

Investment Opportunities Available

PRE-LEASING

40,000 SF MOB

Base Rate: \$26/SF + \$12/SF Op EX



San Marcos MOB

2505 Hunter Road, San Marcos, Texas 78666

PINECROFT 
R E A L T Y

LOCATION

Major Hospitals

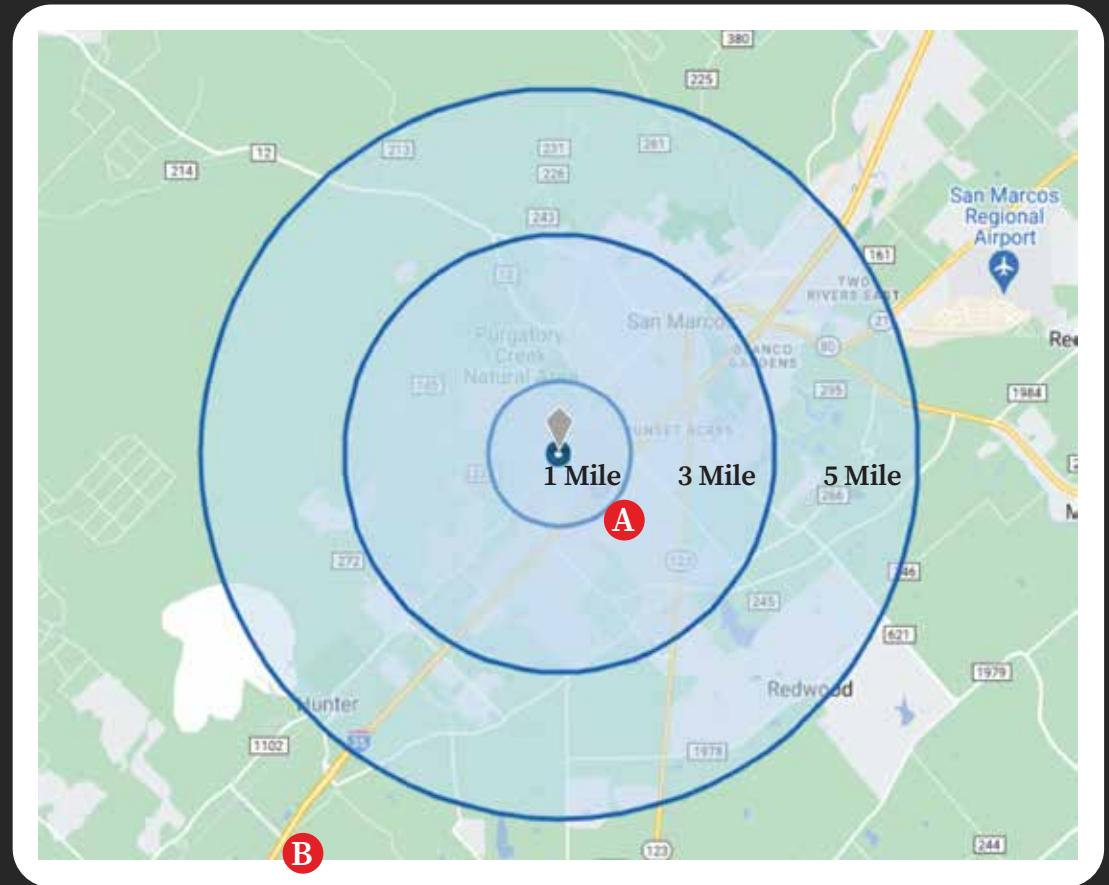
- A** CHRISTUS Santa Rosa Hospital..... 2.2 miles
- B** Resolute Baptist Hospital..... 10.5 miles

Major Highways

- Hwy 35..... 3.5 miles
- Hwy 21..... 4 miles
- Hwy 123..... 2.1 miles

Commute Destinations

- San Marcos Regional Airport..... 6.7 miles
- Austin Airport..... 33 miles
- San Antonio International Airport..... 39 miles



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION			
2023 Estimate	5,525	41,384	75,975
2028 Projection	6,252	46,336	84,772
Growth 2023-2028	13.16%	11.97%	11.58%
HOUSEHOLDS			
2023 Estimate	2,311	14,986	28,534
2028 Projection	2,623	16,871	32,028
2023 Average Household Income			
	\$85,502	\$72,381	\$64,338



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for more information

For More Information

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