

1540 S. INTERSTATE 35, SAN MARCOS, TX 78666

NWC OF I-35 FRONTAGE ROAD & WEATHERFORD ST
1540 SOUTH INTERSTATE 35, SAN MARCOS, TX 78666

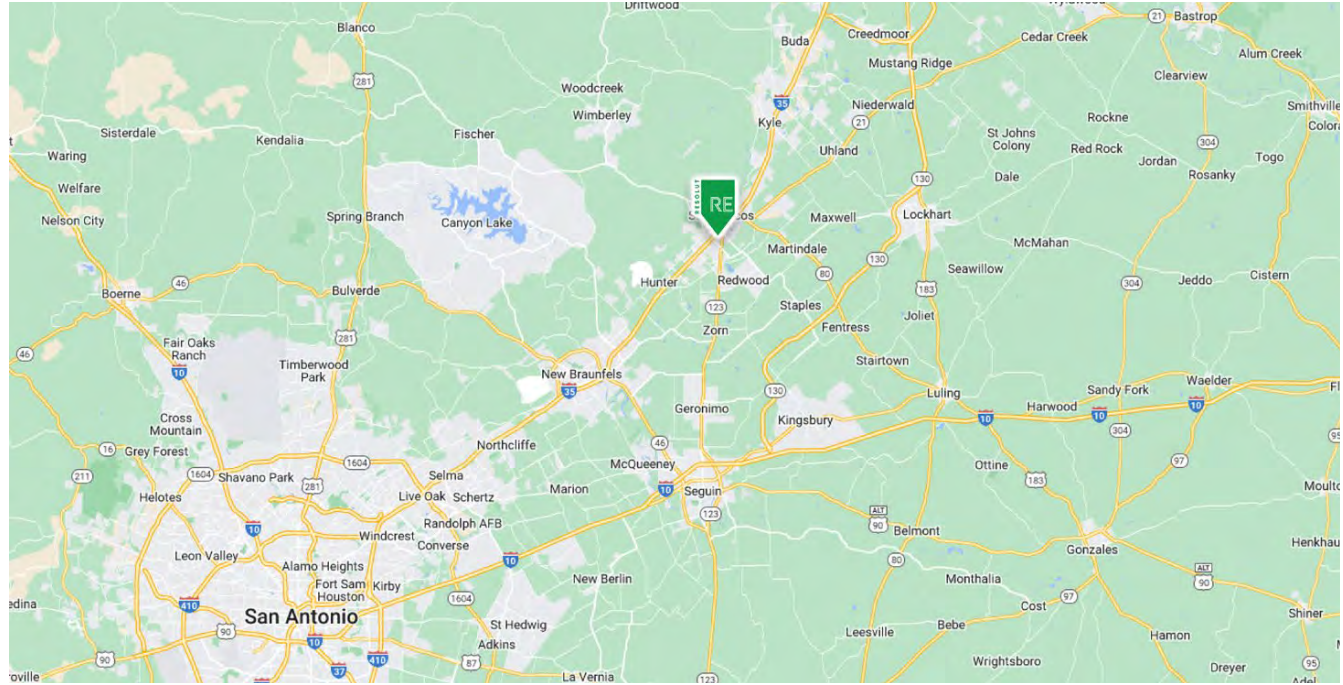


100% LEASED

Austin Aguilar
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PROPERTY HIGHLIGHTS

- Located with direct access to IH 35 and pylon signage
- +/-35,000 Texas State students located 2 miles away
- Prime visibility to IH 35



AREA TRAFFIC GENERATORS



Austin Aguilar

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DEMOGRAPHIC SNAPSHOT 2024



60,949

POPULATION

15 MIN DRIVE TIME



\$63,801.00

AVG HH INCOME

15 MIN DRIVE TIME



38,623

DAYTIME POPULATION

15 MIN DRIVE TIME



TRAFFIC COUNTS

I-35 Frontage South: 9,724 VPD
I-35 South: 159,452 VPD
(SITES 2024)

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This aerial map of San Marcos, Texas, provides a comprehensive overview of the city's geography, infrastructure, and commercial landscape. Key features include:

- Geography & Parks:** The city is surrounded by several natural areas, including Ringtail Ridge, Spring Lake, Purgatory Creek, and Kissing Tree Golf Club. The San Marcos River winds through the eastern part of the city.
- Education:** Higher education is centered around Texas State University, which has 38,376 students. Other educational institutions include Sunset Acres, Goodnight Middle School, Austin Community College, De Zavala Elementary, Hills of Hays, San Marcos High School, and Bowie Elementary.
- Transportation:** Major highways include I-35, I-80, and I-21. Local roads such as Guadalupe St, Bishop St, Hopkins St, Wonder World Dr, and San Marcos Hwy are clearly marked.
- Commercial & Retail:** The map is densely populated with retail and commercial locations. Notable businesses include Hobby Lobby, Cinn's, Tractor Supply Co, Walmart, Target, Amazon Fulfillment, and Tanger Outlets. A large cluster of retail stores is located in the southwest, including JC Penney, Michaels, Five Below, and PetSmart.
- Healthcare & Recreation:** The Bobcat Stadium and Aquarena Springs Dr are located in the northeast. The Texas State Disc Golf Course is situated near the university.
- Infrastructure:** The San Marcos Municipal Airport is located in the northeast. The city is also home to several natural areas and parks, providing recreational space for residents.

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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.

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Date