.00
Acres	10.00
Year Built	2024
Type	Commercial Sale
Sub-Type	Other
Status	Active

Community Information

Address	190 Harris Hill Road
Area	HS
Subdivision	None
City	San Marcos
County	Hays
State	TX
Zip Code	78666

Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Sewer Available, Water Available
Parking	Asphalt, Parking Lot

Interior

Interior	Concrete
Heating	Central

Exterior

Construction See Remarks

Additional Information

Date Listed September 24th, 2025

Days on Market 41

Listing Details

Listing Office Spyglass Realty

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