



FOR LEASE | SAN MARCOS, TX

±3,850 SF Retail/Office Space

2609 S Interstate 35 | Building 3 | San Marcos, TX 78666

Property Highlights

- ±3,850 SF Total
- 4.4/1000 Parking Ratio
- Pylon signage
- Shell condition
- Access off Interstate 35

Amanda Powell

Senior Associate

210.384.2354

amanda.powell@partnersrealestate.com



David Oldham

Associate

210.702.3952

david.oldham@partnersrealestate.com



Pricing

Contact Broker

112 E Pecan St, Suite 1515 / San Antonio, TX 78205
713.629.0500 / partnersrealestate.com

BROKERAGE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

partners

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H-E-B
Distribution Center

DISCOUNT
TIRE
ROSS
DRESS FOR LESS

BEST BUY

Lowe's

sam's club

INTERSTATE
35

To Austin

135 N Frontage

Leather Showroom.com

TRUCK

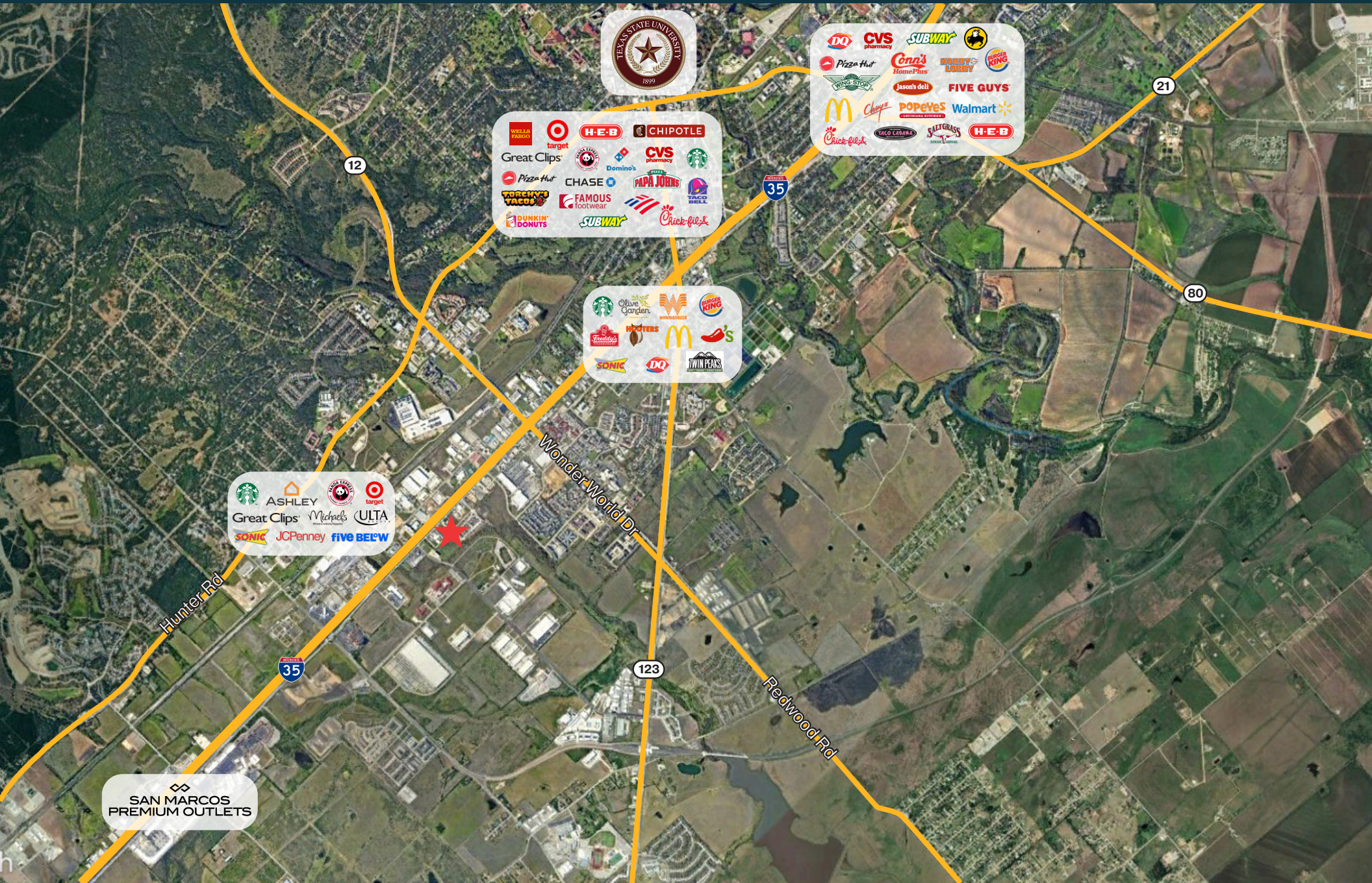
Clovis R Barker Rd

SAN MARCOS
PREMIUM OUTLETS

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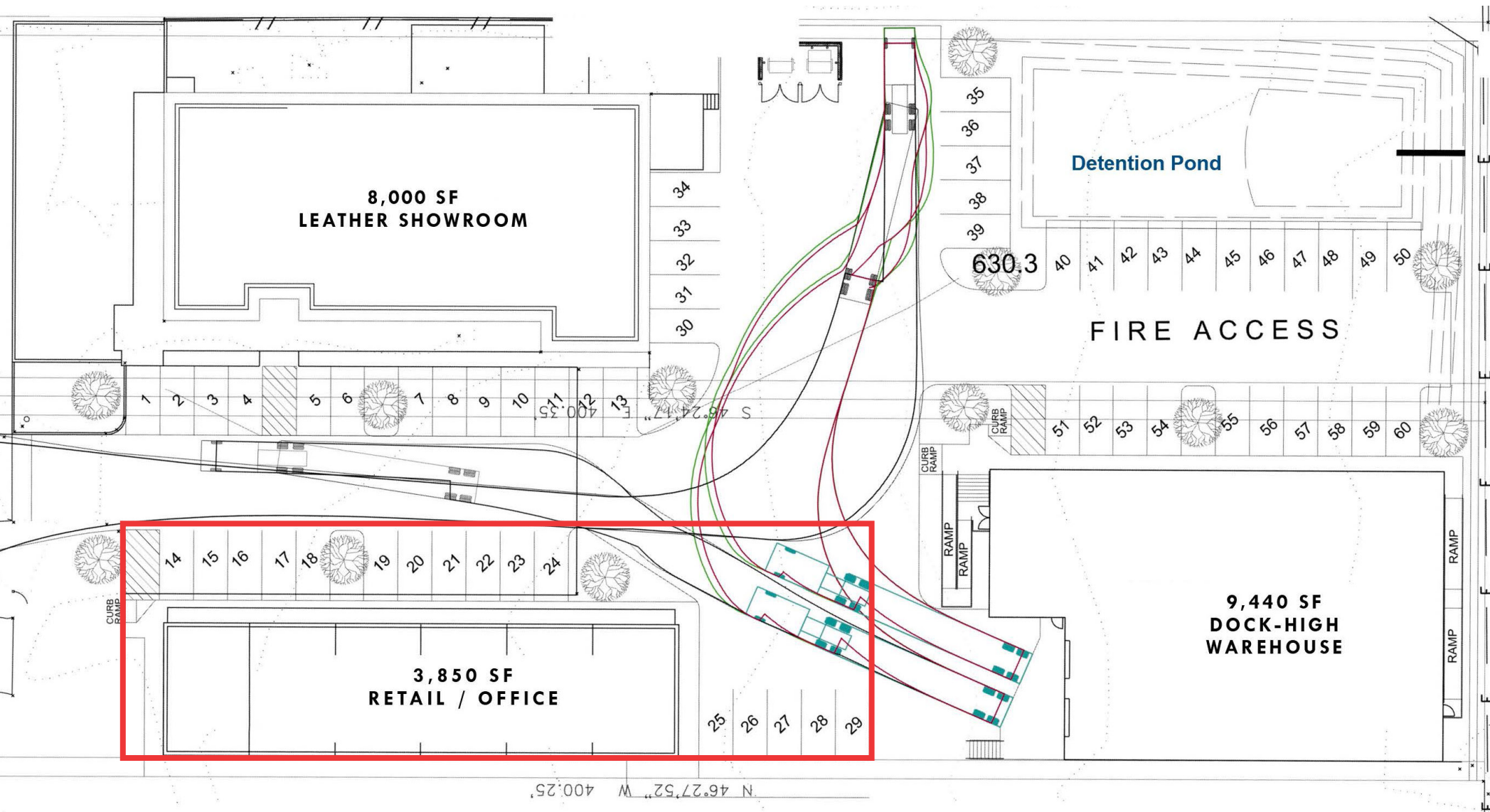
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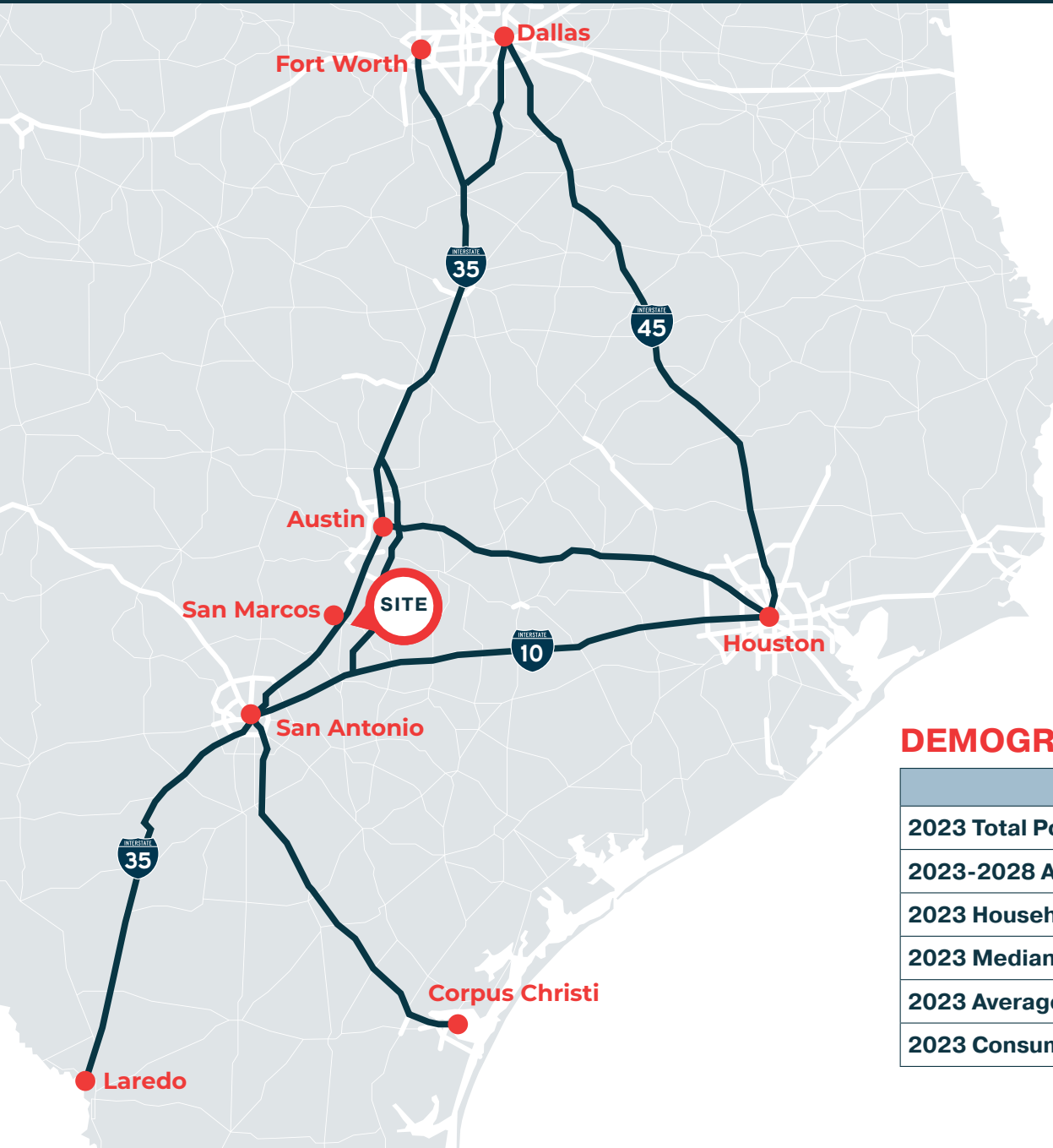
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120,671
EMPLOYEES

131,286
VPD - I35

NO. 1
**FASTEST GROWING
CITY IN TX**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	6,177	37,935	77,186
2023-2028 Annual Growth	13.47%	12.18%	11.47%
2023 Households	2,508	13,852	28,852
2023 Median Home Value	\$152,076	\$203,101	\$209,183
2023 Average HH Income	\$48,696	\$69,033	\$69,716
2023 Consumer Spending	\$81,334,750	\$447,925,662	\$992,578,189



Information About Brokerage Services

Texas law requires all real estate license holders 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.

PCR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Designated Broker of Firm	License No.	Email	Phone
Scott Lunine	787298	scott.lunine@partnersrealestate.com	713 629 0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amanda Powell	756314	amanda.powell@partnersrealestate.com	210.384.2354
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date