

# \$999,999 - 135 Eastwood Ln, San Marcos

MLS® #2192764

**\$999,999**

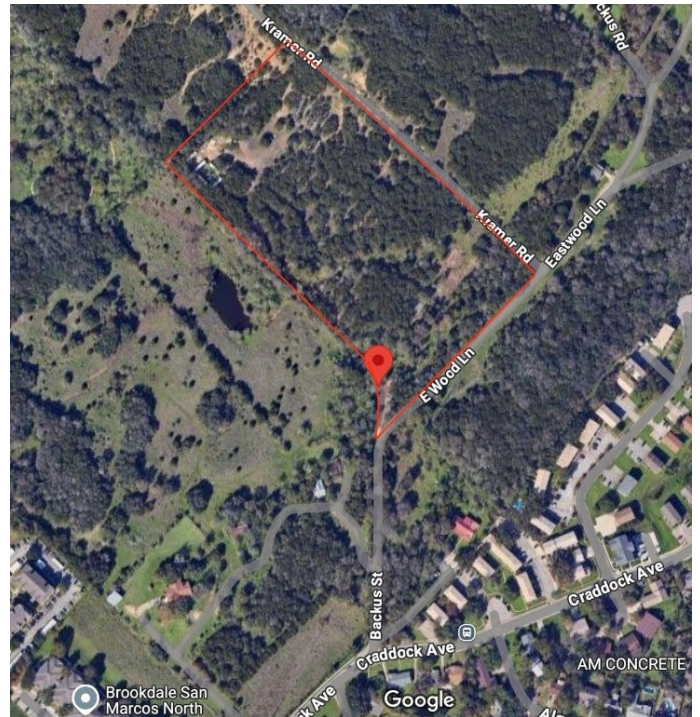
0 Bedroom, 0.00 Bathroom,  
Land / Farm on 12.37 Acres

A0173 - Thomas H W Forsith Survey, San Marcos, TX

12.371 Acres in San Marcos ETJ on private, tree-covered acreage. This exceptional property is located within the San Marcos ETJ, offering a rare opportunity to own a private, wooded tract just minutes from town. With a blend of cedar and hardwood trees, the land provides several possible build sites or development potential in a peaceful, natural setting. Key Features include 400-amp electrical service with two separate panels (one active, one ready to be activated, and transformer sized for both) and a recent water well (225 ft deep) with a 5,000-gallon storage tank. The seller has four customized shipping containers on the property currently outfitted to create 24 individual dog kennels. At the buyer's request, these may be included in the sale with an appropriate offer and are perfect for kennel operations or animal rescue. This property is ideal for someone seeking a well-equipped rural retreat. Whether for a personal homestead, investment property, or small-scale development opportunity, this land is ready to go.

## Essential Information

MLS® #	2192764
Price	\$999,999
Bathrooms	0.00
Acres	12.37



Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

### **Water Feature/View**

View	TreesWoods
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### **Community Information**

Address	135 Eastwood Ln
Area	HS
Subdivision	A0173 - Thomas H W Forsith Survey
City	San Marcos
County	Hays
State	TX
Zip Code	78666

### **Amenities**

Utilities	Electricity Connected, See Remarks, Water Available
Features	None

### **Exterior**

Lot Description	Moderate Trees
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### **School Information**

District	San Marcos CISD
Elementary	Crockett
Middle	Goodnight
High	San Marcos

### **Additional Information**

Date Listed	April 8th, 2025
Days on Website	187
Days on Market	23
Zoning	San Marcos ETJ - No Zonin

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