

711 N IH-35, San Marcos, TX - 1.03 Ac

1.038 Acres along IH-35 in San Marcos, the fastest growing city in the U.S. (2013 & 2014) and still expanding. Outstanding visibility on one of the busiest thoroughfares in Texas. Walking distance to the tourist driven San Marcos River, and five minutes to the outlet malls. Property is bordered by a hotel to the north and a vehicle dealership to the south. Huge opportunities with this one. **Asking \$1,199,000.** Motivated Seller!

* Corner Site

* Curb Cuts In Place

* 8" City Utility Line

* 18,805 VPD (TxDot)
w/visibility from 100k+

* Zoning: GC/MU

* Interstate Frontage



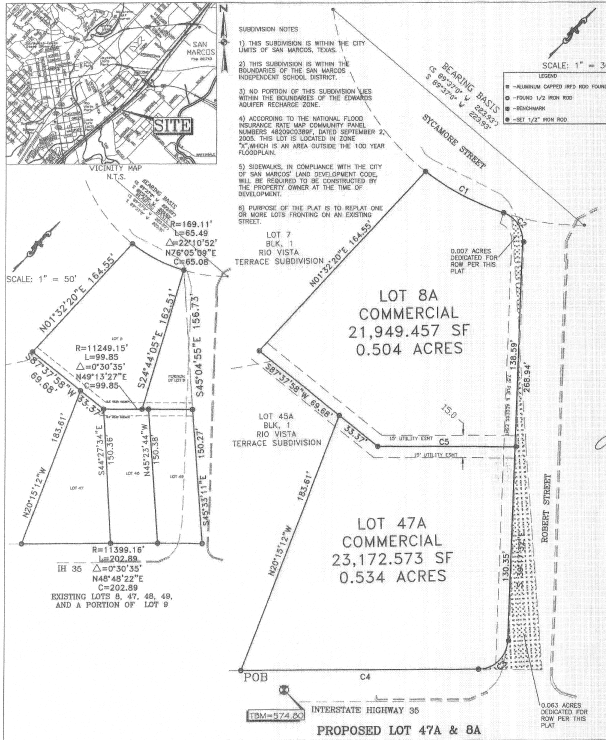
Contact:

Dustin Inderman

512-567-7709

dustin.inderman@gmail.com





STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS
THAT WE, JUNAD AND JAWHARD KHAN, OWNER(S) OF LOTS 8, 47, 48, 49, AND A PORTION OF LOT 9 BLOCK 1, RIO VISTA TERRACE, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, DO HEREBY HEREBY SUBMIT TO BE RECORDED IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS DOCUMENT NO. 2012-11-1028414, AN AMENDING PLAT OF LOT 8, AND A PORTION OF LOT 9, AND LOTS 47, 48, AND 49, BLOCK 1, RIO VISTA TERRACE, ESTABLISHING LOTS 8A AND 47A, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND DEPENDS TO THE USE OF ALL PUBLIC ALL STREETS, ALLEYS, PARKS, DRINKS, WATERCOURSES, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

SCALE: 1" = 50'
LEGEND:
- ALUMINUM CAPPED IRON ROD
- IRON 1/2" IRON ROD
- 3/4" IRON ROD
- 1" IRON ROD

STATE OF TEXAS
COUNTY OF HAYS
JUNAD KHAN
JAWHARD KHAN
DATE: 6-16-12
DATE: 6-16-12

STATE OF TEXAS
COUNTY OF HAYS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUNAD AND JAWHARD KHAN KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22nd DAY OF July, 2012, A.D. 2012.

STATE OF TEXAS
COUNTY OF HAYS
MATHY LOUIS
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
DATE: 7-17-12

STATE OF TEXAS
COUNTY OF HAYS
MATHY LOUIS
RECORDING SECRETARY
DATE: 7-17-12

STATE OF TEXAS
COUNTY OF HAYS
LIZ GONZALES, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF July, 2012, AT 9:56 AM, ACCORDING TO LAW, AND RECORDED ON THE 17th DAY OF July, 2012, AT 10:11 AM, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN VOLUME 1028414.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	29.17	184.11	29.92°	29.89	N77°56'24"E	28.87
C2	23.68	230.0	27°34'24"	12.96	S76°54'47"W	23.25
C3	30.85	200.0	30°52'24"	19.45	S84°54'37"W	27.89
C4	132.56	1189.15	1°42'54"	73.75	S48°51'27"W	132.56
C5	92.29	1184.15	0°58'18"	45.12	N49°12'18"E	92.29

STATE OF TEXAS
COUNTY OF HAYS
I, EDWARD RUMBLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND AND THAT CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.
EDWARD RUMBLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5129
SURVEY FIRM NO. 10130500
DATE: 7-3-12

ALISTAR
1100 W. 11th Street
San Marcos, Texas 78666
(512) 248-8148

STATE OF TEXAS
COUNTY OF HAYS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWARD RUMBLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 3rd DAY OF July, 2012.

STATE OF TEXAS
COUNTY OF HAYS
EDWARD RUMBLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 7-3-12

AMENDING PLAT OF LOT 8 & PORTION OF LOT 9, AND LOTS 47, 48, AND 49, BLOCK 1, RIO VISTA TERRACE, ESTABLISHING LOTS 8A AND 47A, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS



No. Revision/Issue Date

G/E
Genesis I Engineering Company
T.E.R.E. Registered Firm #01265
2603 Jones Road, Suite E, Austin, TX 78745
(512) 899-2246 Office
(512) 899-2203 Fax
genesi@genesisengineering.com

Project Name and Address
711 NORTH INTERSTATE
HIGHWAY No. 35
SAN MARCOS, TEXAS 78666

PLAT SHEET

AMOR DENTAL
Date: APR 18 2012
Sheet: C3-11
Scale: 3.00



Information About Brokerage Services

11-2-2015

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.

<u>Prosper Properties</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>556211</u> License No.	<u>karlyn@prosperprops.com</u> Email	<u>(512) 523-5663</u> Phone
<u>Karlyn Ellis</u> Designated Broker of Firm	<u>511975</u> License No.	<u>karlyn@prosperprops.com</u> Email	<u>(512) 523-5663</u> Phone
<u>same as above</u> Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Goldwasser Real Estate, 10600 Beard Ave. Austin, TX 78748
Karlyn Ellis

Phone: (555)555-5555

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