

# GC Zoning, Visible, and Ready for Development

## Prime I-35 Frontage | ±3.96 Acres | San Marcos, TX

OFFERING MEMORANDUM | 1909 N IH-35 | SAN MARCOS, TX

Exclusively Listed by

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### Disclaimer

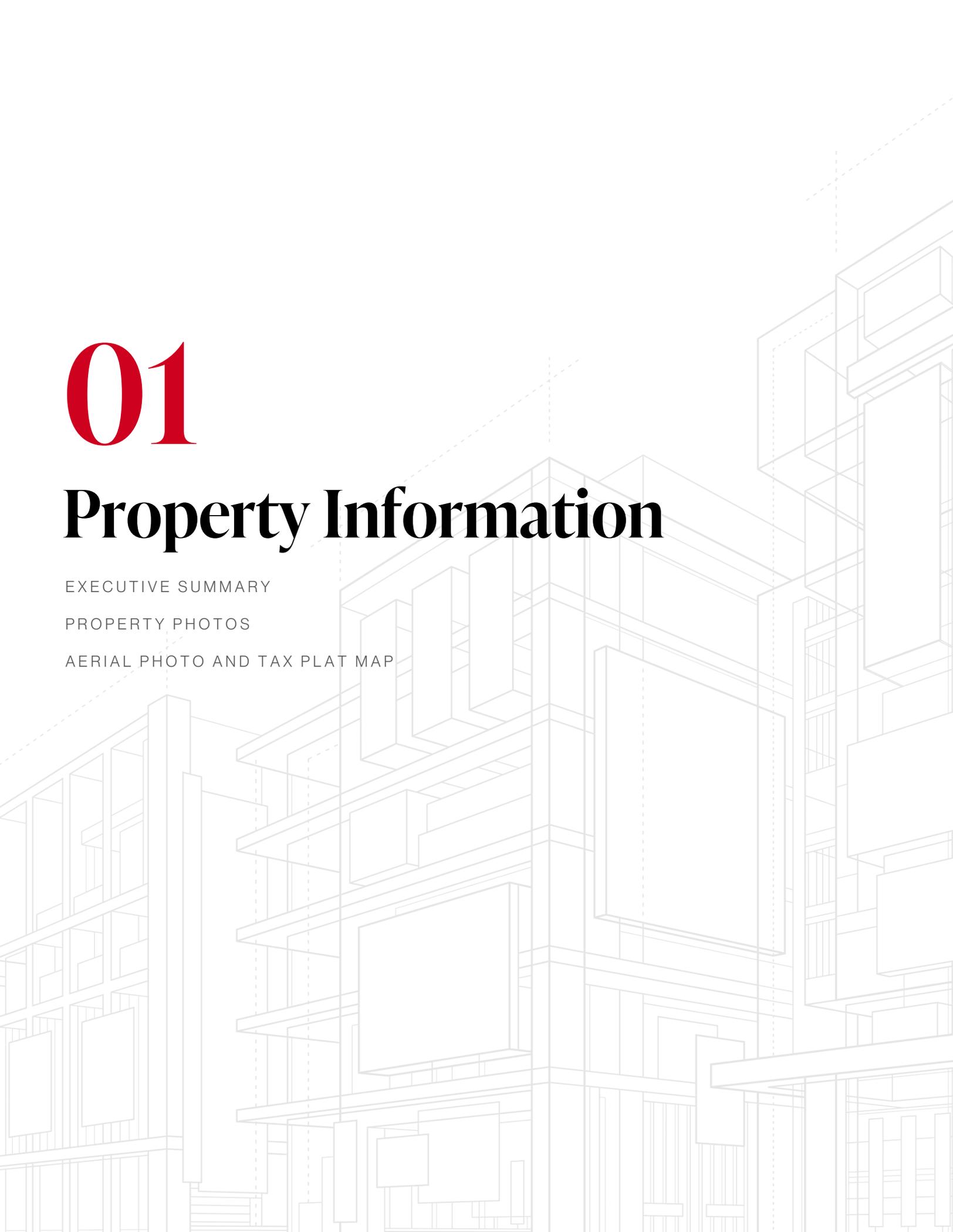
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The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple stories with various window placements and balconies. The perspective is from a low angle, looking up at the building.

01

# Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

AERIAL PHOTO AND TAX PLAT MAP

# Executive Summary



## Property Overview

1909 N. Interstate 35 is a ±3.96-acre commercial land site located along the southbound IH-35 frontage road in San Marcos, Texas. The property is unimproved, generally level, and offers exceptional visibility and access along one of Central Texas' primary transportation corridors. With approximately 145 feet of frontage on IH-35 and additional frontage along Telluride Street and Gunnison Drive, the site provides multiple access points and strong site circulation potential.

The property is zoned General Commercial – Legacy District (GC), allowing for a broad range of commercial uses, including retail, restaurant, automotive, medical, hospitality, office, and service-oriented development. The location benefits from proximity to Texas State University, Downtown San Marcos, Central Texas Medical Center, the San Marcos Premium Outlets, and major regional employers, including Amazon's nearby fulfillment center. Convenient access to IH-35, Highway 80, and Aquarena Springs Drive positions the site less than one hour from both Austin and San Antonio.

The property is available for immediate development and is also being offered as a potential joint venture opportunity. Public water, sewer, and electricity are available, and the combination of zoning flexibility, frontage, traffic exposure, and surrounding growth makes this site well-suited for owner-users and developers seeking a high-profile commercial opportunity in the Hays County submarket.

## Property Highlights

- ±3.96 acres (±172,498 SF) of commercial land available for development
- Prime IH-35 frontage with approximately 145 feet of highway exposure
- Zoned General Commercial – Legacy District (GC)
- Broad range of permitted uses, including retail, restaurant, medical, hospitality, office, automotive, and service uses
- Unimproved, level site offering a clean development slate
- Public water, sewer, and electricity available
- Multiple points of frontage: IH-35, Telluride Street, and Gunnison Drive
- High traffic counts along IH-35 (±135,000 vehicles per day)
- Located minutes from Texas State University, Downtown San Marcos, Premium Outlets, and Central Texas Medical Center
- Positioned at the Aquarena Springs Drive / Telluride Street interchange
- Proximate to Downtown San Marcos, San Marcos Premium Outlets, and Central Texas Medical Center
- Strong surrounding retail, hospitality, medical, and service commercial presence
- Suitable for single-tenant, multi-tenant, or phased commercial development
- Supports pad sites, strip retail, medical office, hotel, and auto-oriented

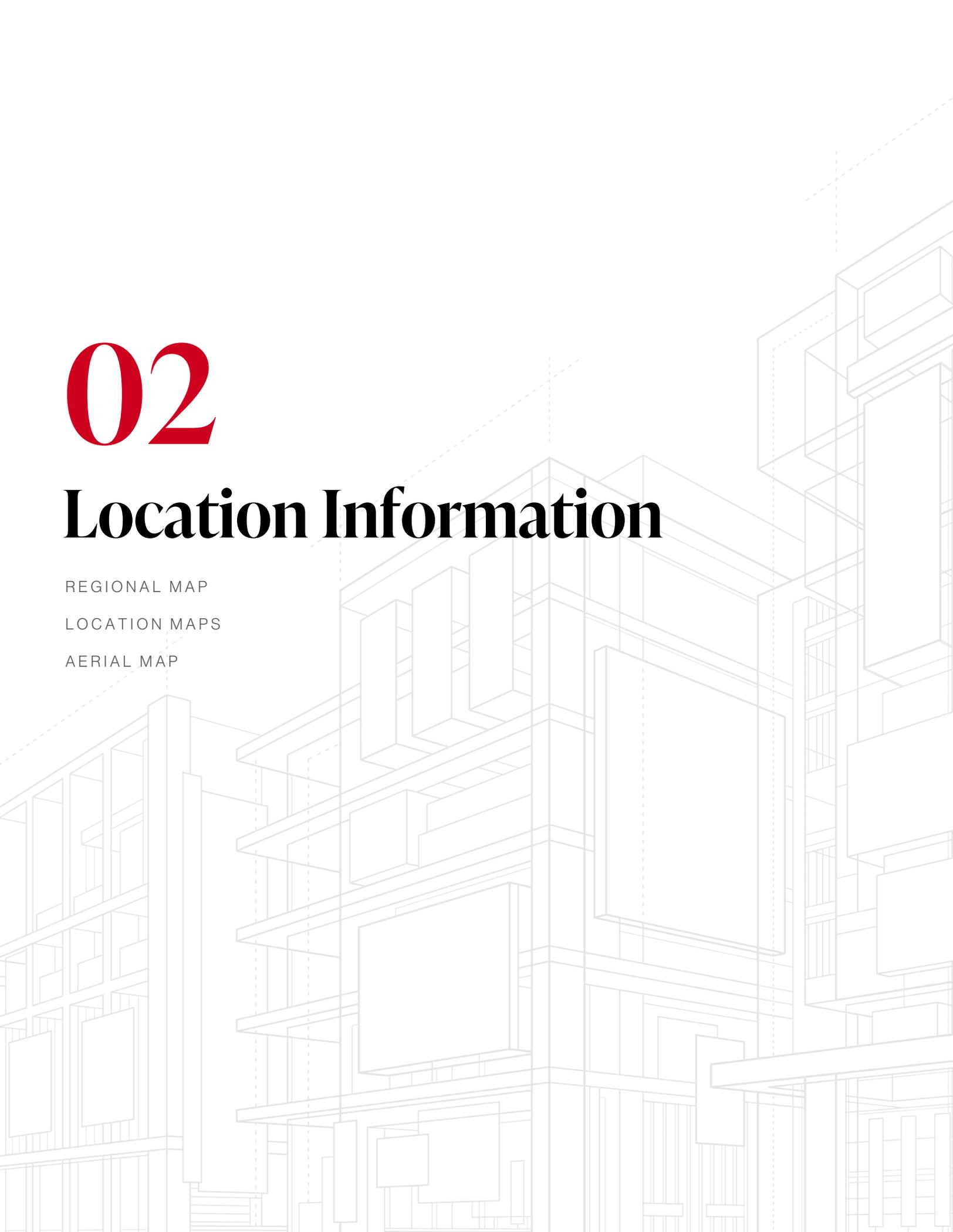
<b>Price:</b>	Unpriced
<b>Lot Size:</b>	3.96 AC
<b>Price / Acre:</b>	Unpriced
<b>Access:</b>	IH 35, Telluride St., Gunnison St.
<b>Cross Streets:</b>	IH 35 and Telluride St.
<b>Permitted Uses:</b>	Retail, restaurant, medical, hospitality, office, automotive, and service uses
<b>Frontage:</b>	146'
<b>Traffic Count:</b>	135,000'
<b>Signal Intersection:</b>	No
<b>Utilities:</b>	All available Utilities
<b>Zoning:</b>	General Commercial – Legacy District (GC)
<b>APN:</b>	R137916

# Property Photos



# Aerial Photo and Tax Plat Map



The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure with various rectangular volumes, some overlapping and some offset. Dotted lines are also present, suggesting a grid or structural framework. The overall style is clean and technical.

# 02

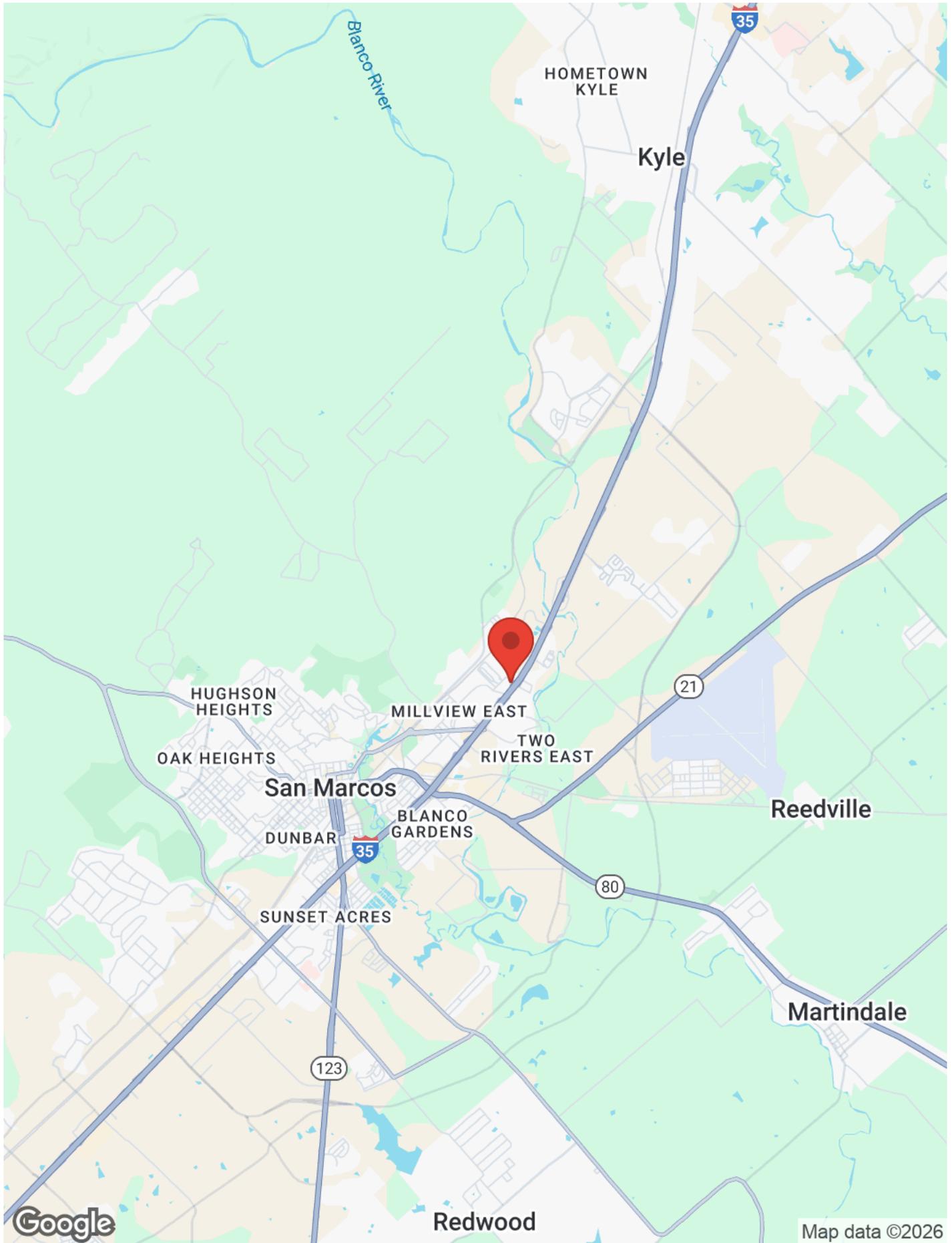
## Location Information

REGIONAL MAP

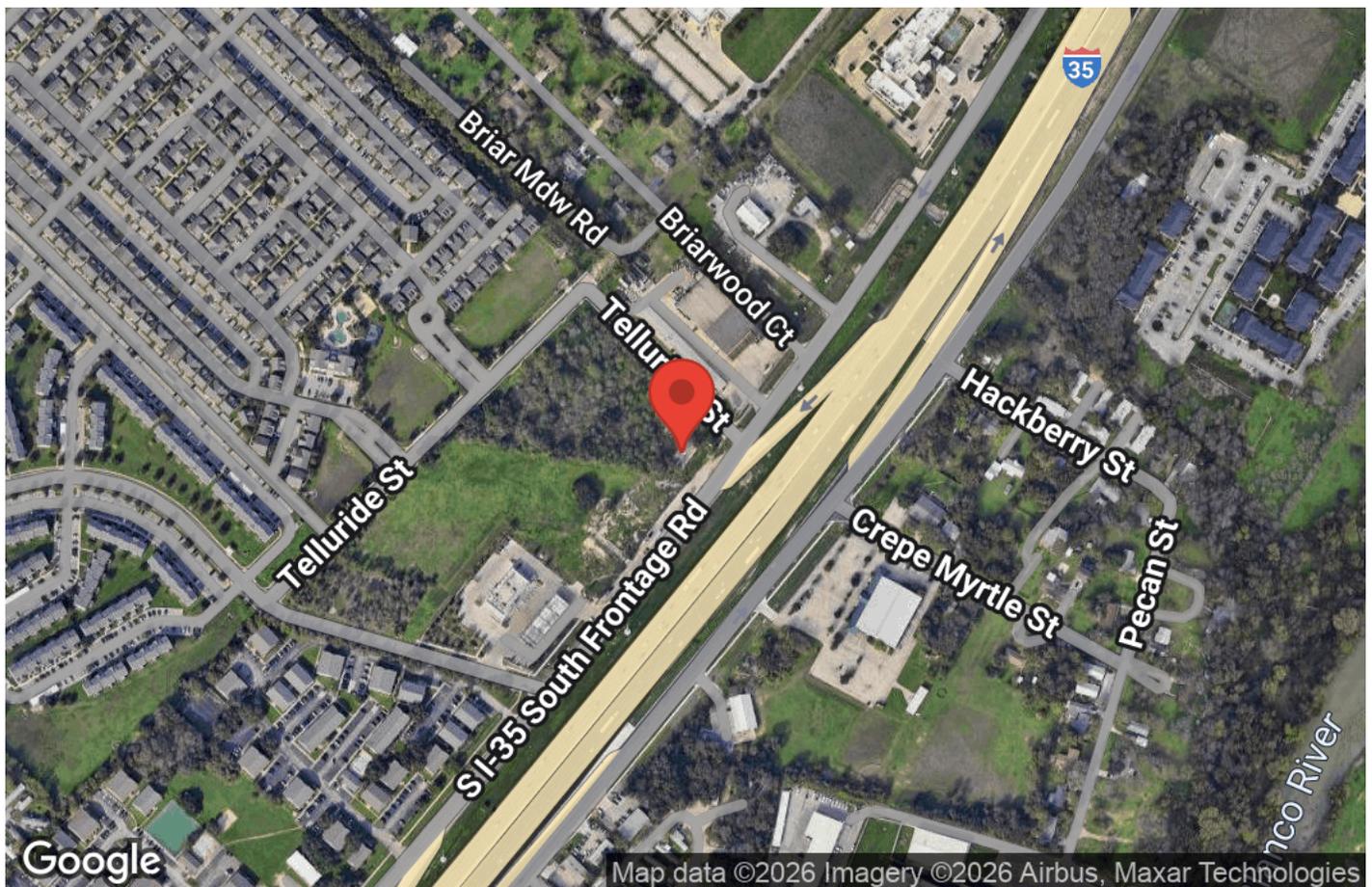
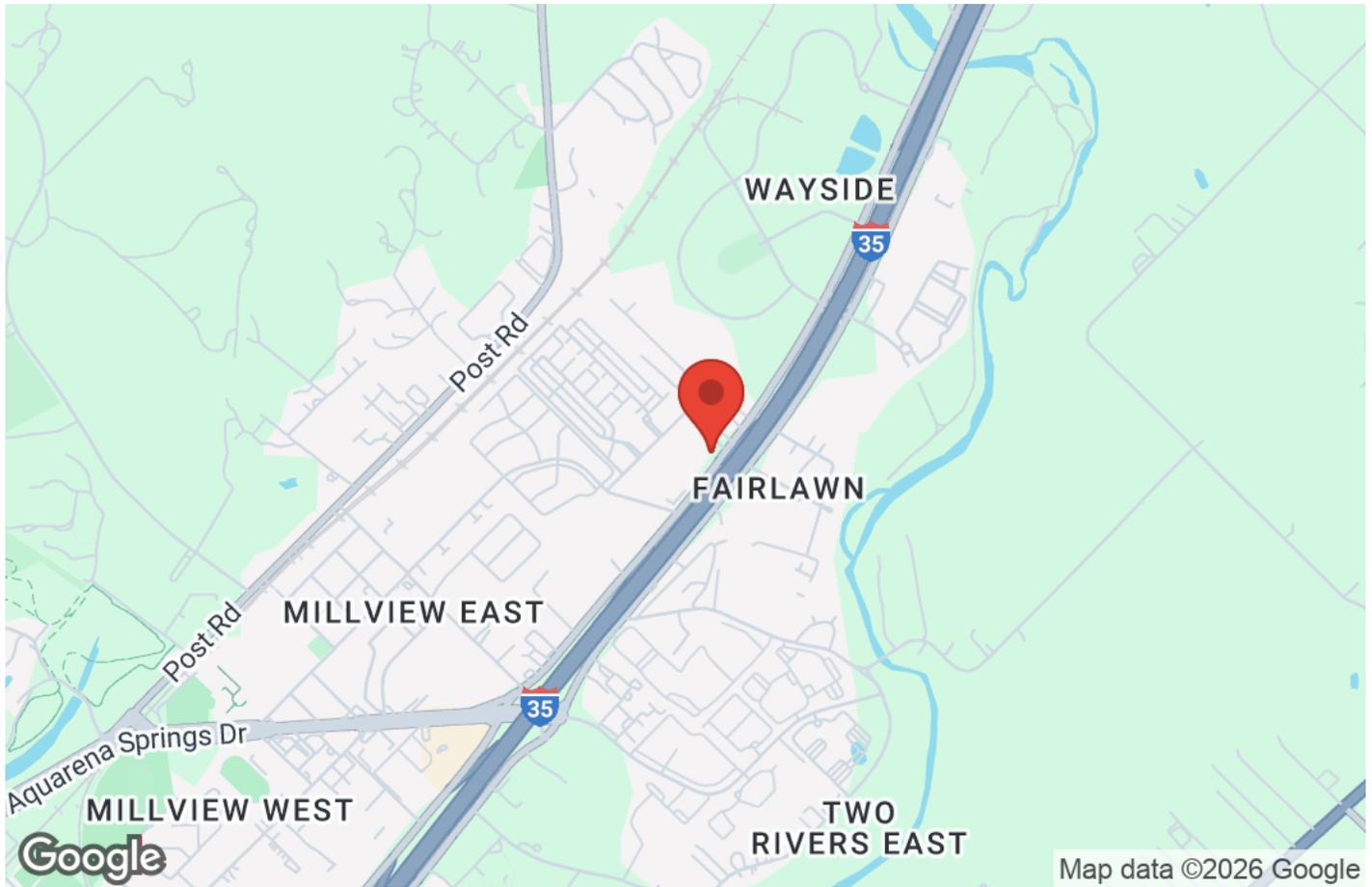
LOCATION MAPS

AERIAL MAP

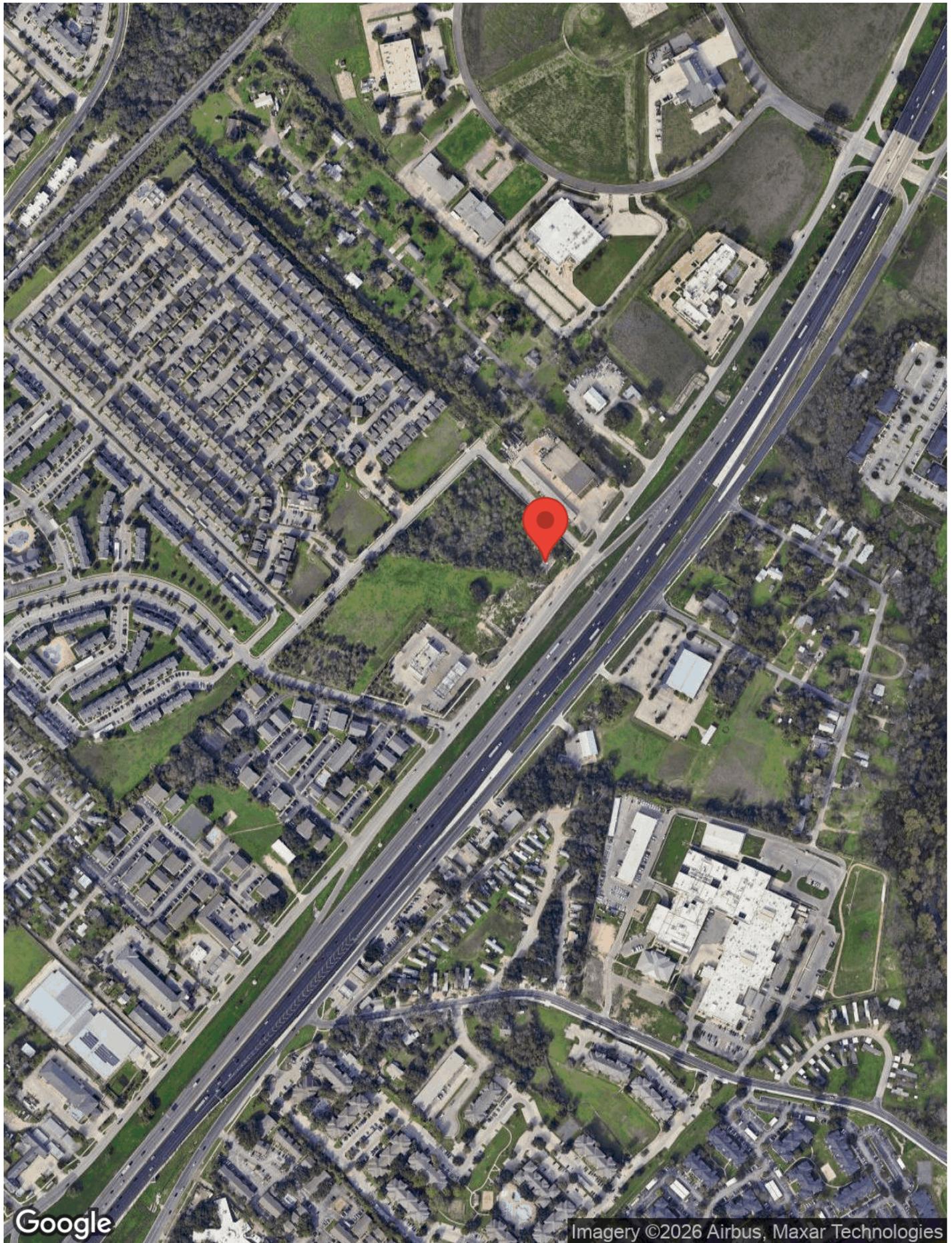
# Regional Map



# Location Maps



# Aerial Map



The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple stories with various window placements and balconies. The overall style is clean and professional.

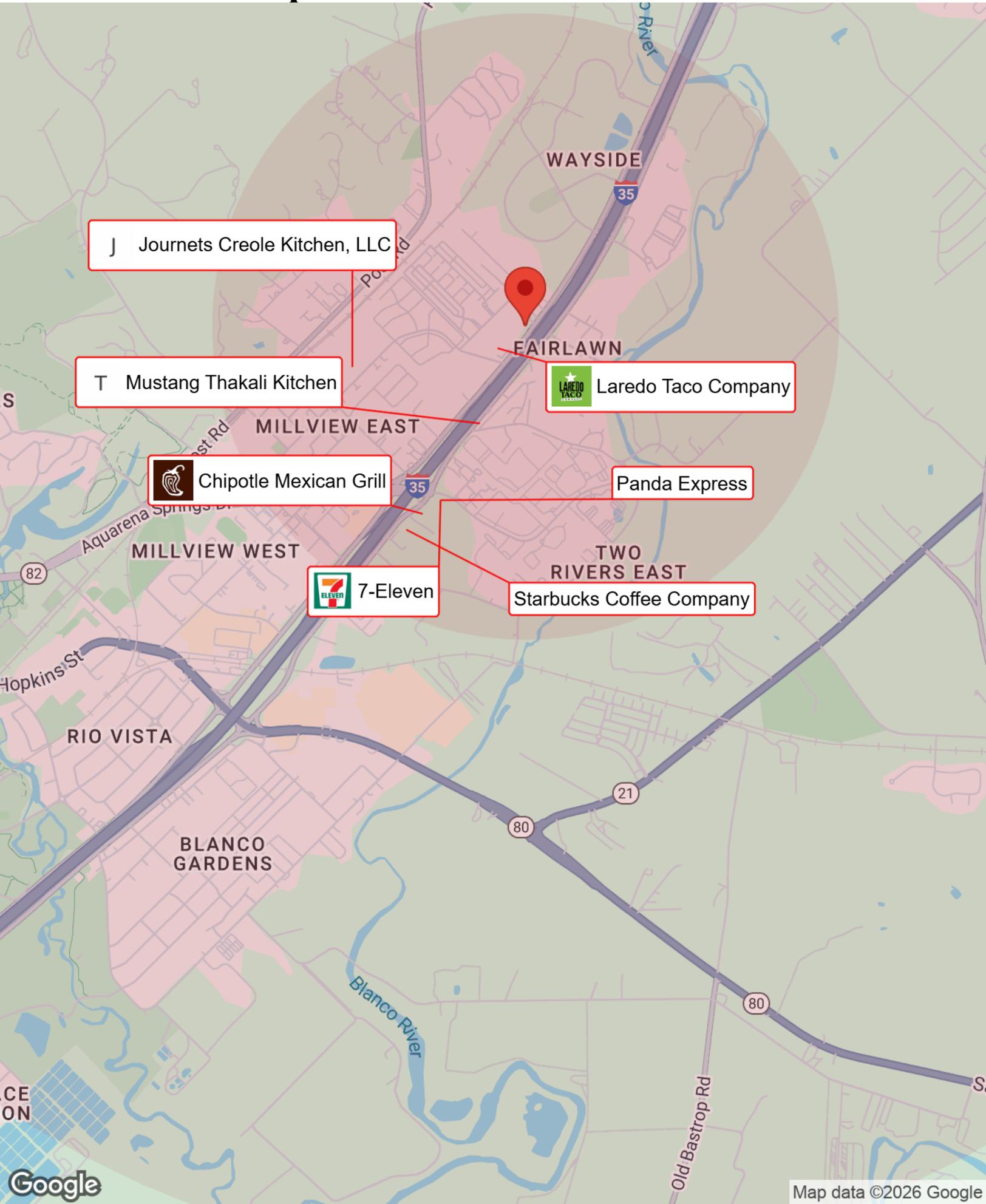
# 03

## Trade Area Overview

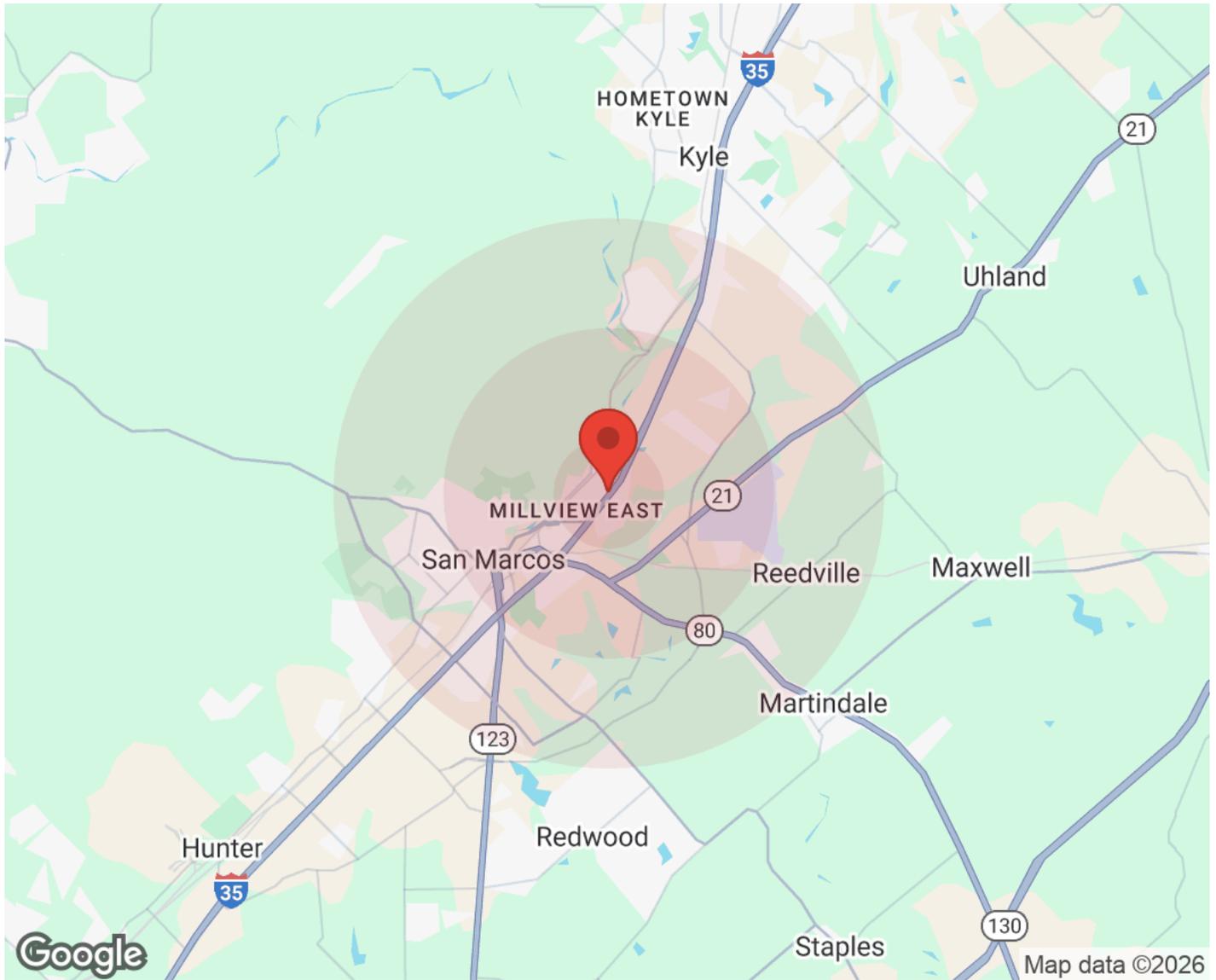
BUSINESS MAP

DEMOGRAPHICS

# Business Map



# Demographics



Population	1 Mile	3 Miles	5 Miles
Male	8,077	25,929	46,329
Female	7,904	19,090	37,295
Total Population	15,981	45,019	83,624

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,292	5,820	12,082
Ages 15-24	7,555	21,384	29,243
Ages 25-54	4,676	13,152	29,566
Ages 55-64	677	2,098	5,499
Ages 65+	782	2,564	7,235

Income	1 Mile	3 Miles	5 Miles
Median	\$46,341	\$47,906	\$56,520
<\$15,000	1,360	3,159	4,703
\$15,000-\$24,999	801	1,589	2,259
\$25,000-\$34,999	588	1,815	3,161
\$35,000-\$49,999	1,254	2,762	4,421
\$50,000-\$74,999	1,658	3,406	6,590
\$75,000-\$99,999	996	2,226	3,712
\$100,000-\$149,999	700	1,658	4,636
\$150,000-\$199,999	180	679	1,613
>\$200,000	195	707	2,397

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,460	19,756	36,718
Occupied	7,733	18,003	33,494
Owner Occupied	793	3,324	11,346
Renter Occupied	6,940	14,679	22,148
Vacant	728	1,754	3,224

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. Dotted lines are used to indicate vertical and horizontal grid lines, creating a sense of depth and structure.

# 04

## Agent Profile

PROFESSIONAL BIO

DISCLAIMER

# Professional Bio



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# San Marcos Next Growth Corner

## Development-Ready Commercial Site with I-35 Frontage

OFFERING MEMORANDUM | 8108 N FM 973 | AUSTIN, TX 78724

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