

SOUTH AERIAL VIEW

San Marcos
Regional Airport

Downtown
San Marcos
(~11 Miles)

amazon
Warehouse

Ascension
Seton

Goodwill

Walmart
Supercenter

Wallace
Middle School

Lehman
High School

Plum Creek
1,621 Multi Family
Apartments

amazon
Warehouse

RED
BULL
TEA TUBS BAR & GRILL

LOWE'S
Firestone
HAWAIIAN BROS
FIREHOUSE SUBS
DUTCH BROS
DUNKIN'
HOBBY LOBBY
Academy
SPORTS+OUTDOORS
TACO BELL
Arby's
FELLO CUBANS
MAFEE HOUSE

Future
Mixed-Use

AMBERWOOD RANCH
NEW DEVELOPMENT
DRUMCH
BRACE CHECK
Frost Bank

Sunset Hills
625 Lots

35
Monarch Highway (158,668 AADT)

New Retail
Community
Kohl's Crossing

Strand Apartments
196 Lots

The Chloe
Apartments
342 Luxury Apartments

85+ ACRE MIXED USE DEVELOPMENT
(MEDICAL, MULTIFAMILY, AND
300K SF RETAIL ANCHORED
BY EVO ENTERTAINMENT,
COSTCO & THE HOME DEPOT)

DRY RIVER DISTRICT

sleep number
Carbon Health
Frederick's
Schlotzsky's
stripes
STREET
WILLIAMS
Aspen Grove

VALERO

LAQUINTA
HOTEL & SUITES

Amberwood
625 Lots

TEXAS
ROADHOUSE

SUDS
DELUXE
PUMPS
Tiff's Treats
FACTORY MATTRESS

H-E-B
SUBWAY

SHOWN AMERICA
Manufacturer

PLUM CREEK
ONLY OFFENSE

AUSTIN
COMMUNITY
COLLEGE

EVO

COSTCO
WHOLESALE

THE HOME
DEPOT