



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



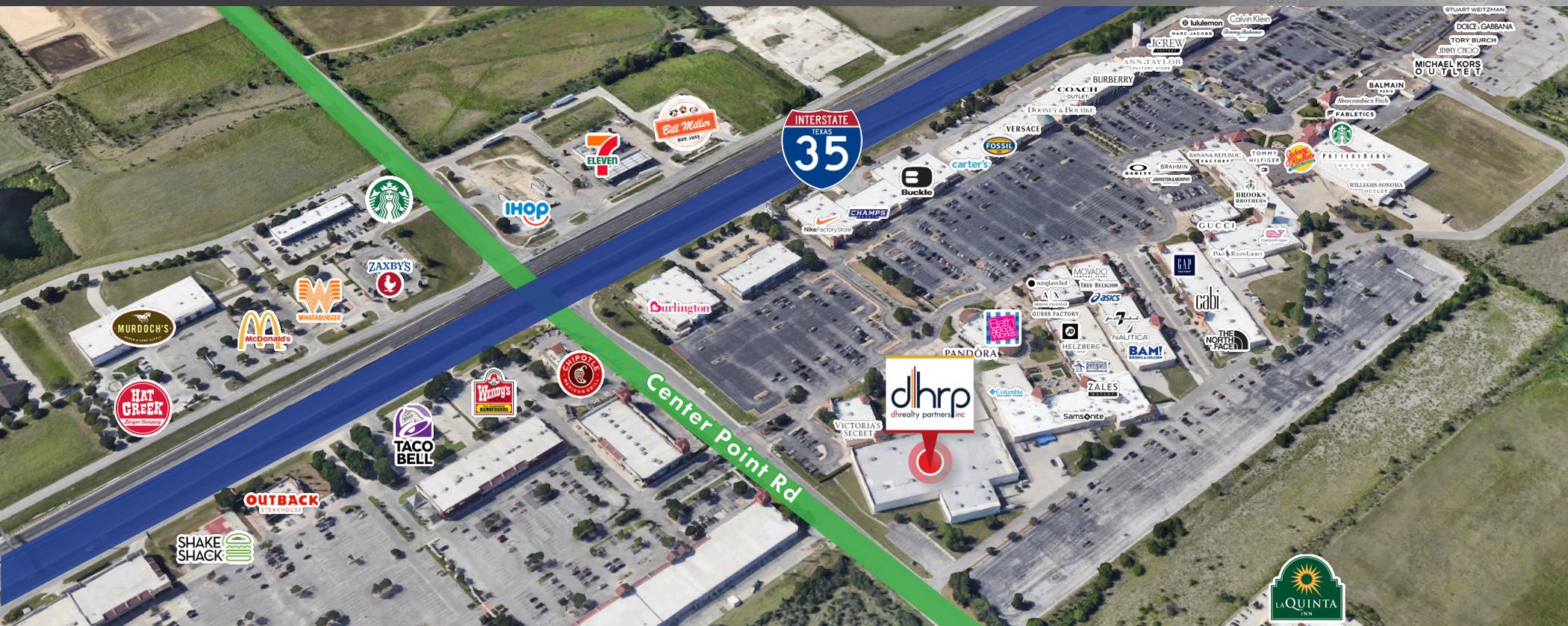
Brittney Dale

210.222.2424

brittney.dale@dhrp.us

SAN MARCOS PREMIUM OUTLETS RETAIL SPACE AVAILABLE

3939 Interstate Highway 35 South | San Marcos, TX 78666



DRONE FOOTAGE: <https://youtu.be/TUSzqHG2Yqg>

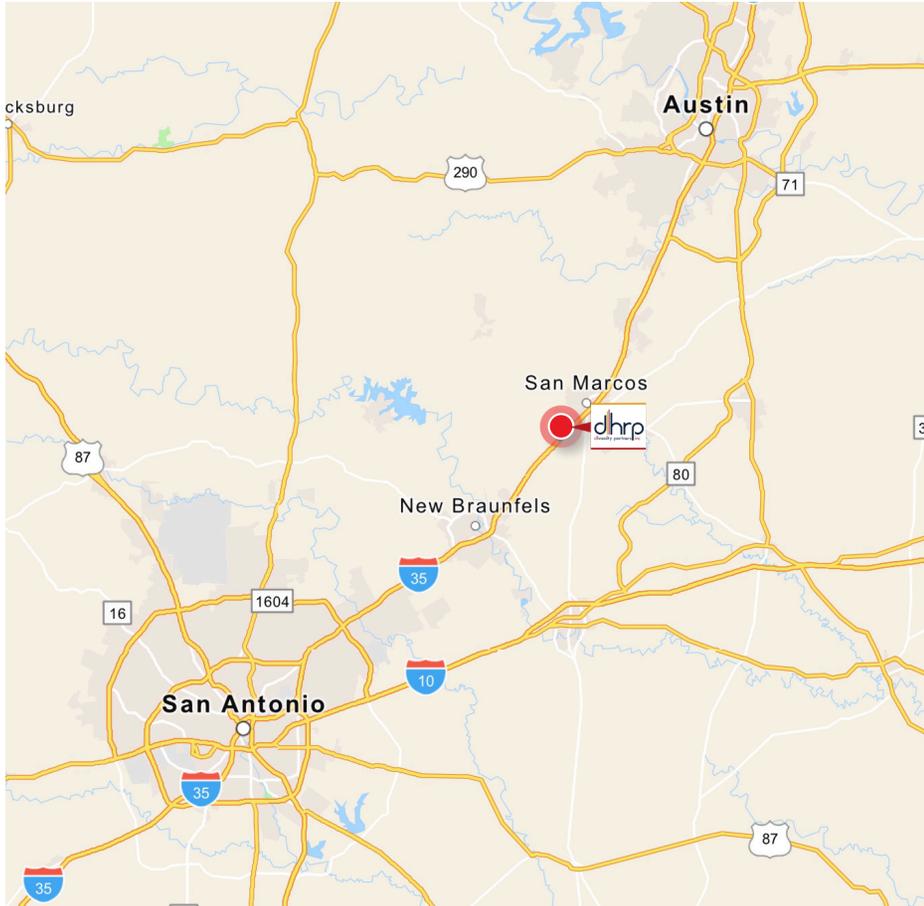
360° PANORAMIC VIEW: <https://kuula.co/post/LNwxl>

FOR LEASE



SAN MARCOS PREMIUM OUTLETS RETAIL SPACE AVAILABLE

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HIGHLIGHTS

- Located within the San Marcos Premium Outlets, one of the top-performing outlet centers in the country
- Positioned along Interstate 35 with exceptional visibility and regional access between Austin and San Antonio
- High daily traffic counts and strong tourism-driven foot traffic
- Surrounded by a rapidly growing residential and student population
- Proximity to Texas State University and major regional destinations
- Strong co-tenancy with national and international retail brands
- Ample surface parking and convenient ingress and egress
- Zoned General Commercial, allowing a wide range of retail and commercial uses
- Ideal for destination retail, flagship concepts, and experiential users

LOCATION

San Marcos Premium Outlets is strategically located along Interstate 35, the main corridor between Austin and San Antonio, providing exceptional regional access and visibility.

DESCRIPTION

Positioned in one of the fastest-growing areas of Central Texas, the center benefits from strong tourism, consistent traffic flow, and a diverse consumer base. Its proximity to major universities, residential communities, and popular destinations makes it a premier retail location for both national brands and destination-driven concepts.

SPACE AVAILABLE

Suite	SF	Lease Rate
B	± 5,000	\$24/SF/YR + NNN
C	± 5,000	\$24/SF/YR + NNN

BUILDING SIZE

± 61,120 SF

ZONING

GC – General Commercial

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.



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PHOTOGRAPHY



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AERIAL

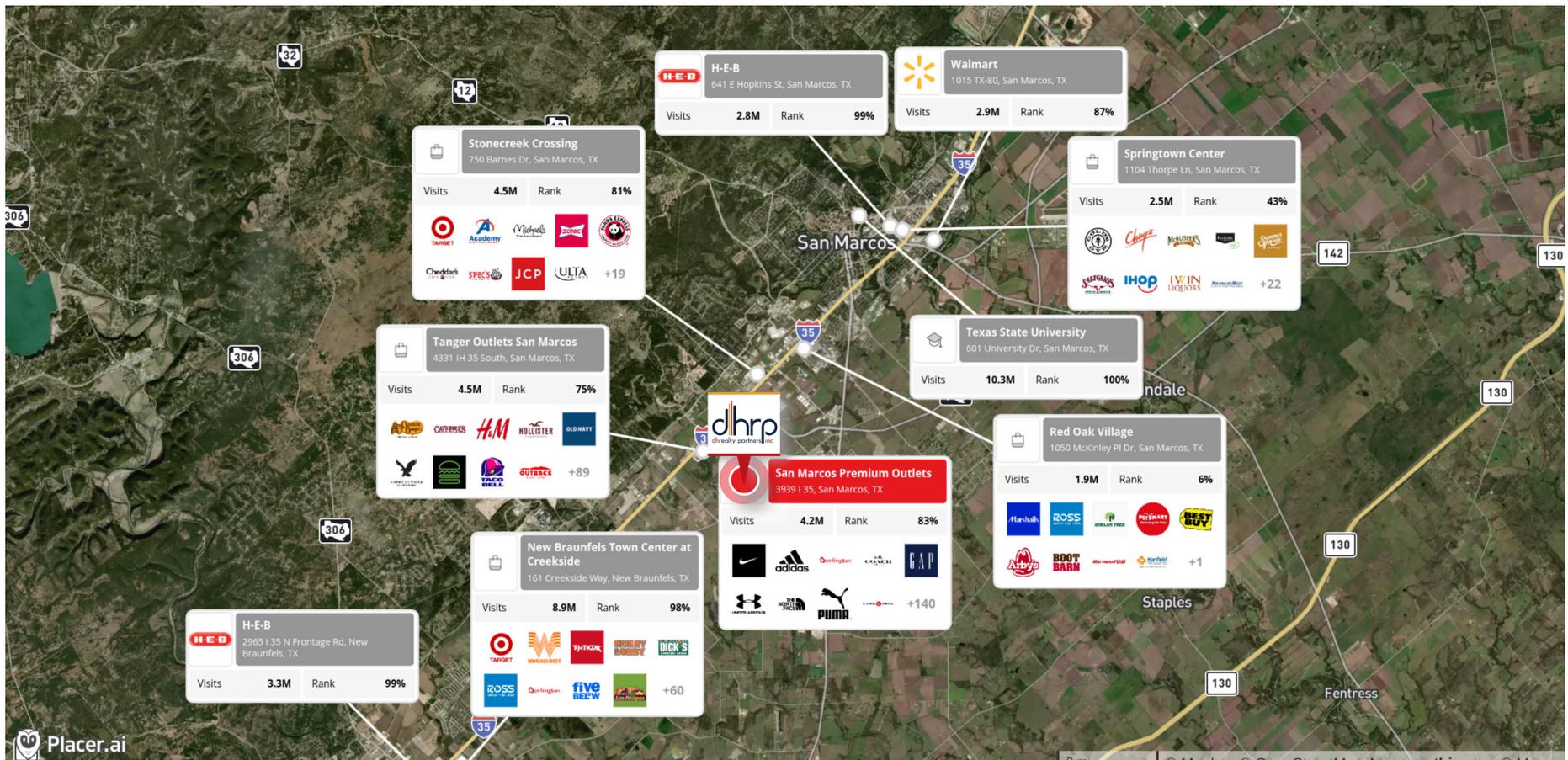




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TOP NEARBY DESTINATIONS



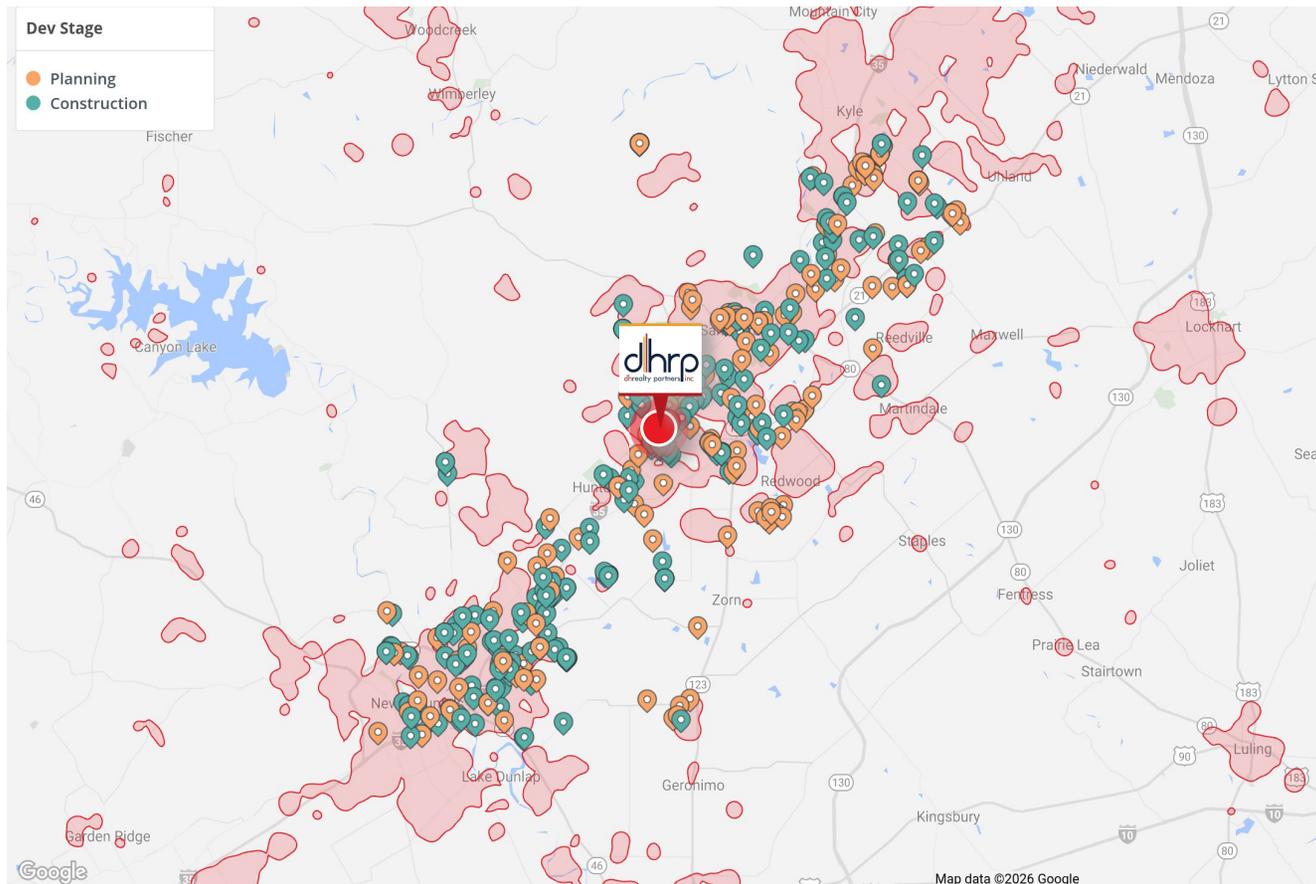
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PLANNED & NEW DEVELOPMENT



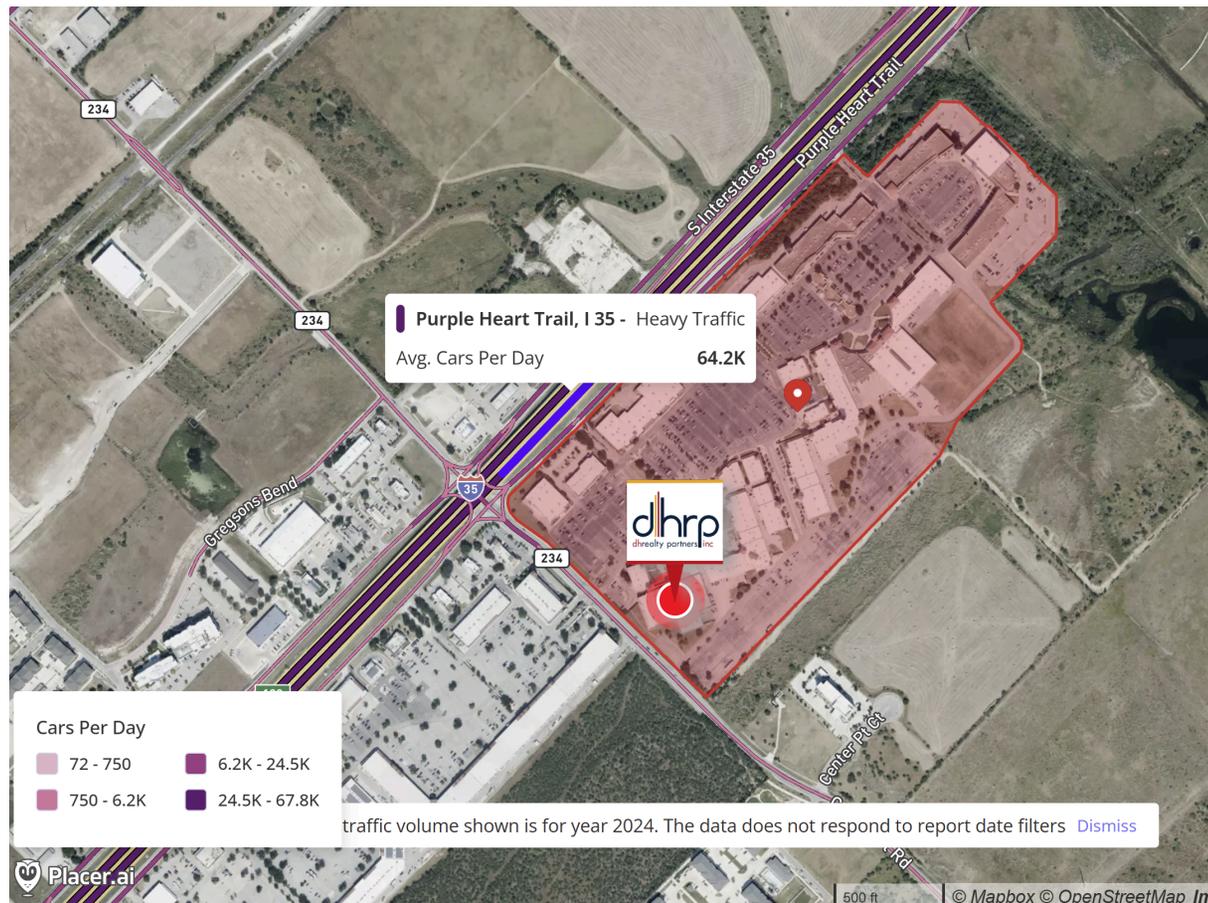
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TRAFFIC VOLUME



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VISITATION METRICS



Metrics			
<div style="display: flex; align-items: flex-start;"> <div style="width: 20px; height: 20px; background-color: #c00000; margin-right: 5px;"></div> <div> <p>San Marcos Premium Ou...</p> <p>I 35, San Marcos, TX</p> </div> </div>			
Visits	4.2M	Visit Frequency	2.05
Visits / sq ft	5.71	Avg. Dwell Time	61 Min
Size - sq ft	730.8K (GLA)	Panel Visits	422.7K
Visitors	2M	Visits YoY	-3.6%
Jan 1st, 2025 - Dec 31st, 2025 Data provided by Placer Labs Inc. (www.placer.ai)			Placer.ai

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DEMOGRAPHICS



Overview

	1 Mile	3 Mile	5 Mile
Population	--	21,740	57,868
Households	--	9,011	20,831
Persons per Household	--	2.39 94	2.51 98
Household Median Income	--	\$66,560.09 84	\$63,526.86 8
Household Median Disposable Income	--	\$59,023.47 86	\$56,465.29 8
Household Median Discretionary Income	--	\$38,713.43 76	\$36,449.34 72
Average Income Per Person	--	\$35,023.03 8	\$29,218.09 68

Age

Average Age	--	38.56 94	34.67 85
Median Age	--	33.59 84	28.17 70

Households Income

Household Average Income	--	\$83,882.06 75	\$78,945.61 71
Average Income Per Person	--	\$35,023.03 8	\$29,218.09 68

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.



11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Brittney Dale	720936	brittney.dale@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2