

## For Sale: N TX-123 & Redwood Rd

Land - Hays County Submarket  
San Marcos, TX 78666

**\$3.5M**  
Asking Price

**\$195,204**  
Price/AC

**\$4.48**  
Price/SF

**17.93**  
AC

**781,031**  
SF

**44 days**  
On Market

**To be determined**  
Zoning

### For Sale

Price	\$3,500,000		
Price/AC	\$195,204	On Market	44 Days
Price/SF	\$4.48	Last Updated	Jul 13, 2022
Sale Type	Investment		<a href="#">Update</a>
Status	Under Contract		

### Land

Type	Commercial Land		
Location	Suburban		
Zoning	To be determined		
Land AC - Gross	17.93 AC	Land SF - Gross	781,031 SF
On Sites	Raw land		
Off Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water		
Frontage	194' on Guadalupe Street		
Walk Score®	Car-Dependent (18)		

### Public Record

Parcels R15909

### Demographics

	1 mile	3 miles
Population	9,237	37,767
Households	3,475	13,455
Median Age	32	32.60
Median HH Income	\$52,275	\$51,694
Daytime Employees	3,163	26,787
Population Growth '22 - '27	↑ 23.65%	↑ 21.43%
Household Growth '22 - '27	↑ 23.45%	↑ 21.74%

### Sale Notes

This 17.9367 Acre tract in the San Marcos ETJ is a prime location for an apartment or single family residential development.

### Documents

Haberer-17.9367 Acres	WasteWaterCCN_Web_16jun2017_10
Haberer-17.9367 Acres City Zoning Map	WaterCCN_Web_16jun2017
Haberer-Survey 17.9367 Acres	Information_About_Brokerage_Services_Sel...

### Sale Contacts

#### **James Wise**

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#### **Wayne Becak**

Sales Agent  
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#### **Jim Wise and Associates**

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## Traffic

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Collection Street	Cross Street	Traffic Vol	Last Measur...	Distance
Redwood Road	-	8,039	2022	0.08 mi
Redwood Road	Redwood Dr SE	6,186	2022	0.09 mi
Guadalupe Street	Lacey Ln W	16,281	2022	0.38 mi
Guadalupe St	Leah Ave N	14,529	2022	0.57 mi
Guadalupe Street	Calixto Ct SE	12,408	2022	0.58 mi
De Zavala Drive	-	733	2022	0.60 mi
W de Zavala Dr	-	969	2022	0.61 mi
Crystal River Pkwy	Clearview Cir SW	281	2022	0.64 mi
Crystal River Parkway	Clearview Cir SW	310	2022	0.64 mi
Hilltop Dr	Staples Rd NE	1,179	2022	0.72 mi

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