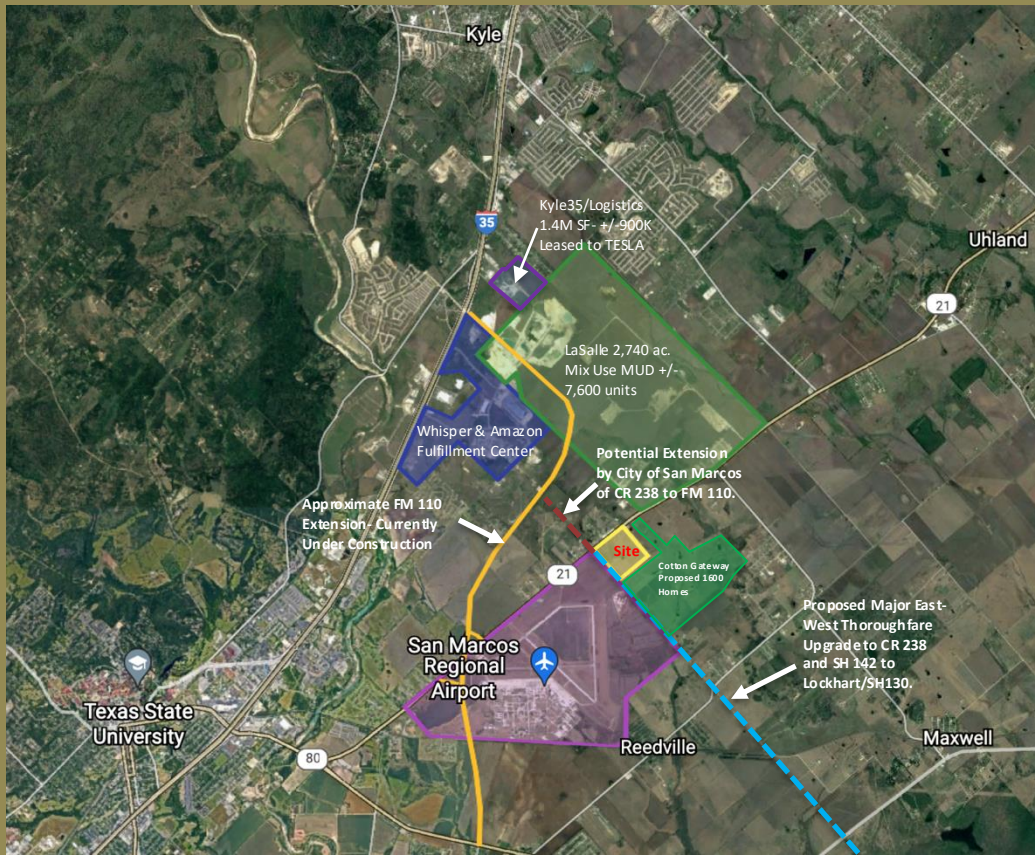


**+/- 103.7 Acres (per survey) For Sale**  
**Hwy 21 @ William Pettus Road (CR 238)**  
**San Marcos, Texas 78656**



- San Marcos ETJ
- Approx. 2,078 ft. Hwy. 21 frontage; Approx. 2,209 ft. William Pettus Rd. frontage.
- Near New Amazon Fulfillment Center & Tesla
- Very High Growth Region
- Major Transportation Improvements Planned and/or Under Construction
- Located in the Opportunity Zone
- 28 Miles to Downtown Austin, 58 Miles to Downtown San Antonio
- Buyer to verify all conditions



**Jon Aleshire 512-431-9380**  
**[jaleshire@aleshirecompany.com](mailto:jaleshire@aleshirecompany.com)**

All information furnished regarding this property is from sources deemed reliable; however, The Aleshire Company has not made an independent investigation of these sources and no warranty or representation is made by The Aleshire Company as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. The Aleshire Company further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

**+/- 103.7 Acres (per survey) For Sale**  
**Hwy 21 @ William Pettus Road**  
**San Marcos, Texas 78640**

**Zoning-** The property was petitioned out the City of San Marcos ETJ pursuant to Senate Bill - 2038 and therefore is not subject to City of San Marcos zoning. The city limit boundary is across William Pettus Road (CR238) and across Hwy 21. The City of San Marcos Future Land Use Plan identifies this site at Industrial. See the City of San Marcos Future Land Use Plan. The San Marcos Regional Airport prefers commercial uses near the airport.

**FAA Height Restriction** – Some height restriction is expected due to runway 17/35 at the San Marcos Regional Airport even. See attached preliminary study provided by an FAA consultant assuming that runway is extended 500 ft.

**Environmental** – Territory Waterway study determines only a small area in the floodplain along William Pettus Road (CR238). That area will likely be included in the ROW if/when the road is upgraded.

**Utilities**

Water – Maxwell Water Supply Corporation. There are 12 inch water lines along Hwy 21 and William Pettus Road. Guadalupe Blanco River Authority has water line easement along HWY 21, however the service area is Maxwell. County Line Special Utility District has an addition 20 ft Utility Easement as transmission line to service it's district.

Sewer – A private wastewater provider may be able to service the site with some upgrades once a planned treatment plant and lines are constructed.

Electric – Pedernales Electric

Natural Gas- Service line currently located at Hwy 21 and Yarrington Road.

**Roads** – TxDOT immediate road improvements include widening of HWY21 and construction of the new eastern loop FM110. William Pettus Road (CR 238)proposed a major East-West thoroughfare eventually connecting to FM142 then to SH 130. ROW dedication expected.

**\*\*\*Buyer to verify all conditions\*\*\***

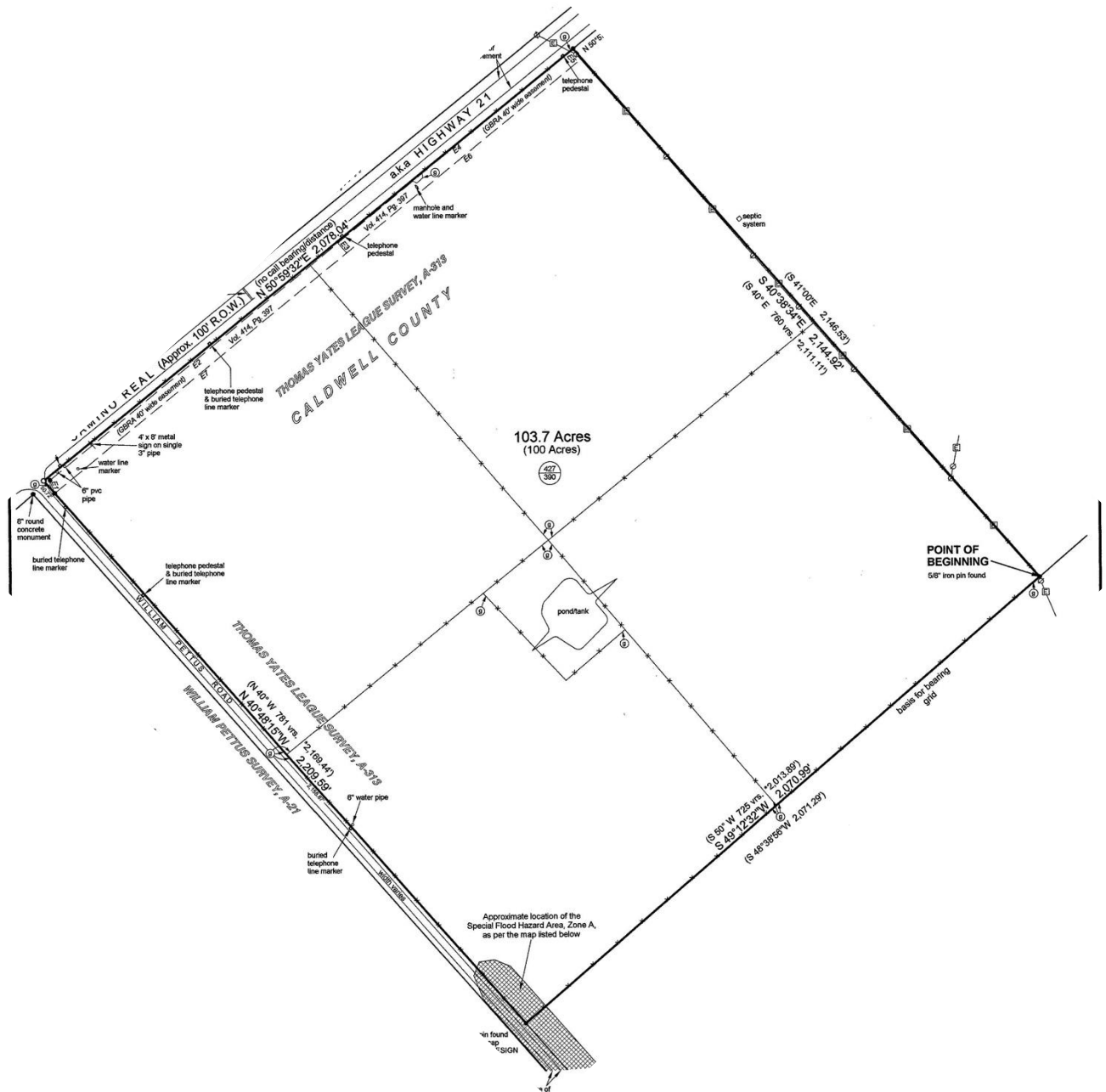


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*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees ask that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



Realty One Software, PO Box 2489, Amarillo, TX 79105 (888) 383-8515

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Provided by: Broker 06/21/2007

ID: information



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