

Across from Amazon Fulfillment Center

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San Antonio, Texas 78259

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Open
studio
architecture



MSL
INVESTMENTS
COMMERCIAL REAL ESTATE SERVICES

Property Details



McCarty Plaza

Location:	1476 McCarty Lane, San Marcos, TX
Building Size:	17,683 sq ft
Available Sq Ft:	9,683 sq ft devisable
Lease Rate :	\$34.00-38.00 PSF NNN
Estimated NNN:	11.00 PSF
Improvement Allowance:	\$35-45 PSF
Zoning:	Commercial
Condition:	All utilities to the building and stubbed to the spaces Electric Services to be separately metered Off-site detention
Parking Ratio:	4.97/1,000
Delivery:	September 2026

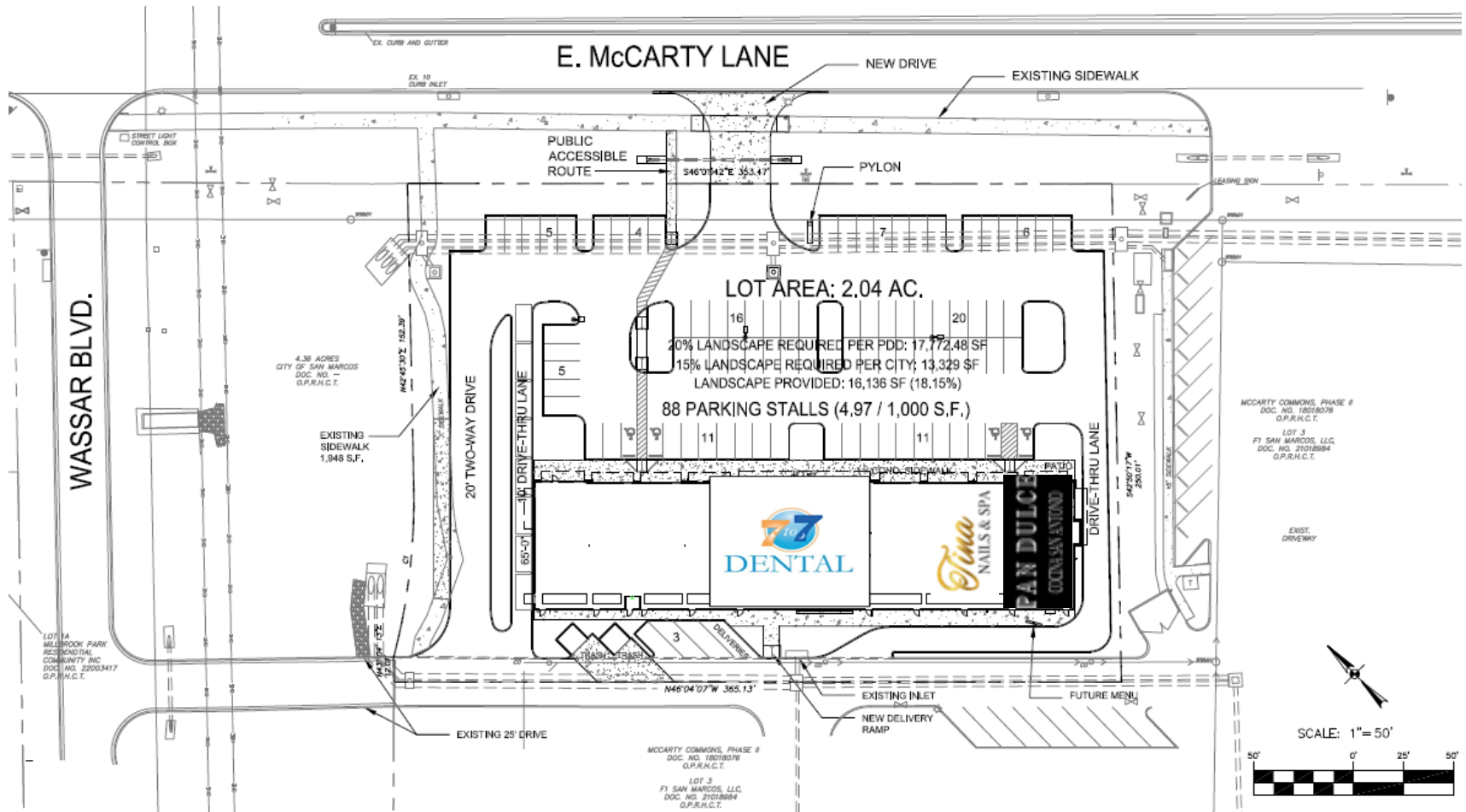
Positioned across the street from Amazon's 1 million + warehouse/ fulfillment center and the 71 acres of the Whisper Planned Development District with great proximity to business, residential and schools. The area is currently underserved by retail services for the projected and permitted residential growth. The City reports a 63% increase of residential permits over the past 24 months much of which is expected in this quadrant of the City. Current housing includes the immediate surrounding 249-unit multi-family development of Arden 231 <https://arden231.com/> and adjacent DR Horton's Millbrook Park.

In addition to housing and business traffic, McCarty Lane serves as the major route to I-35 for those living on the East side of the Interstate and has the roadway improvements to continue to support the dramatic growth of the area.

1476 McCarty Lane, San Marcos, TX

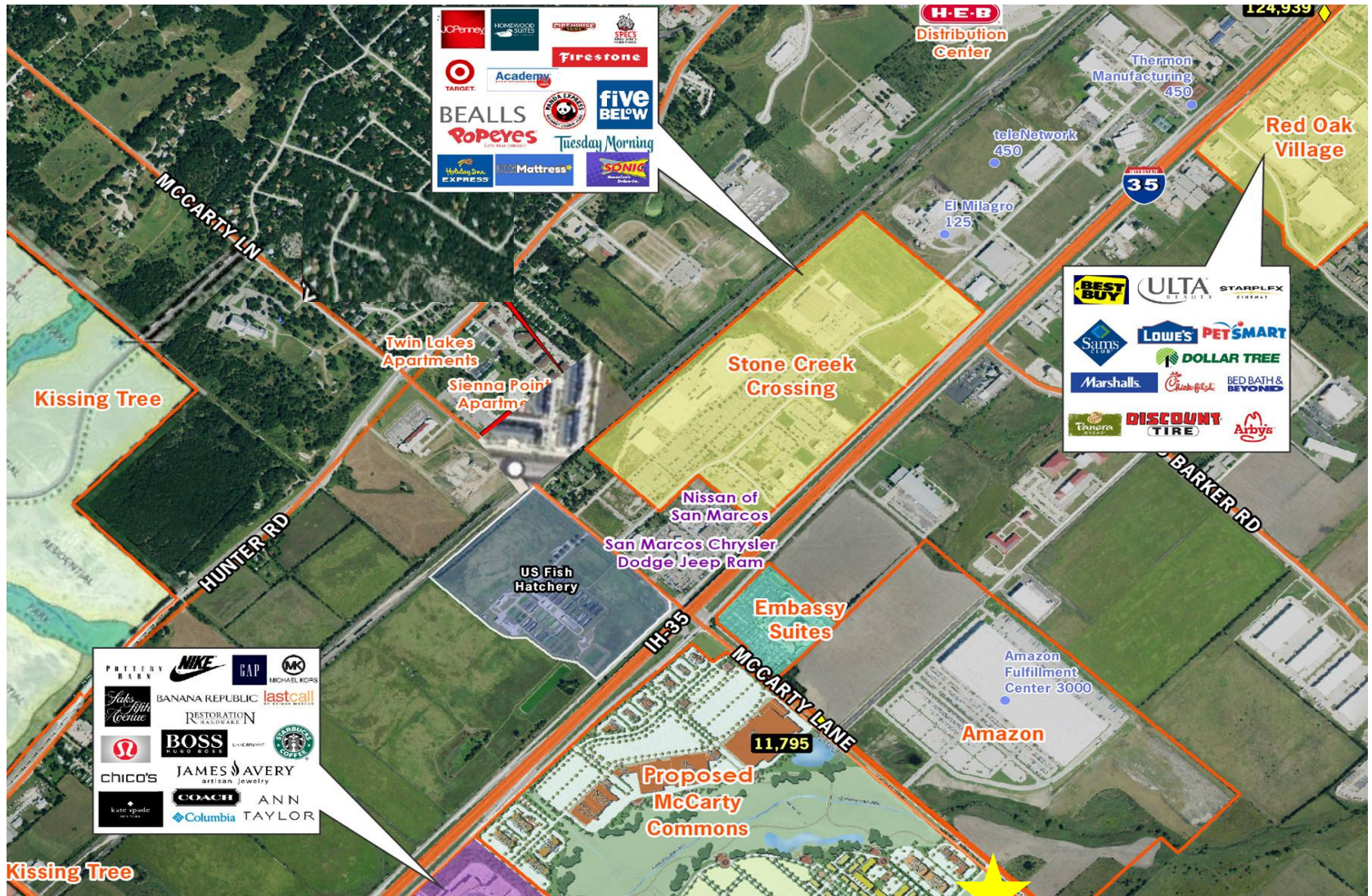


Site Plan



1476 McCarty Lane, San Marcos, TX

Surrounding Aerial



1476 McCarty Lane, San Marcos, TX

Aerial



★ Site Location

→
San Marcos High School
3.08 drive miles from site

1476 McCarty Lane, San Marcos, TX



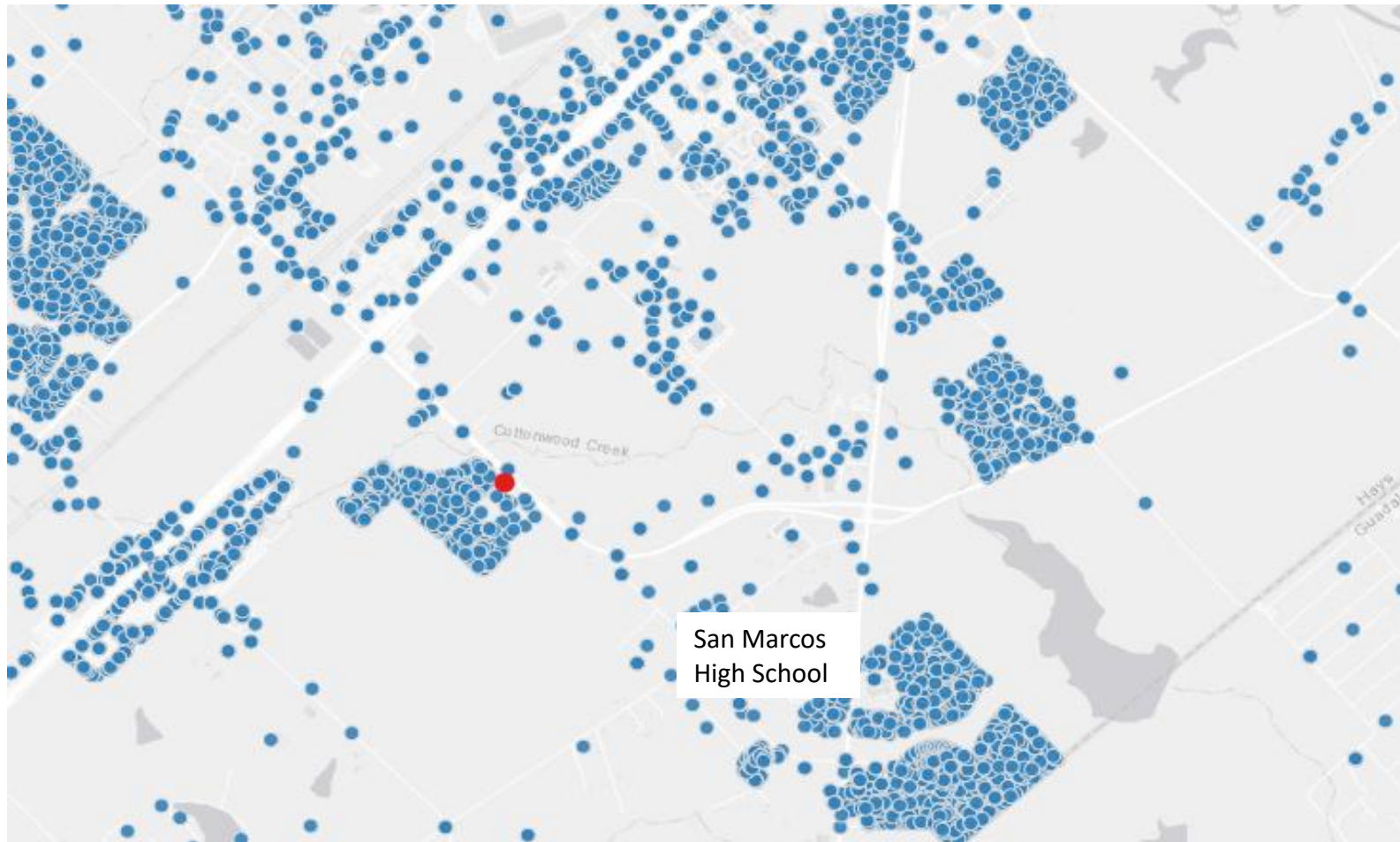
Area Development



Site Location

1476 McCarty Lane, San Marcos, TX

Area Permit Map



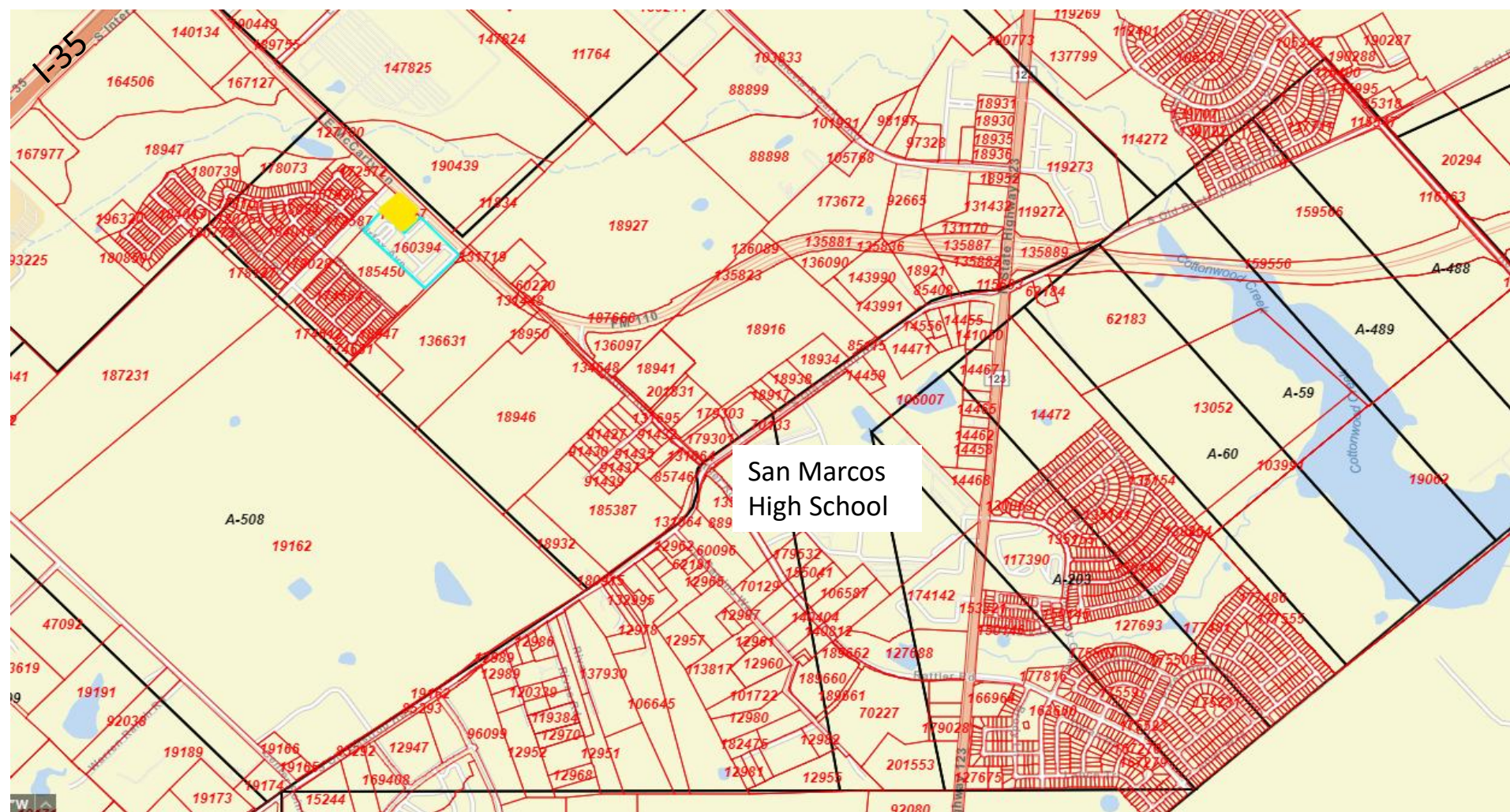
Area Permits pulled since 2/27/2024. There are currently 900 building permits for single family and multi family projects in the immediate area of McCarty Commons Planned Development District to which the site is located



Site

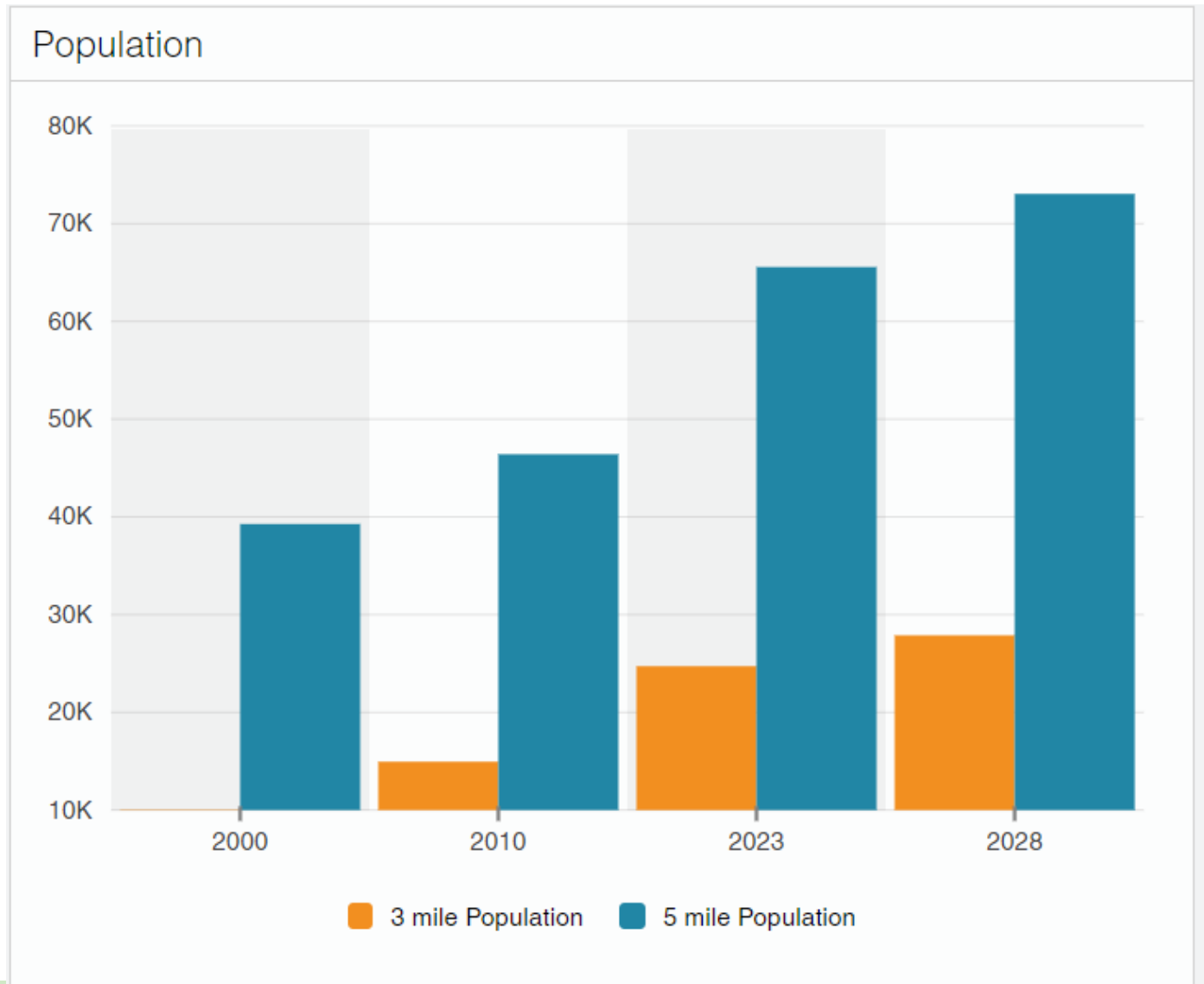
1476 McCarty Lane, San Marcos, TX

Area Parcel Map



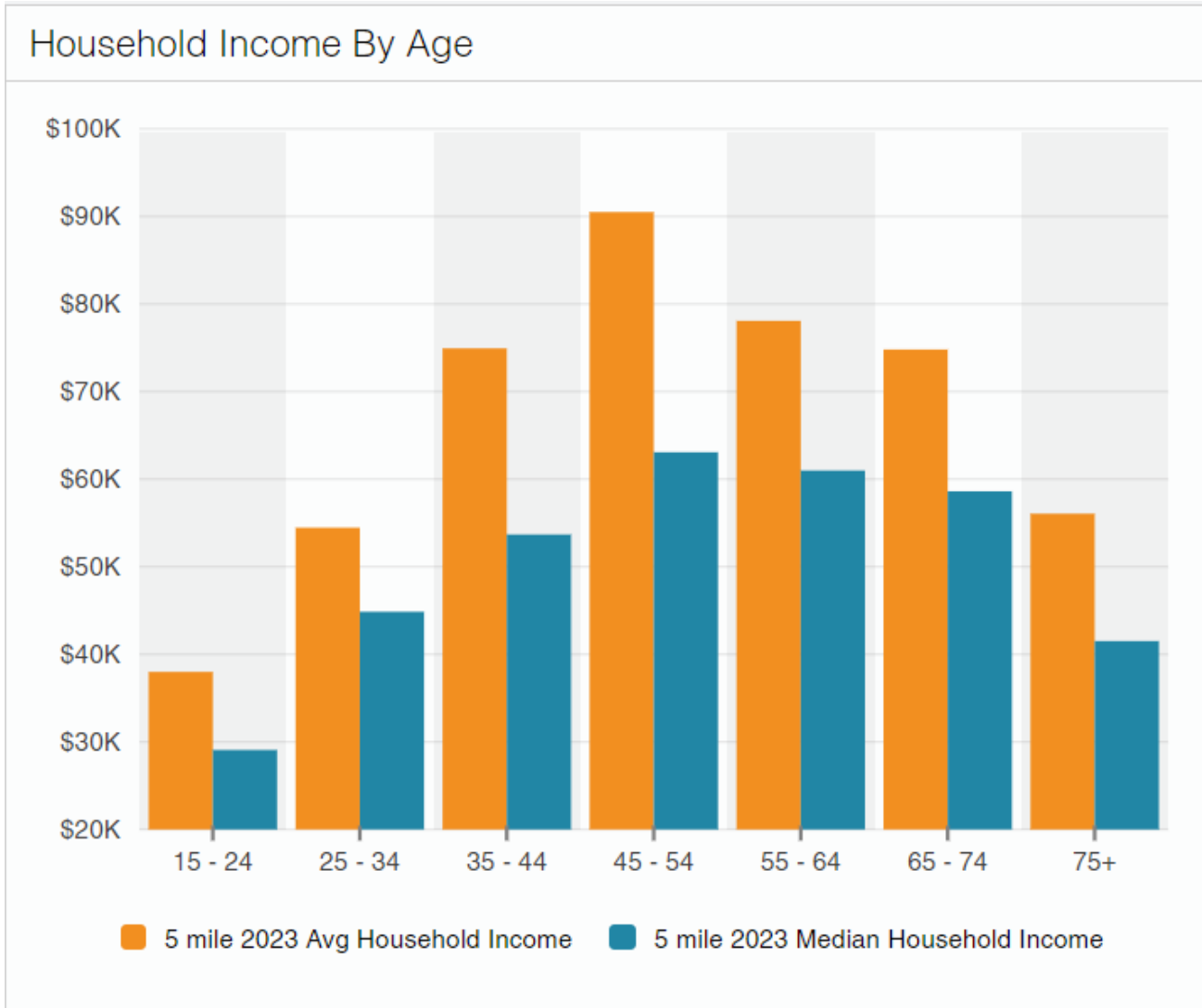
1476 McCarty Lane, San Marcos, TX

Demographics



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Demographics



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Spending

Consumer Spending Details							2023	2028
Radius	3 mile			5 mile				
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita		
Apparel	\$14,366,522	\$1,516	\$581	\$35,851,436	\$1,478	\$547		
Entertainment, Hobbies & P...	\$37,960,299	\$4,005	\$1,535	\$93,364,159	\$3,848	\$1,424		
Food & Alcohol	\$73,838,222	\$7,790	\$2,986	\$181,508,826	\$7,482	\$2,768		
Household	\$41,083,432	\$4,334	\$1,662	\$97,660,962	\$4,025	\$1,490		
Transportation & Maintenance	\$74,813,135	\$7,893	\$3,026	\$187,366,163	\$7,723	\$2,858		
Health Care	\$11,896,982	\$1,255	\$481	\$28,070,711	\$1,157	\$428		
Education & Daycare	\$14,230,160	\$1,501	\$576	\$34,474,495	\$1,421	\$526		
Total Specified Consumer S...	\$268,188,752	\$28,293	\$10,847	\$658,296,752	\$27,134	\$10,041		

TPC Town Plaza Pads– For Lease or Sale



Traffic Counts

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
McCarty Lane	-	4,681	2022
McCarty Lane	Leah Ave SE	8,370	2022
McCarty Lane	E McCarty Ln NW	10,290	2022
McCarty Ln	E McCarty Ln NW	3,835	2022
Farm to Market Road 110	Cerro Vista Dr S	1,562	2022
McCarty Ln	I- 35 Frontage SE	5,641	2022
West McCarty Lane	Hunter Rd NW	8,419	2022
Clovis R. Barker Road	Civic Center Cir SE	2,750	2022
Hays Co Civic Center Rd	Civic Center Cir SE	1,816	2022
S Old Bastrop Hwy	McCarty Ln N	2,019	2022

TPC Town Plaza Pads– For Lease or Sale



OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY _____

I Certify that I have provided _____ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: _____ DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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;
- (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 responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date