



For Sale on Market

**\$185,000**

Call (512) 394-4422 Today!

## 106 POTOMAC CIR, SAN MARCOS, TX 78666

3 BEDS, 2 FULL BATH(S)

Discover an outstanding investment and renovation project with this completely gutted single-family home in the desirable Hughson Heights neighborhood of San Marcos. This 1,785 sq ft property is stripped to the studs, offering a true blank slate for your complete vision. While it requires extensive work including a new roof, full plumbing and electrical systems, new HVAC, windows, appliances, insulation, drywall, flooring, kitchen, bathrooms, and exterior updates, the solid structure and prime location provide tremendous potential for significant equity building and long-term value. Situated in one of Central Texas's fastest-growing cities, this property sits conveniently between Austin and San Antonio along the I-35 corridor. The established neighborhood offers convenient access to parks, trails, schools, and downtown amenities, blending suburban tranquility with urban opportunities. Ideal for visionary homeowners, contractors, flippers, or investors ready to customize a high-demand property in a thriving college town. Sold strictly as-is with full disclosure of the needed renovations. Serious buyers should verify all details, obtain inspections, and plan for permits and construction. This is your chance to create something special in a location poised for continued appreciation. Contact today to schedule a showing and begin planning your project.

### GENERAL DESCRIPTION

- Subdivision:** Hughson Heights I  
**Property Type:** Residential Single Family  
**Bedrooms:** 3  
**Baths:** 2 Full  
**Stories:** 2  
**Garage:** 2  
**Year Built:** 1998  
**Building Sqft:** 1,785 / Public Records  
**Lotsize:** 18,204  
**MLS# / Area:** ABORTX-9096570



Get in touch  
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Visit <https://www.har.com/ABORTX-9096570> for more information