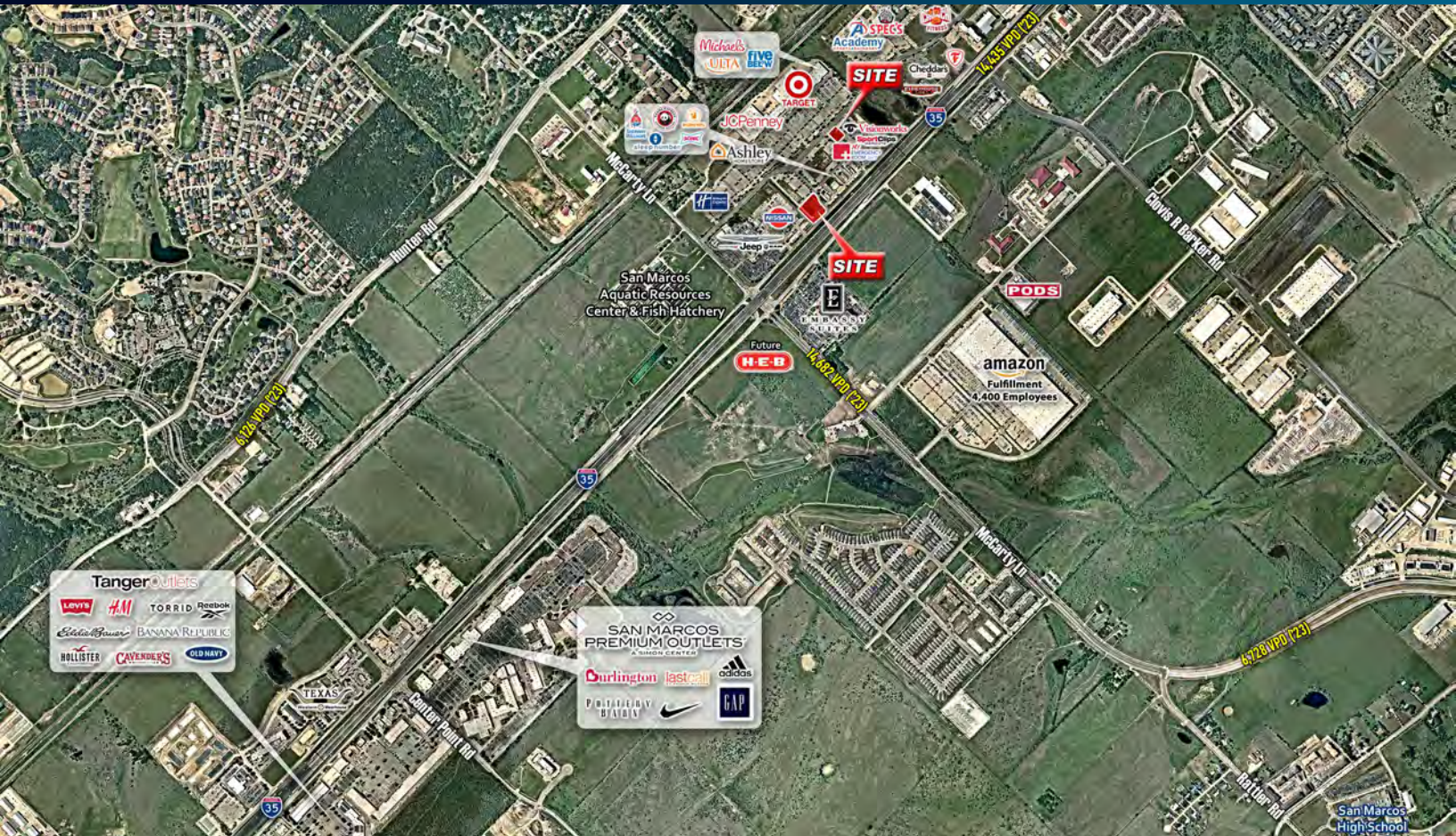


STONECREEK CROSSING PAD SITES

I-35 & McCarty Ln

San Marcos, Texas



West Side of Hwy 183 about 1.10 miles south of Highway 29 intersection and .40 miles south of the new Seward Jct Loop Rd that goes into Liberty Hill.

Excellent visibility and access from IH-35 via off-ramps for the McCarty Lane exits located in both directions. IH-35 sees an average of 117,230 vehicles per day (2020). Additional access available via McCarty Lane and Barnes Drive, an interior roadway that transects the Shopping Center and connects north to Thermon Drive.

StoneCreek Crossing is anchored by Target, and shadow anchored by Academy and JC Penney. Other Tenants include Bealls, Maurices, Sally Beauty, Sonic, Panda Express, Great Clips, AT&T, Eye Masters and Popeye's. A new HEB was recently announced across from the center and Holiday Inn Express and Homewood Suites are adjacent to the center.

NWQ of Interstate 35 & McCarty Lane,
San Marcos, Texas 78666

- Lot7, Block 2: 0.970 Interior Lot
- Lot 2, Block 1: 1.41 Acres on I-35

Call for Pricing

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
2024 TOTAL POP	3,424	29,523	69,906
2029 PROJ POP	4,361	33,668	73,705
DAYTIME POP	6,633	39,103	82,292
AVG HH INCOME	\$59,861	\$94,686	\$79,830

Contact For More Information:

JIMBO COTTON | (O) 512.467.4056 | (C) 512.784.3015 | jimbo@cottonventures.com

AUSTIN COTTON | (O) 512.467.4056 | (C) 512.944.7514 | austin@cottonventures.com



COTTON VENTURES

REAL ESTATE

STONECREEK CROSSING PAD SITES

FOR GROUND LEASE

San Marcos, Texas



Contact For More Information:

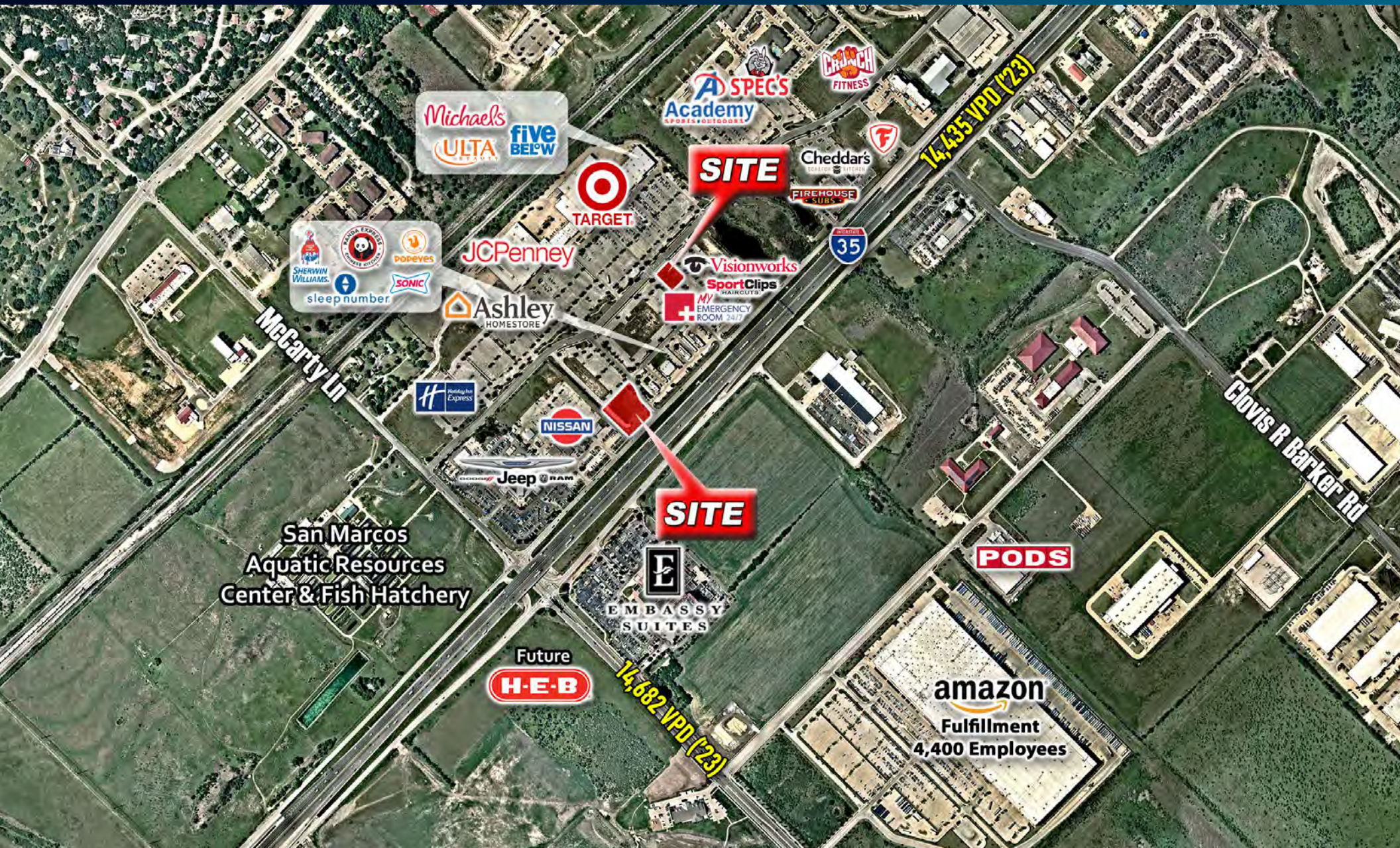
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STONECREEK CROSSING PAD SITES

FOR GROUND LEASE

San Marcos, Texas

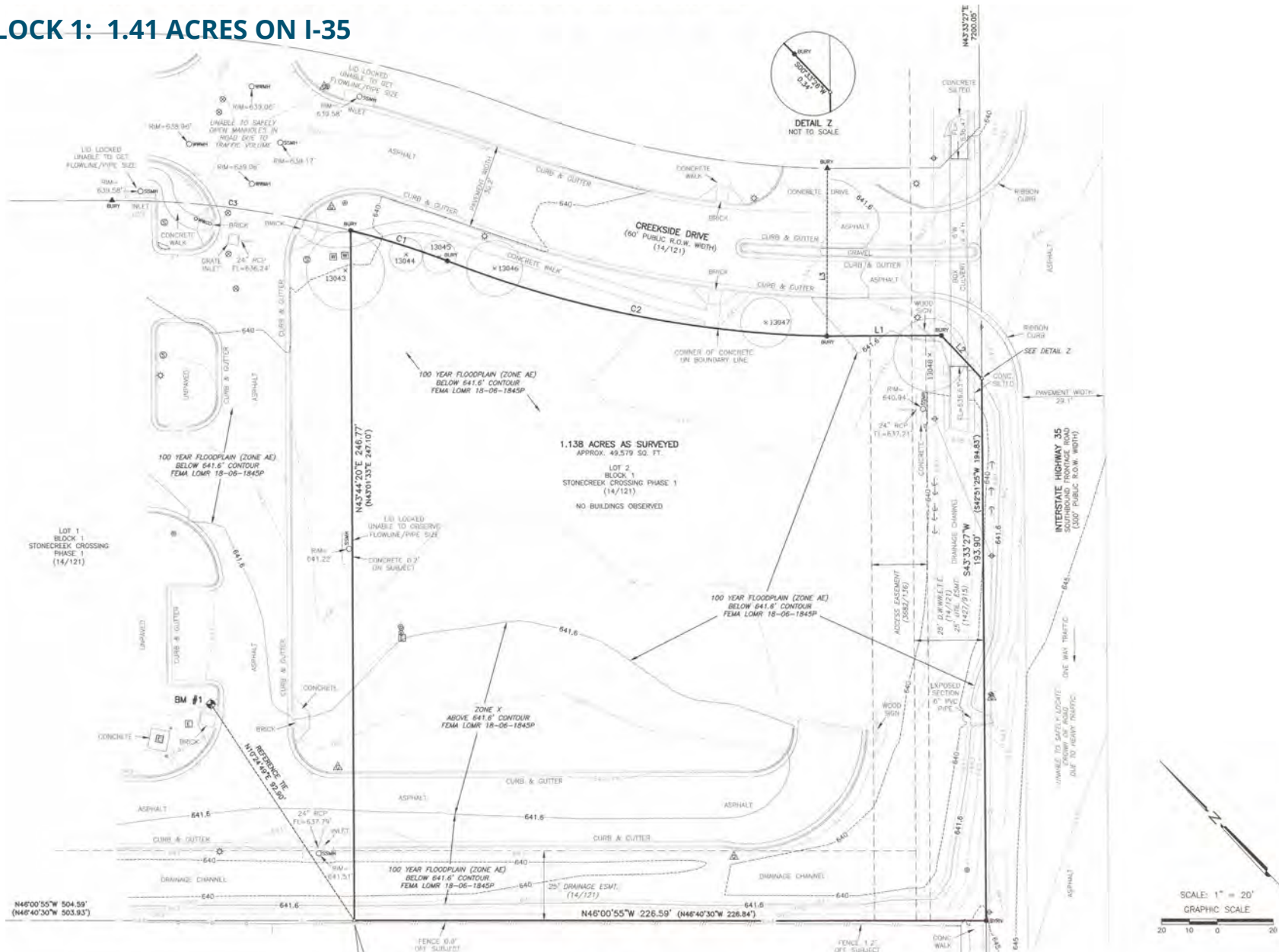


STONECREEK CROSSING PAD SITES

FOR GROUND LEASE

San Marcos, Texas

LOT 2, BLOCK 1: 1.41 ACRES ON I-35



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Information About Brokerage Services

2-10-2025



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. **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:
 - 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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	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 1-1