



**1.47 ACRE PAD SITE
IH-35 AT WONDERWORLD DRIVE
SAN MARCOS, TX**

LOCATION: The property is located on the southwest corner of IH-35 and Wonderworld Drive in San Marcos, TX.

SIZE: 1.47 Acre; 64,033 Square Feet

FRONTAGE: The tract has an approximate total frontage of 454 feet along IH-35 and Wonderworld Drive.

UTILITIES: **Electricity:** San Marcos Electric Utility provides water to the property.

Sewer: Provided by San Marcos Water-Wastewater Utility.

Water: Provided by San Marcos Water-Wastewater Utility.

Gas: CenterPoint Energy provides gas to the property.

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ZONING: General Commercial, City of San Marcos, Texas

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

FLOOD PLAIN: The property has some floodplain along the frontage at IH-35. See Survey.

TOPOGRAPHY: The property has gentle drainage to the south.

EASEMENTS: There are various utility easements and access easements on the property. See Survey.



DEED

RESTRICTIONS: Hospitality and banking restrictions are recorded on parts of the property. Prelim title commitment can be provided.

TRAFFIC COUNT: 2023 Texas Department of Transportation maps indicate 120,768 vehicles per day on IH-35, directly in front of the property and 26,337 vehicles per day on Wonderworld Drive, just east of IH-35.

DEMOGRAPHICS:

2024 ESRI Estimates	3 Miles	5 Miles
Population:	47,325	79,304
Average Household Income	\$80,534	\$63,497

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts are for 2024 and 2029.

AREA

DEVELOPMENT: The property is surrounded by major retailers, including Sam's Club, Target, Academy, PetsMart, and Lowe's which are all at the intersection of IH-35 and Wonderworld Drive or just south of it.

POTENTIAL USE: The property lends itself to a variety of uses, including retail, restaurants, banking or a pharmacy.

INVESTMENT: Contact Broker.

COMMENTS:

- ☐ The property is on a hard corner at a major intersection along IH-35.
- ☐ It is surrounded by major retail developments, along with substantial residential and medical development.
- ☐ There is a reciprocal cross-access easement with the adjacent motel offering direct access to Wonderworld Drive.
- ☐ Drive cuts are in place.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

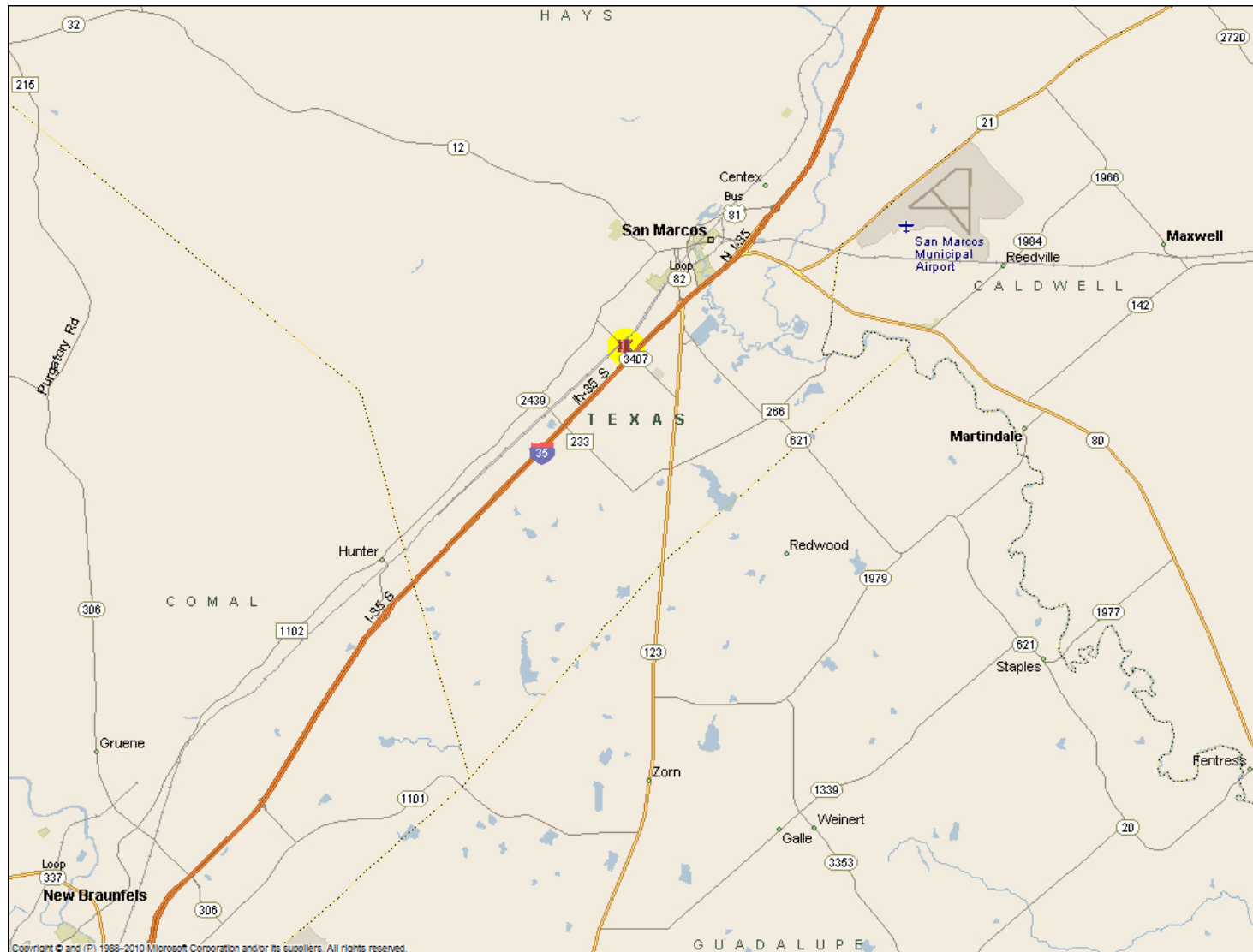
Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / mhoward@roalson.com

www.roalson.com



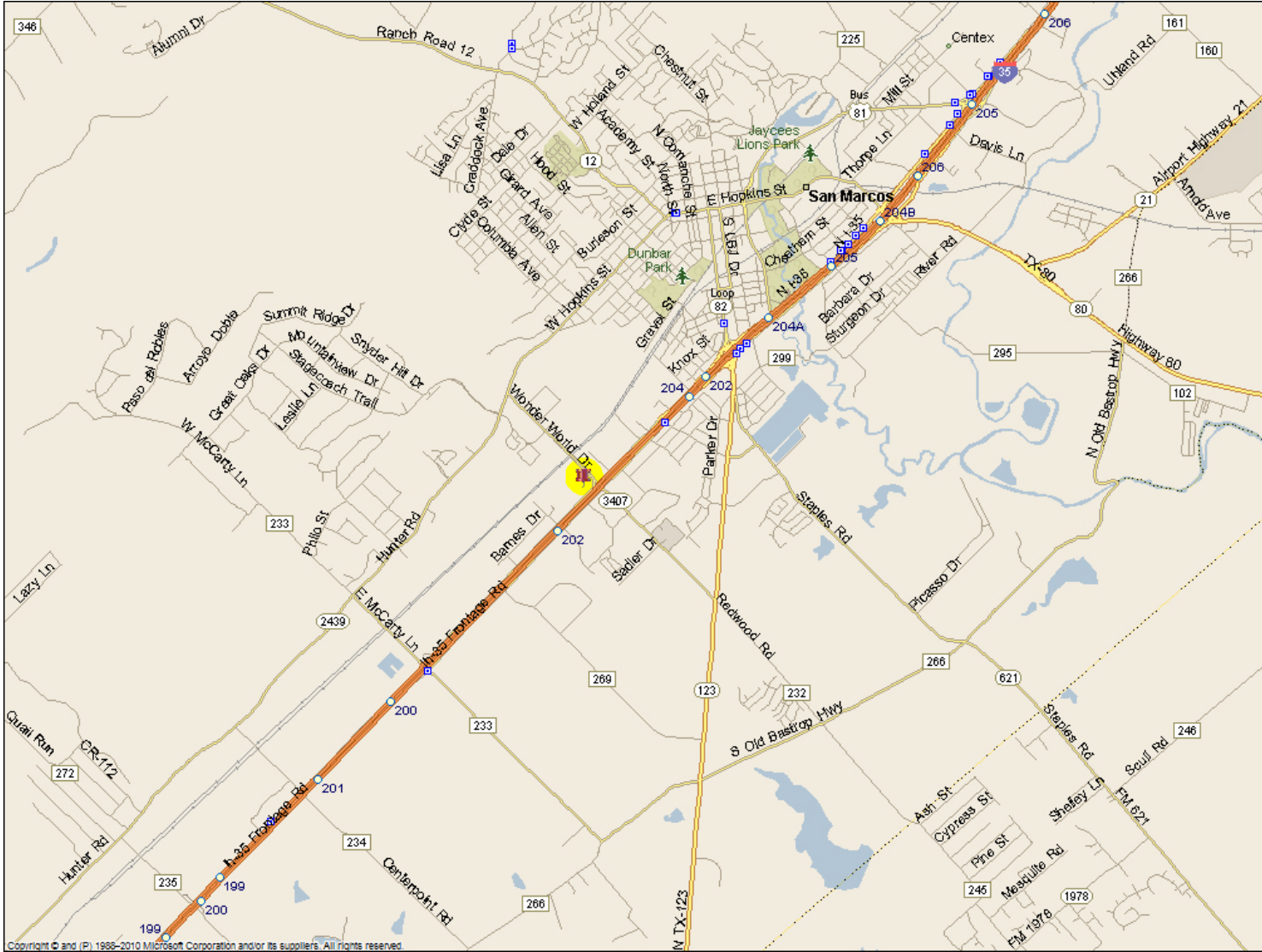
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Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.

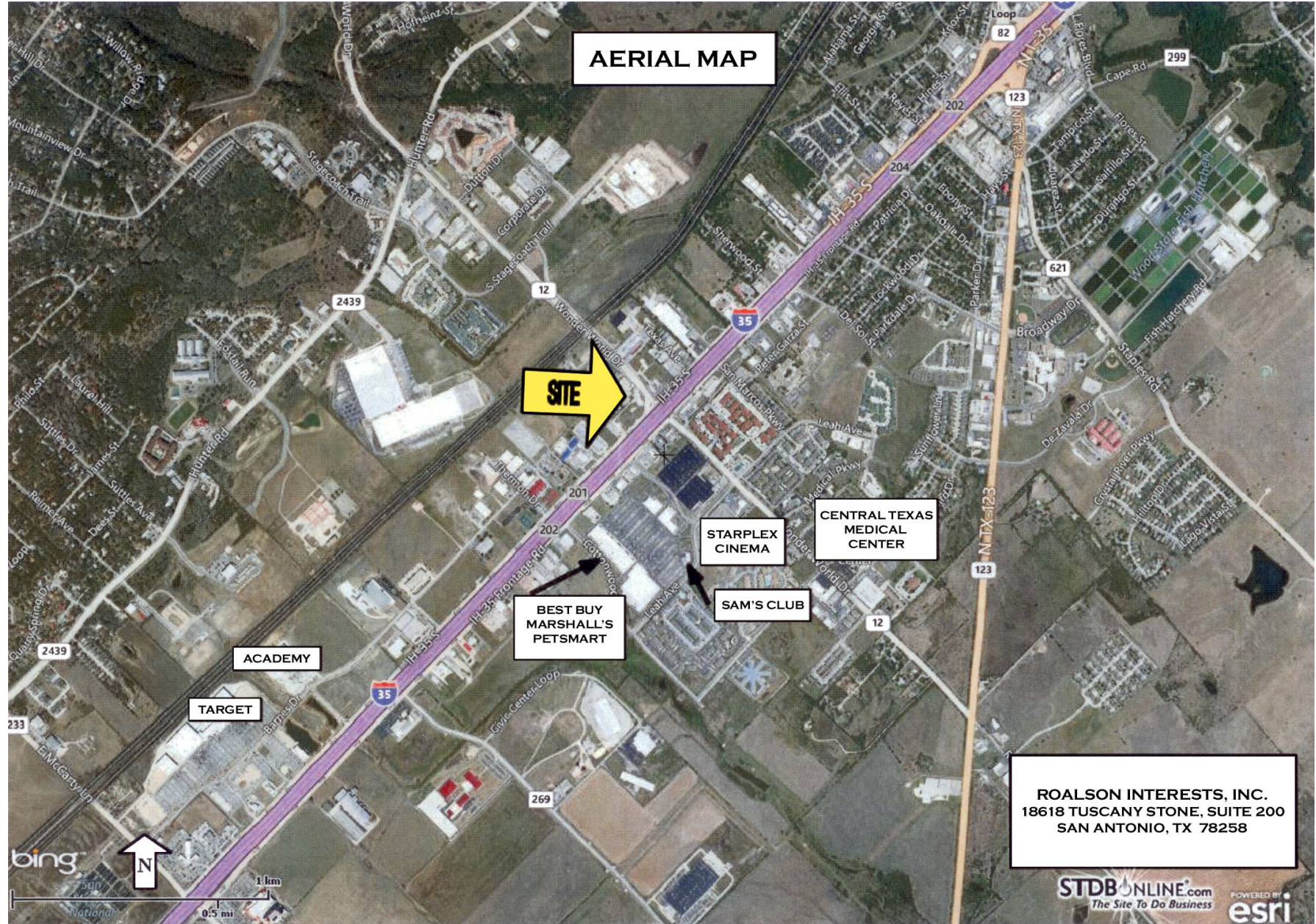
Area Map



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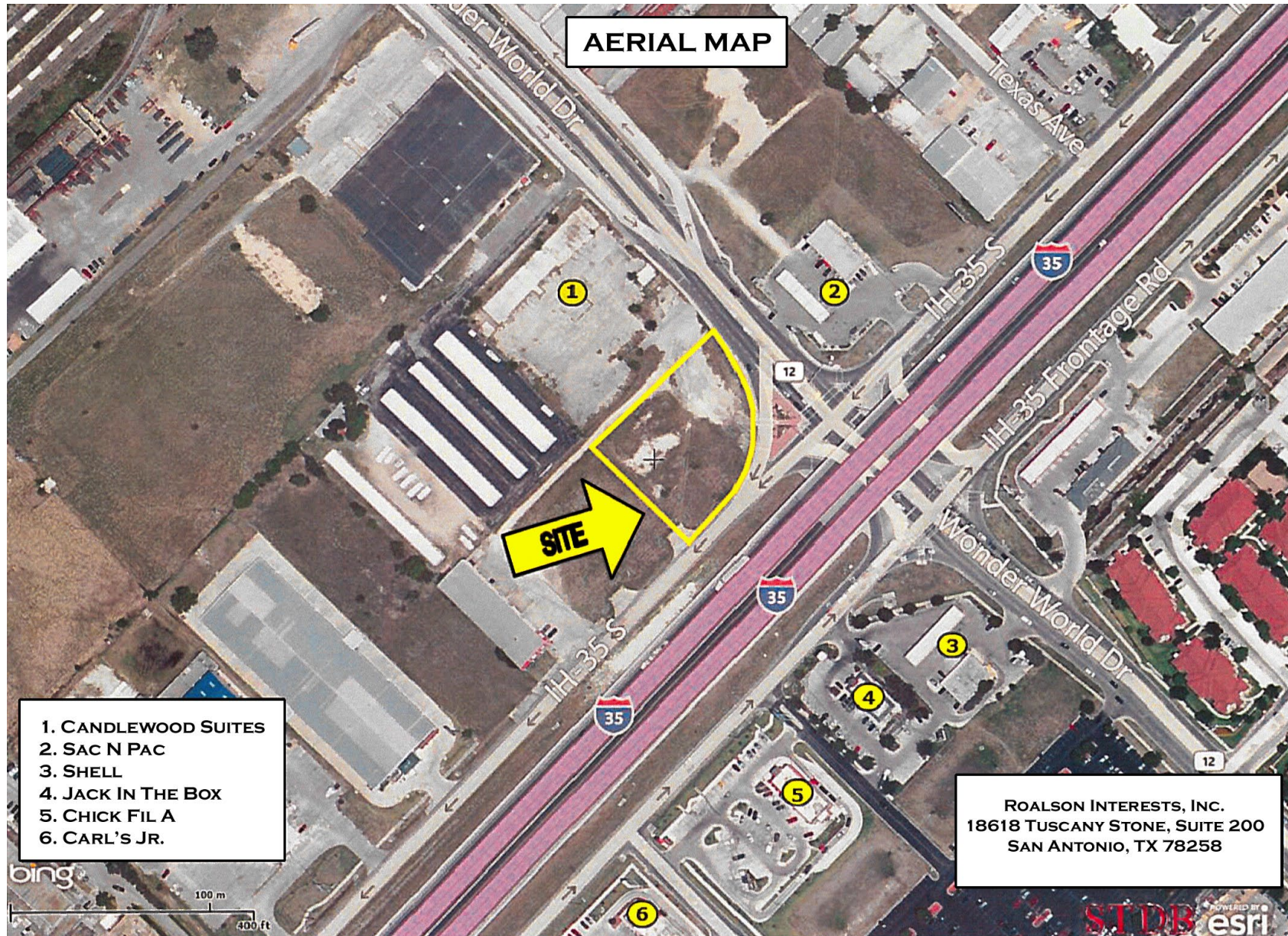
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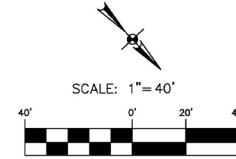
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**PAPE-DAWSON
ENGINEERS**
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 214.275.9800
FAX: 214.275.9800
STATE BOARD OF PROFESSIONAL ENGINEERS, P.E. LICENSE # 174

±1.47 ACRES AT IH-35/WONDER WORLD DR
SAN MARCOS, TEXAS
AERIAL EXHIBIT

JOB NO. 8586-00
DATE NOV 2014
DESIGNER BAC
CHECKED BAC
DRAWN EG
SHEET 1 OF 1

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Real Estate Services

Survey

Reference:

VOLUME 16, PAGE 200
VOLUME 90, PAGE 356
VOLUME 170, PAGE 320
VOLUME 340, PAGE 628
VOLUME 361, PAGE 835
VOLUME 361, PAGE 18
VOLUME 2364, PAGE 719
VOLUME 4161, PAGE 135

NOTES:

1. IRON PINS (1/2") SET AT ALL CORNER, UNLESS OTHERWISE NOTED.

LEGEND

PROPERTY LINE

CURB

EDGE OF PAVEMENT

EASEMENT LINE

CHAIN LINK FENCE

WOOD FENCE

POWER POLE

LIGHT

TELEPHONE SPLICE BOX

CABLE BOX

ELECTRIC TRANSFORMER

FIRE HYDRANT

WATER VALVE

SANITARY SEWER MANHOLE

GAS VALVE

STREET SIGN

GAS PIPELINE MARKER

CURB INLET

BOLLARDS

HAMAUS FAMILY STORAGE, LLC
VOLUME 3177, PAGE 166 D.R.

LOWE ADDITION SUBDIVISION
LOT 2
VOLUME 10, PAGE 81 P.R.

FALCON INTERNATIONAL BANK
VOLUME 2362, PAGE 148 D.R.
WARREN PROPERTIES SUBDIVISION
LOT 1
VOLUME 2, PAGE 267 P.R.

POINT OF BEGINNING

INTERSTATE HIGHWAY 35
(300' R.O.W.)

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C1	176.85	229.12	74°13'48"	133.82	S01°42'00"W

HAYS HOSPITALITY, LP

WARREN PROPERTIES SUBDIVISION NUMBER 3
LOT 1A
VOLUME 16, PAGE 200 P.R.

1.470 ACRE TRACT

WONDER WORLD DRIVE
(R.O.W. VARIES ~ 100' MIN.)

Scale: 1" = 40'

PROPERTY SURVEY OF:

A 1.470 ACRE TRACT BEING LOT 1B, WARREN PROPERTIES SUBDIVISION NUMBER 3, SAN MARCOS, TEXAS, RECORDED IN VOLUME 16, PAGE 200, PLAT RECORDS OF HAYS COUNTY, TEXAS, AND A 0.585 ACRE TRACT OUT OF THE J.M. VERAMENDI SURVEY NO. 1, SAN MARCOS, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS A 0.17 ACRE TRACT RECORDED VOLUME 170, PAGE 320, DEED RECORDS HAYS COUNTY, TEXAS, AND A 0.922 ACRE TRACT AND A 0.352 ACRE TRACT RECORDED IN VOLUME F, PAGE 470A, COURT JUDGEMENT, HAYS COUNTY, TEXAS.

CERTIFICATION

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property and that all buildings are wholly located on this property except as shown above.

This 25th Day of MARCH, A.D. 20 16.

THOMAS FLORES
RPLS # 2238

Job No.: 16-05



Flores & Company
Consulting Engineers, Inc.

Texas Registered Engineering Firm #F-1794

12915 Jones Malisberger, Suite 401
San Antonio, Texas 78247

210.490.9963 Phone
210.490.0820 Fax

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DEMOGRAPHIC OVERVIEW

January 12, 2025

IH 35 AT WONDERWORLD DRIVE, SAN MARCOS, TX

	3 Miles:	5 Miles:	7 Miles:
Population			
2020 Census	43,618	73,898	83,453
2024 Estimate	47,325	80,176	92,465
5 Year Projection	49,758	83,602	97,597
Households			
2020 Census	16,105	29,235	32,155
2024 Estimate	17,833	32,410	36,294
5 Year Projection	19,390	34,782	39,467
2024 Population by Race			
White	53.3%	53.7%	53.7%
Black	5.9%	6.6%	6.6%
Asian or Pacific Islander	3.0%	2.9%	2.8%
American Indian	0.9%	1.0%	1.0%
2024 Population by Ethnicity			
Hispanic Origin	42.3%	43.3%	44.0%
2024 Total Housing Units			
Owner-Occupied	6,797	11,200	13,620
Renter-Occupied	11,036	21,210	22,674
Average Household Size	2.34	2.26	2.34
2024 Household Income			
Income \$ 0 - \$15,000	15.3%	15.5%	14.9%
Income \$ 15,000 - \$24,999	7.8%	7.2%	7.0%
Income \$ 25,000 - \$34,999	9.3%	9.2%	9.5%
Income \$ 35,000 - \$49,999	11.3%	14.3%	13.8%
Income \$ 50,000 - \$74,999	20.1%	21.0%	20.8%
Income \$ 75,000 - \$99,999	11.9%	11.6%	11.8%
Income \$ 100,000 - \$149,999	12.7%	11.6%	11.7%
Income \$ 150,000 - \$199,999	5.0%	3.8%	4.1%
Income \$200,000 +	6.6%	5.7%	6.3%
Average Household Income	\$80,534	\$75,830	\$78,602
Median Household Income	\$55,780	\$53,038	\$54,014
Per Capita Income	\$30,831	\$30,746	\$31,255

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

BROKER: ROALSON INTERESTS, INC. BUILDING 2, SUITE 206 2338 NORTH LOOP 1604 W. SAN ANTONIO, TEXAS 78248



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:

- 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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Eldon Roalson	214067	eldon@roalson.com	(210)445-5858
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Howard	603462	mhoward@roalson.com	(210)865-4411
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date