

\$4,000,000 - 1300 Scull Rd, San Marcos

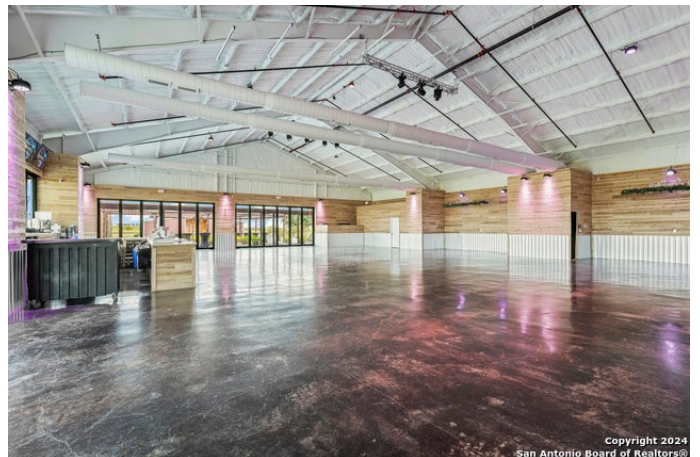
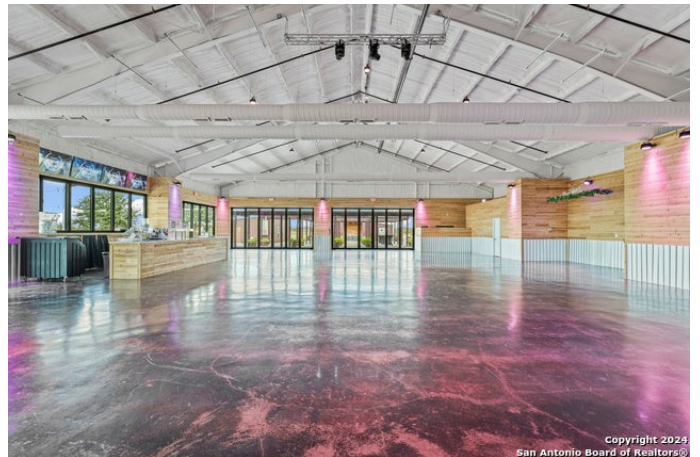
MLS® #1826845

\$4,000,000

Bedroom, Bathroom, 8,920 sqft
Commercial on 10.76 Acres

N/A, San Marcos, TX

Discover Enchanted Ranches, a premier event venue offering an unparalleled investment opportunity in the heart of the Texas Hill Country. Perfectly positioned between Austin and San Antonio, this stunning property captures the essence of the region's charm while delivering top-tier amenities and exceptional growth potential. Prime Location & Accessibility Located at 1300 Scull Rd., San Marcos, TX, Enchanted Estate enjoys unmatched access to two of Texas' most dynamic metropolitan areas. This strategic location ensures a steady flow of clients and a high demand for events, making it an ideal investment for those seeking a lucrative, long-term business opportunity. Expansive Property & Event Spaces Enchanted Estate spans an impressive property footprint, designed to host a variety of events, including weddings, corporate retreats, and concerts. Key features include: * Main Indoor Venue: Flexible space with the capacity to accommodate large-scale events, offering versatility for different layouts and setups. * Outdoor Event Area: Spacious grounds capable of hosting significant guest numbers, with plans for shaded gazebos to enhance the outdoor experience. * Elegant Pergolas: Two expansive pergolas provide additional seating options, perfect for cocktail hours and intimate gatherings under the Texas sky. * Charming Altar: A picturesque altar, ideal for intimate ceremonies, adding a timeless appeal to the venue. * Rustic Barn: A versatile barn



structure, blending rustic charm with functionality for unique event opportunities.

Modern Enhancements & Eco-Friendly Upgrades

The venue features recent upgrades aimed at enhancing guest experience and operational efficiency:

- * **Natural Light & Aesthetic Appeal:** Large window installations offer stunning views and bring natural light into the indoor spaces.
- * **Sturdy Infrastructure:** Upgraded beams and a retrofitted metal roof ensure both durability and visual appeal.
- * **Sustainable Features:** A Tesla charging station.
- * **Enhanced Comfort:** An advanced HVAC system provides superior climate control, ensuring guest comfort throughout the year.

Versatile Facilities & Thoughtful Layout

Enchanted Estate includes well-designed facilities that support seamless event operations:

- * **Gorgeous Bridal Suite** features a stunningly displayed area for the bridal crew to relax and spend time in while awaiting the onset of the ceremony.
- * **Ranch Groom Room:** A private space for pre-event preparations, adding convenience for wedding parties and event hosts.
- * **Ample Storage:** Dedicated storage areas ensure efficient management of supplies and equipment.
- * **Professional Office Space:** An on-site office allows for easy administration and event coordination, streamlining operations.

Hill Country Appeal & Growth Potential

The venue's location in the coveted Texas Hill Country offers breathtaking natural beauty and a serene backdrop, making it a sought-after choice for a wide range of events. As the region continues to grow, driven by development in nearby Austin and San Antonio, the demand for premier event venues like Enchanted Estate is set to increase, further enhancing its value and profitability.

A Rare Opportunity in the Heart of Texas

Enchanted Estate is not just a venue; it's a thriving business and a unique opportunity to own a prestigious piece of the Texas Hill Country. With its extensive

upgrades, versatile event spaces, and prime location, this property offers a powerful blend of charm, modern amenities, and incredible potential for growth. Take the Next Step Toward Ownership Experience the allure and potential of Enchanted Estate. Schedule a private tour and explore how this exceptional venue can be the cornerstone of your investment portfolio. Don't miss your chance to own a signature property in one of Texas' most desirable regions!

Built in 2019

Essential Information

MLS® #	1826845
Price	\$4,000,000
Square Footage	8,920
Acres	10.76
Year Built	2019
Type	Commercial
Status	Active

Community Information

Address	1300 Scull Rd
Area	2706
Subdivision	N/A
City	San Marcos
County	Guadalupe
State	TX
Zip Code	78666-3453

Amenities

Utilities	Electricity, Gas, Telephone, Sewer, Water
Parking Spaces	275

Interior

# of Stories	1.0
Stories	1

Exterior

Roof	Metal
Construction	Masonry/Steel, Metal, Metal Structure, Steel Frame
Foundation	Slab

School Information

District	San Marcos
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Additional Information

Date Listed	December 3rd, 2024
Days on Market	329
Zoning	ETJ- COMMERCIAL

Listing Details

Listing Agent	Anna Ghalumian
Listing Office	Real Broker, LLC

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