

Retail Frontage on I-35

910 I H 35, San Marcos, TX 78666

FOR SALE



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Executive Summary

A premier commercial opportunity to own a retail space along one of Central Texas' busiest corridors. 910 IH -35 is located in the heart of San Marcos with direct access to I-35 frontage.

The property has exceptional visibility with over 100k VPD passing by and with easy access and a robust parking lot for any retail user or investor.

Highlights

- Prime frontage along I-35
- Exposure to over 100,000+ vehicles per day
- Strategically located between Austin and San Antonio
- GC zoning allows for a variety of uses
- Minutes away from Downtown San Marcos and Texas State University
- Strong regional demographics supporting one of the fastest growing cities in Texas
- Surrounded by national credit retailers, hotels and businesses
- Ideal opportunity for a retail, restaurant medical, or office user

Listing Details

Sale Price: Contact for Pricing

Property Type: Retail

Building Size: 616 SF

Land Area: 0.59 AC

Parking: 24 Spots

Zoning: GC

Year Renovated: 2016

Available: Immediately

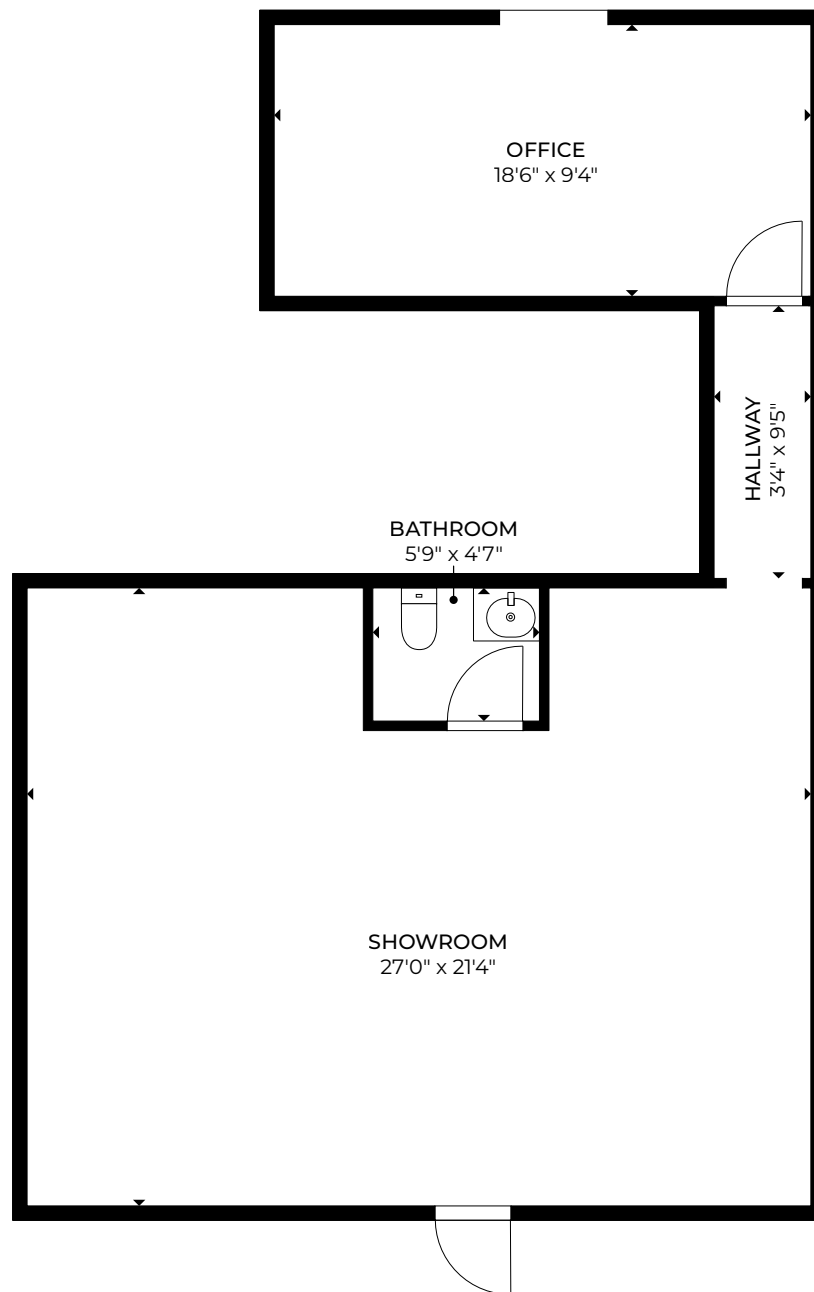
Submarket: Downtown San Marcos



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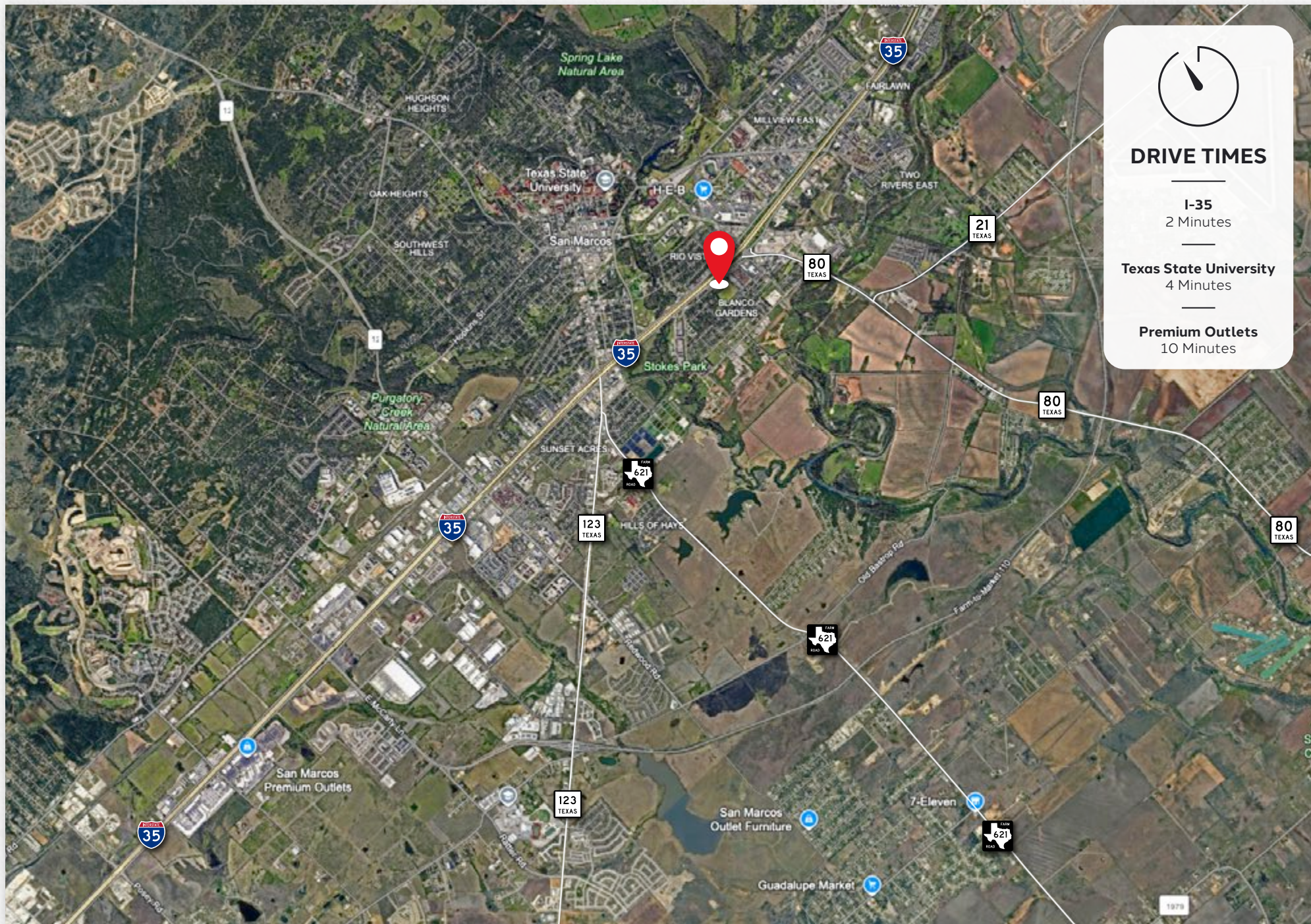


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DRIVE TIMES

I-35
2 Minutes

Texas State University
4 Minutes

Premium Outlets
10 Minutes

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Location Demographics



Population

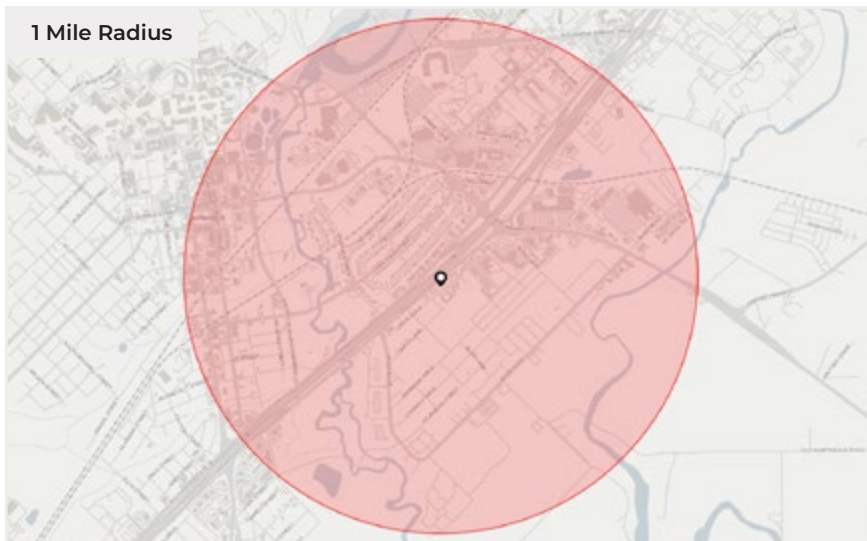
	1 Mile	3 Miles	5 Miles
	10,396	62,281	88,300



Avg Household
Income

	1 Mile	3 Miles	5 Miles
	\$54,355	\$63,952	\$72,601

1 Mile Radius



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	4,361	25,178	34,750
Households by Marital Status			
Married	853	5,135	9,473
Married No Children	534	3,262	6,039
Married w/Children	319	1,873	3,435
Education			
Some High School	13.81%	8.85%	10.70%
High School Grad	21.34%	20.90%	22.97%
Some College	26.39%	25.40%	25.20%
Associate Degree	11.80%	14.90%	12.59%
Bachelor Degree	18.53%	17.18%	17.19%
Advanced Degree	8.13%	12.76%	11.35%
Annual Consumer Spending (\$000)			
Apparel	\$5,472	\$32,653	\$48,015
Entertainment	\$12,552	\$80,838	\$123,216
Food & Alcohol	\$27,141	\$165,699	\$244,869
Household	\$11,998	\$79,234	\$127,429
Transportation	\$25,745	\$175,670	\$259,154
Health Care	\$3,521	\$22,125	\$35,676
Education/Day Care	\$4,253	\$29,479	\$46,244

Contact



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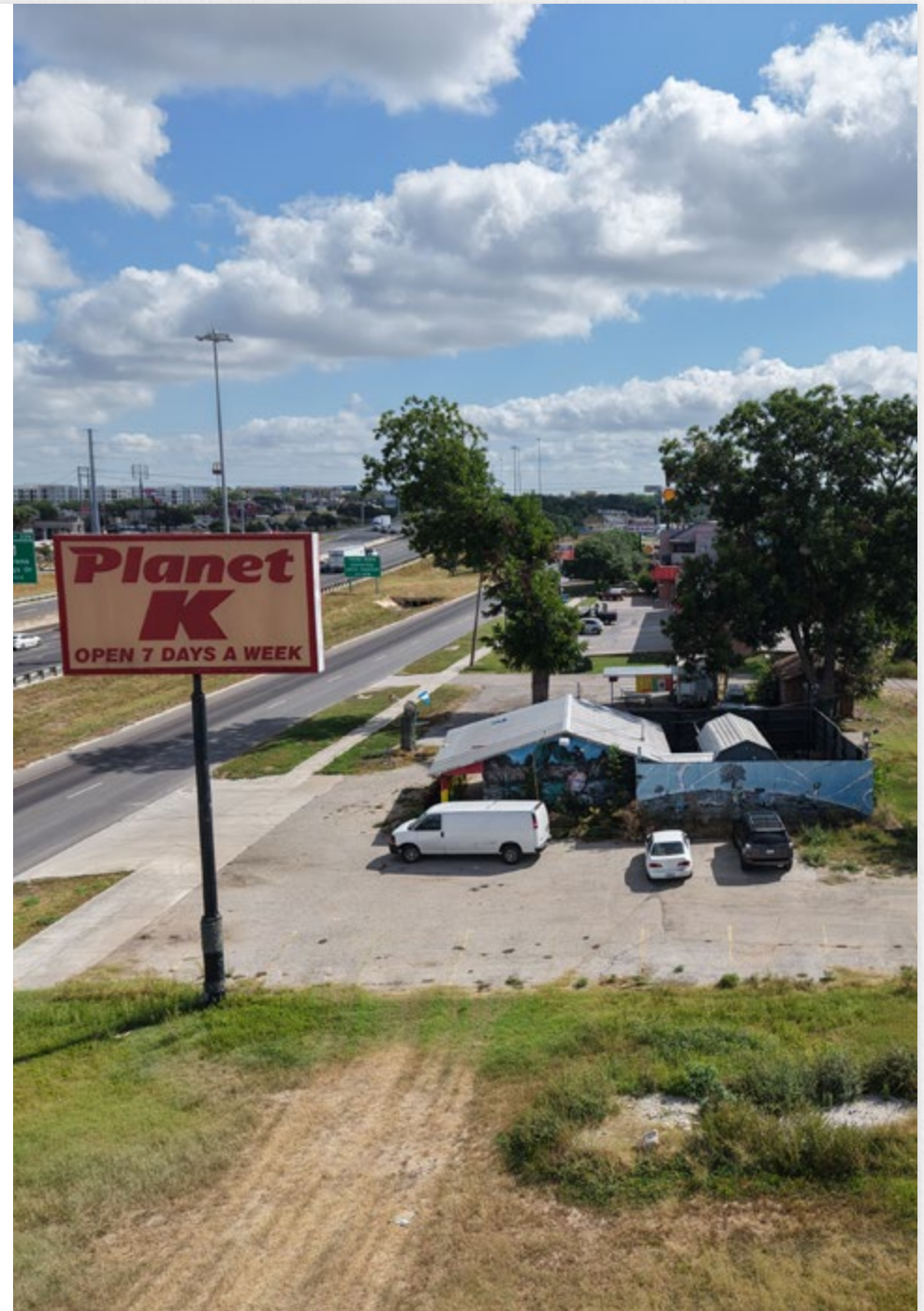
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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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Information About Brokerage Services

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

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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' 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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