

LAND FOR SALE

100 PIONEER TRAIL SAN MARCOS, TX 78666
5.37 ACRES

Oxford
partners



NATHAN BUCKHOFF
Vice President, Corporate Real Estate Services
2900 Wesleyan St., Suite 620
Houston, TX 77027

Direct (832)-345-3639
Cell (281)-475-3138
nbuckhoff@oxfordcres.com
www.oxfordcres.com



GOOGLE MAP

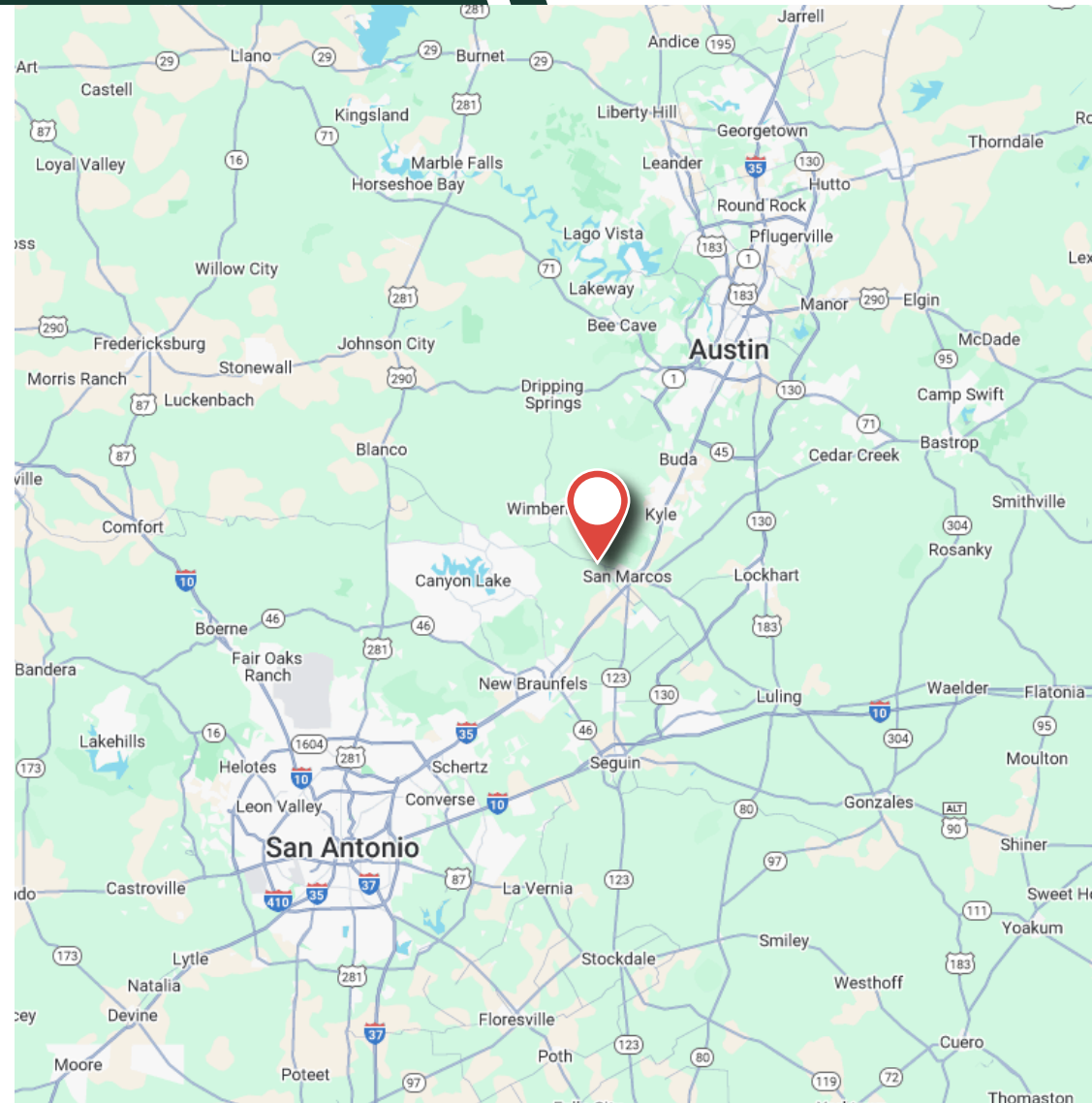
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PROPERTY FEATURES

- 5.37 Acres
- Site has well and electricity
- Unrestricted
- Site is 5 minutes away from Texas State University
- +/- 500 ft of frontage on RR 12
- Contact broker for pricing



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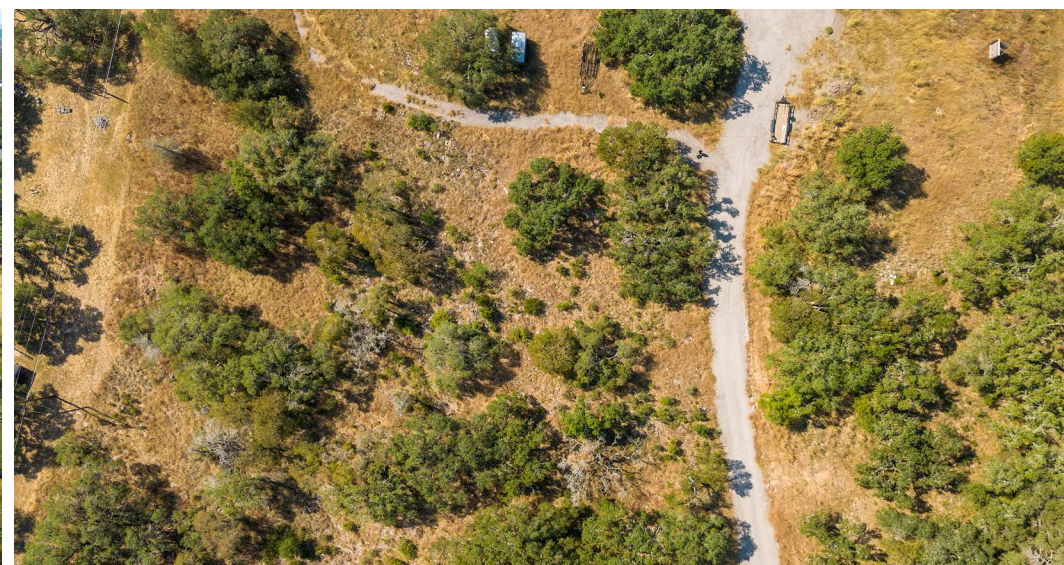
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PIONEER TRAIL - 432 VPD

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DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	189	9,581	43,299
Households	65	3,814	16,276
Families	51	1,818	7,178
Average Household Size	2.88	2.49	2.29
Owner Occupied Housing Units	61	1,951	6,797
Renter Occupied Housing Units	4	1,863	9,479
Median Age	51.1	29.0	26.4
Median Household Income	\$200,001	\$72,730	\$60,079
Average Household Income	\$241,150	\$115,298	\$94,988

BUSINESSES - 5 MILES

1,691
TOTAL
BUSINESSES

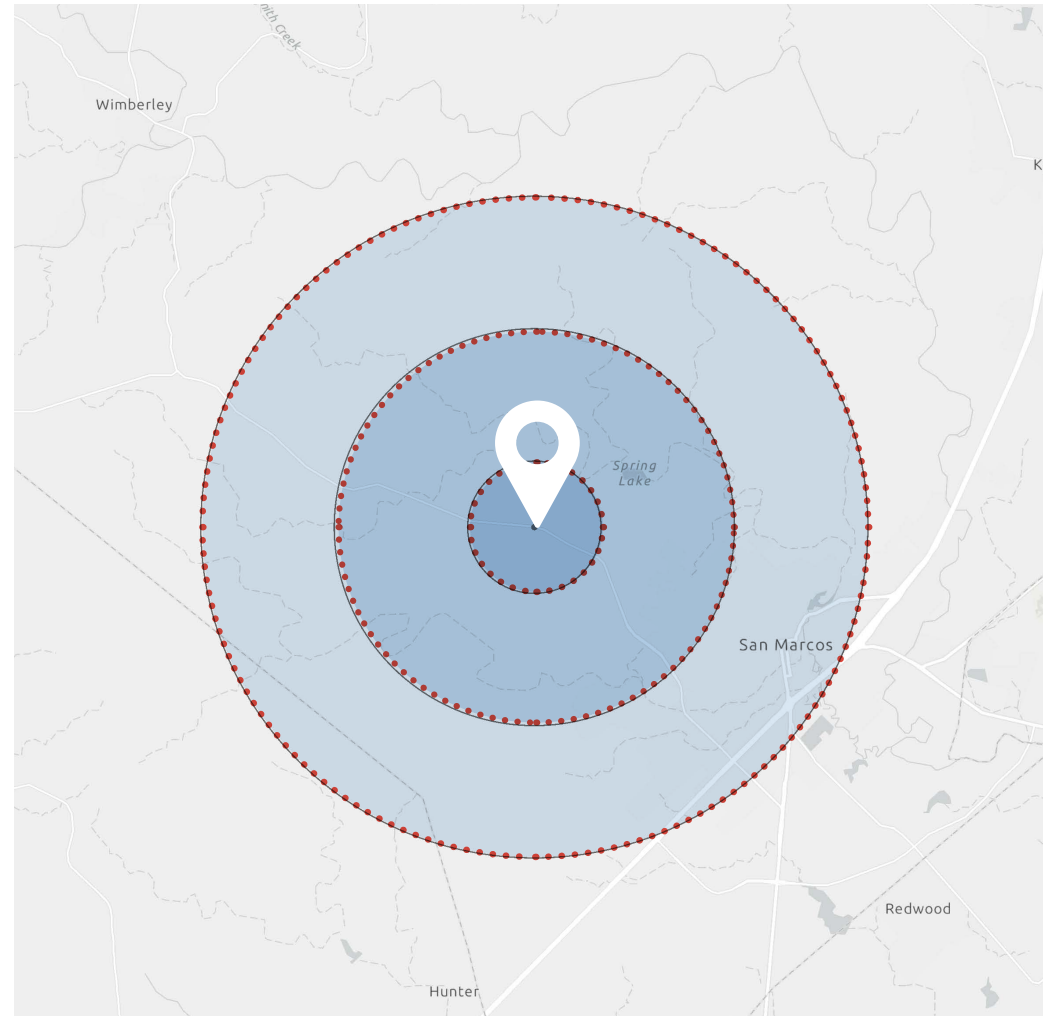
21,705
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$94,988
AVERAGE HH
INCOME

\$36,335
PER CAPITA
INCOME

\$40,067
MEDIAN
NET WORTH



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