

**Unit Price
\$18 PSF / YR**



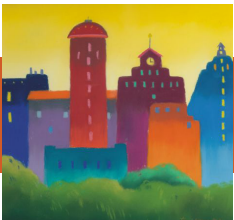
2nd Gen Rooftop Bar & Restaurant

**407 S Stagecoach Trail, Suite 201
San Marcos, TX 78666**

- 2,064 SF 2nd gen bar and restaurant
- Fully finished-out; ready to occupy
- Rooftop patio with dual roll-up doors
- Full service bar connected to prep kitchen
- 750 gal grease trap in-place
- High growth sector of San Marcos
- Prime signage to Wonder World Drive



Contact Cody Lantelme • (979) 557-6546 • cody@carsonproperties.net



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The information herein is believed to be reliable, but not guaranteed. Prospective tenants and purchasers are advised to independently investigate and verify all information including, but not limited to, improvement square footage and age, property size and boundaries, flood plain, zoning, restrictions, easements, exclusions, utility availability, etc. This property is owned by an affiliate of Carson Properties, the members of which are licensed Real Estate Brokers in the State of Texas.

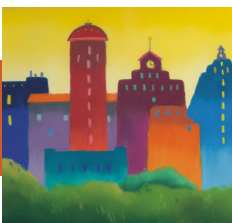


Suite 201 at 407 S Stagecoach Trail offers the rare opportunity to take over a fully built-out bar and restaurant location. The space features dual roll-up overhead doors allowing the entire space to open onto a wrap-around rooftop patio where a frequent breeze is present, and an electric, retractable awning is in place for still, sunny days. The full service long bar connects to a prep kitchen already served by a 750 gallon grease trap and a ventilation hood could be added to expand menu options.

The property is located with prime visibility onto the heavily trafficked Wonder World Drive corridor (30,000 VPD, TXDOT 2019), linking IH-35 to the Hill Country and Downtown San Marcos, and within the South End Intensity Zone designed for additional growth by the City of San Marcos.

Unit	Size	Monthly Base	Monthly Nets	Utilities
201	2,062 SF	\$3,096 (\$18 PSF/YR)	\$1,133 (\$6.59 PSF/YR)	All in place; tenant expense; gas available

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Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date