



BOWIE EPISCOPAL SCHOOL
577 STUDENTS

SAN MARCOS
HIGH SCHOOL
3,150 STUDENTS

THE LANTANA
216 UNITS

RATTLER RD.

2,052 VPD

OLD BASTROP RD.



SWC - OLD BASTROP RD. & RATTLER RD.

SAN MARCOS, TX | HAYS COUNTY | SAN MARCOS I.S.D.

COMMERCIAL LAND FOR SALE

AVERY CLINKSCALE
AClinkscale@db2re.com
214.526.3626 x 118

COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114

RYAN TURNER
RTurner@db2re.com
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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2026



PROPERTY INFORMATION



SIZE:
± 4.75 AC



TRAFFIC COUNTS:
F.M. 110: 15,416 VPD
TX 123: 25,656 VPD



ZONING:
CD - 5

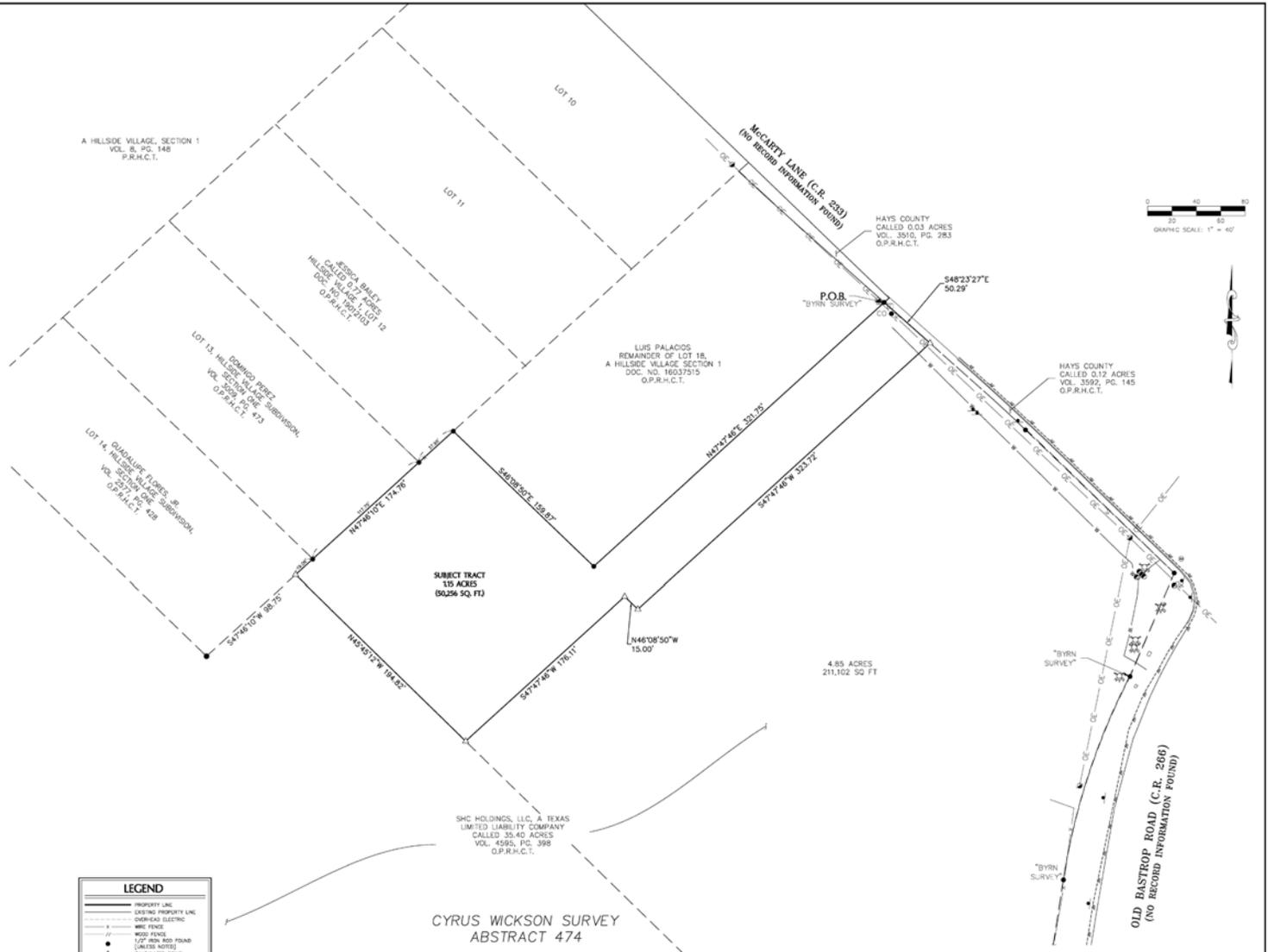
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	2,934	23,612	59,508
% Proj Growth 2025 - 2030	3.19%	2.35%	1.67%
2025 Average HH Income	\$87,500	\$81,360	\$82,841
2025 Median HH Income	\$69,815	\$62,962	\$61,493

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Davidson & Bogel Real Estate, LLC, 2026



CYRUS WICKSON SURVEY
ABSTRACT 474
HAYS COUNTY, TEXAS



SURVEY NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

CONTROL NOTES:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATES AND DISTANCES ARE GRID VALUES.
UNITS: U.S. SURVEY FEET.

FEMA F.I.R.M.:
THIS PROPERTY IS LOCATED WITHIN THE UNHAZARDOUS ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN, AS SHOWN ON FEMA F.I.R.M. PANEL NO. 4820PC0479P, HAYS COUNTY, TEXAS DATED SEPTEMBER 02, 2000. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINE
	CONCRETE ELECTRIC
	WIRE FENCE
	WOOD FENCE
	TYP. SIGN AND FOUND
	UNLINED GOTTES
	CALCULATED POINT
	CLEAN OUT
	ELECTRIC PULL BOX
	FIRE HYDRANT
	ELECTRIC METER
	TRAFFIC SIGNAL BOX
	MANHOLE MANHOLE
	MANHOLE POST (OR AS NOTED)
	WALKER
	WATER WALK
	WATER METER
	SUBPHONE WALKER
	BOX (AS NOTED)
	POWER POLE
	DOWN GUT
	POINT OF BEGINNING
	P.O.B.
	DOC NO.
	DOCUMENT NUMBER
	VOLUME
	PAGE
	PLAT RECORD, MAPS
	COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS,
	HAYS COUNTY, TEXAS

CYRUS WICKSON SURVEY
ABSTRACT 474

1.15 ACRE
PARCEL SURVEY
HAYS COUNTY, TEXAS

I, GARRETT CAVAGUOLO, HEREBY CERTIFY THAT THIS SURVEY EXHIBIT AND ACCOMPANYING DESCRIPTION ARE BASED ON A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

Garrett Cavaguolo
02-05-2020

GARRETT CAVAGUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
CREAK REGISTRATION NO. 4774
SUCCESSION & ASSOCIATES
CAVAGUOLOANDASSOCIATES.COM

DOUCET & ASSOCIATES
Civil Engineering • Planning • Geospatial
7401 B, Highway 71 W, Suite 140
Austin, Texas 78735, Phone: (512) 583-2400
www.doucetandassociates.com
TSPS Firm Registration Number: 10158800
TSPS Firm Registration Number: 3237

Date:	02/05/2020
Drawn by:	JM
Reviewed by:	SC
Project:	1.15A-001
Client:	1.15A
Title Book:	NA
Party Sheet:	ASW
Survey Date:	02-05-2020

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SAN MARCOS
PREMIUM OUTLETS

DR HORTON -
MILBROOK PARK
284 LOTS



ARDEN 231
249 UNITS



MCCARTY COMMONS
249 UNITS



RATTLER RD.

THE LANTANA
216 UNITS

OLD BASTROP RD. 2,052 VPD

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H-E-B ANNOUNCES PLANS FOR THIRD STORE IN SAN MARCOS



The 114,000-sq.-ft. store will be located at I-35 and McCarty Lane

H-E-B has announced plans to build a third H-E-B store in San Marcos, which will include the city's first True Texas BBQ restaurant. Located at I-35 and McCarty Lane, the new H-E-B in San Marcos will feature all the quality products and innovative services H-E-B customers have come to love and expect.

"We are always looking for growth opportunities to better serve our customers. This is a project we have had in the works for years, and we look forward to serving even more customers in this growing part of Texas with the best H-E-B has to offer," said Cathy

Harm, H-E-B Senior Vice President, Central Texas Region.

"We are always looking for growth opportunities to better serve our customers. This is a project we have had in the works for years, and we look forward to serving even more customers in this growing part of Texas with the best H-E-B has to offer," said Cathy Harm, H-E-B Senior Vice President, Central Texas Region.

As an added amenity, the store also will have a True Texas BBQ restaurant with indoor seating. While H-E-B operates more than 30 True Texas BBQ locations across the state, the restaurant at the new store will become the first to open in San Marcos. True Texas BBQ serves all-natural meats that are smoked in-house over Texas oak wood as well as sides such as brisket beans, creamed corn, homestyle potato salad and more.

Inspired by H-E-B's Spirit of Giving and to commemorate the groundbreaking, H-E-B donated \$20,000 to four local nonprofits with \$5,000 each going to the Hays County Food Bank, The Meadows City for Water and the Environment, San Marcos Greenbelt Alliance and San Marcos Education Foundation.

When the retailer originally announced plans for the store, it also announced \$5,000 donations each to Hays Co. Food Bank and City of San Marcos Police Department.

SWC - OLD BASTROP RD. & RATTLER RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
AVERY CLINKSCALE	828604	ACLINKSCALE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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.

2-10-2025



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:

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Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Avery Clinkscale	828604	aclinkscale@db2re.com	214-526-3626
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Steven Collins Meier Jr.	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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