

\$1,700,000 - 198 Sam Houston, San Benito

MLS® #29767438

\$1,700,000

Bedroom, Bathroom, 22,000 sqft
Commercial on 0.52 Acres

Original Townsite, San Benito, TX

Historic Downtown San Benito Landmark “
Over 22,000 Sq. Ft. of Redevelopment
Potential. Step into a piece of San Benito
history with this iconic two-story building,
formerly home to San Benito Bank & Trust.
Situated in the heart of downtown, this
commercial property spans over 22,000
square feet and offers an incredible
opportunity for redevelopment. The structure
has already undergone extensive preparation
for its next chapter “ completely gutted,
asbestos professionally removed, and includes
a demolition package ready for your custom
buildout. Whether you're envisioning office
spaces, retail, loft-style apartments, or a
mixed-use concept, the possibilities are vast.
This property features three large parking
areas, ideal for high-traffic use and future
growth. It also includes a Historic Building
Assessment, Asbestos Report, and other vital
documentation to streamline planning and
development. With rich architectural. It's a
cornerstone of San Benito's past and future.

Built in 1935

Essential Information

MLS® #	29767438
Price	\$1,700,000
Square Footage	22,000
Acres	0.52
Year Built	1935



Type	Commercial
Sub-Type	None, Commercial
Status	Active

Community Information

Address	198 Sam Houston
Area	San Benito
Subdivision	Original Townsite
City	San Benito
County	Cameron
State	TX
Zip Code	78586

Amenities

Amenities	None
Utilities	None
Features	None
Parking	Paved, Blacktop

Interior

Interior	Concrete
Heating	None
# of Stories	13877

Exterior

Exterior	Concrete Block
Lot Description	None
Roof	Flat

Listing Details

Listing Agent	Alma Gonzalez
Listing Office	RCR Real Connect Realty

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