

**Location:**

641 Mill St.  
San Marcos, Tx 78666

**Size:** +/- 2595 sqft

**Price:** \$27 sqft base +NNN

**Zoning:** Retail

# MILL STEET CROSSING RETAIL FOR LEASE



**BERKSHIRE  
HATHAWAY**  
HomeServices  
Texas Realty

**COMMERCIAL DIVISION**

3303 Northland Dr., Suite 100  
Austin, Texas 78731  
512.483.6000  
www.bhhstxrealty.com

**Allan W. Hanson MBA**

Director Commercial Division  
512.417.5713 Mobile  
allan.hanson@BHHSTxRealty.com

**Mark Mellon-Werch**

Broker Associate - Commercial Division  
Broker 512.771.4089 Mobile  
mmellonwerch@bhhstx.com

# Property Overview

Located between I-35, thousands of apartment units, and Texas State University, Mill Street Crossing is positioned to serve the local neighborhood, students, and the immediate San Marcos area.

- Major retailers and traffic drivers include HEB, Walmart Super Center, Hobby Lobby, Evo Entertainment, Springtown Center, Office Depot, and many more.
- Population Demographics in a 1, 3, 5 Mile Respectively: 14,000, 47,000, 75,000 in one of the fastest growing areas of I-35.
- Currently anchored by Millstreet Market, Mill Street Crossing is a high-end shopping center with covered walkways and ample parking.
- Part of a 12-acre development
- Easy access, multiple approaches, No one-way streets.
- Thousands of apartments + high-end home developments nearby with nearly zero commercial services
- Essentially, ZERO commercial development nearby

# Complex Layout



# 2,595 sqft is available

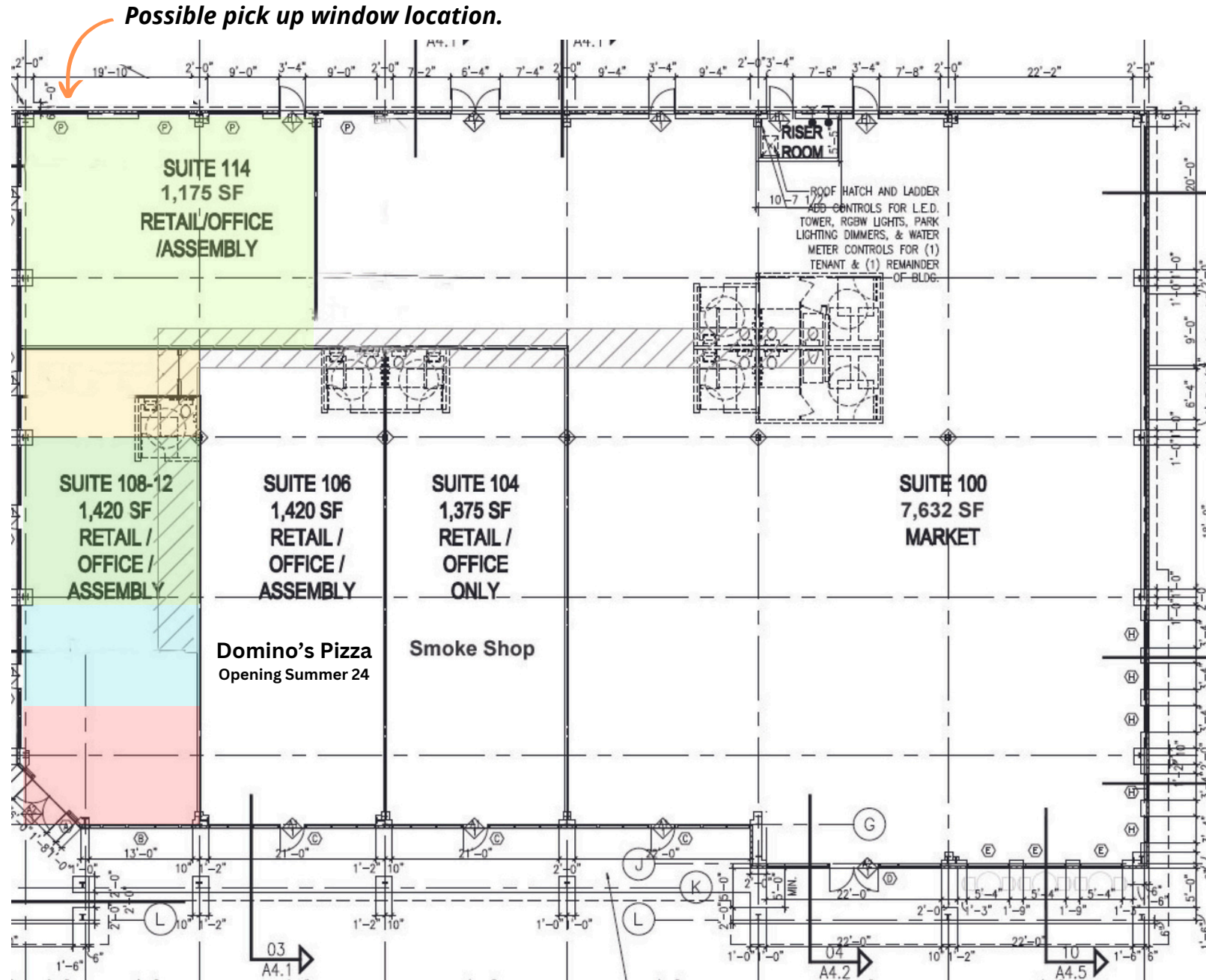
Suite 114 = 1,175 Sqft

Suite 108 thru 112 = 1,420 Sqft

Note\*

Suite 108-112 could be subdivided into individual units.

Possibly of pick up window on suite 114, at the rear of the building.



# 2,595 sqft of shell



**Domino's suite 106**

# 2,595 sqft of shell



**Domino's suite 106**

# REAR VIEW



*Possible pick up window location.*

*Covered outdoor seating area.*

# AERIAL VIEW



Drone Footage, click here:



<https://peeptheproperty.gotexasproductions.com/videos/5531838a-b070-41af-affa-9f0d766500c8>

## *Approximate distance to...*

**0.5 Miles from 1-35**

**1.5 Miles from Texas State University**

**0.8 Miles from Bobcat Stadium**

**1.5 Miles from Downtown San Marcos**

**4.5 Miles from 1 million SF Amazon warehouse**

**Strategically between San Antonio and Austin**





# MAP VIEW

## Mill Street Crossing is part of the 12 acre Old Mill business complex



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512.771.4089 Mobile  
mmellonwerch@bhhstx.com

# BERKSHIRE HATHAWAY HomeServices Texas Realty

## COMMERCIAL DIVISION

**BERKSHIRE HATHAWAY**  
**HomeServices - Texas Realty**  
3303 Northland Dr., Suite 100 Austin, Texas 78731  
512.483.6000. www.bhhstxrealty.com



### 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.

11-2-2015



#### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Berkshire Hathaway Texas Realty Licensed Broker / Broker Firm Name or Primary Assumed Business Name	523750 License No.	Rick.Ellis@bhhstxrealty.com Email	512-483-6000 Phone
Rick Jenkins Designated Broker of Firm	282050 License No.	Rick.Jenkins@bhhstxrealty.com Email	512-802-8832 Phone
Rick Ellis Licensed Supervisor of Sales Agent/ Associate	451298 License No.	Rick.Ellis@bhhstxrealty.com Email	512-947-8151 Phone
Mark Mellon-Werch Sales Agent/Associate's Name	618688 License No.	mark.mellonwerch@bhhstxrealty.com Email	512-771-4089 Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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