

PECAN PLAZA

331 W. HOPKINS ST. | SAN MARCOS, TX 78666

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



CENTRAL TEXAS VALUE ADD RETAIL CENTER



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[VIEW ASSETS ON MAP](#)

EXECUTIVE SUMMARY

Cushman & Wakefield's Private Capital Group & Retail Advisory Teams are pleased to present to the market the opportunity to acquire Pecan Plaza, a 6,750 square foot value add retail center along the IH35 Central Texas corridor in San Marcos, TX. The asset is fully leased to service oriented tenants with an immediate mark-to-market opportunity from near-term rollover. The center is ideally situated near Texas State University, a public research university with an enrollment of over 40,000 students. The property is located in San Marcos, TX, one of the fastest growing corridors in the United States. The offering provides a value add quality retail center in an excellent location and repositioning opportunity to market rates within a short hold period.



Value Add Central Texas Retail Center



Immediate Mark-to-Market Opportunity

Rents 25% Below Market



Located blocks from Texas State University and the Downtown Square



Exceptional Market

99% Retail Occupancy
4.5% Avg. Annual Rent Growth
Prior 5 Years



Fully Leased to Diverse Mix of Tenants



Below Replacement Cost in High Barrier to Entry Submarket

OFFERING OVERVIEW



YEAR BUILT:
1980



PARKING:
±35 Spaces (5.19:1,000 SF)



PROPERTY SIZE:
6,750 SF



OCCUPANCY:
100%



LAND AREA:
0.53 Acres



TENANT COUNT:
4

LOCATION OVERVIEW

Drive Times

2 Min. Texas State University
45 Min. Downtown Austin
50 Min. Downtown San Antonio



Walk Score
94
Walker's Paradise

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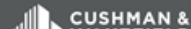
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