



MALABAR
HILL CAPITAL

THE MARKET AT YARRINGTON

NEC YARRINGTON RD & CAMINO REAL
Yarrington Rd & Camino Real, San Marcos, TX 78666



VIEW ON
 YouTube

**FOR SALE
OR LEASE**

AVAILABLE SPACE
1,200 - 15,100 SF
.95 - 1.92 AC

RATE
Call for Pricing

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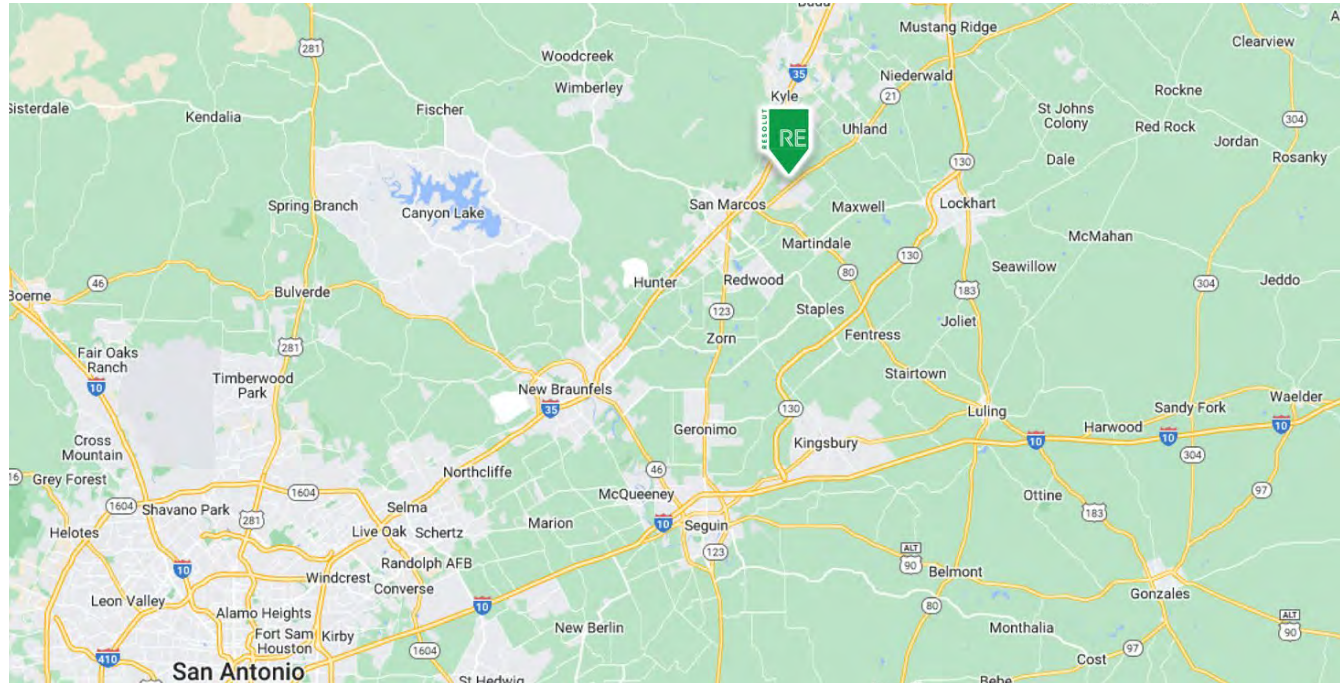
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PROPERTY HIGHLIGHTS

- Anchored by 20,000 SF Poco Loco Supermercado
- Breaking Ground Q1 2026
- Access from both Highway 21 and Yarrington
- Surrounded by multiple new housing developments



AREA TRAFFIC GENERATORS



TangerOutlets



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DEMOGRAPHIC SNAPSHOT 2025



**17,076
POPULATION**
3-MILE RADIUS



**\$146,823.00
AVG HH INCOME**
3-MILE RADIUS



**10,872
DAYTIME POPULATION**
3-MILE RADIUS



TRAFFIC COUNTS
12,204 VPD Camino Real
@ Yarrington Rd
(TXDot 2024))

Sunset Oaks Phase I
1,320 Homes

Future Multifamily

Future Development Pads for Sale/Lease
Build to suit
.95 - 1.92 AC

Building A
3.46 AC
120,000 SF
Available For Lease

Building B
1,200-5,600 SF
Available For Lease

Building C
1,200-13,450 SF
Available For Lease

Building D
1,200-10,400 SF
Available For Lease

Super Mercado

Gas Station

Yarrington Rd
12,787 VPD

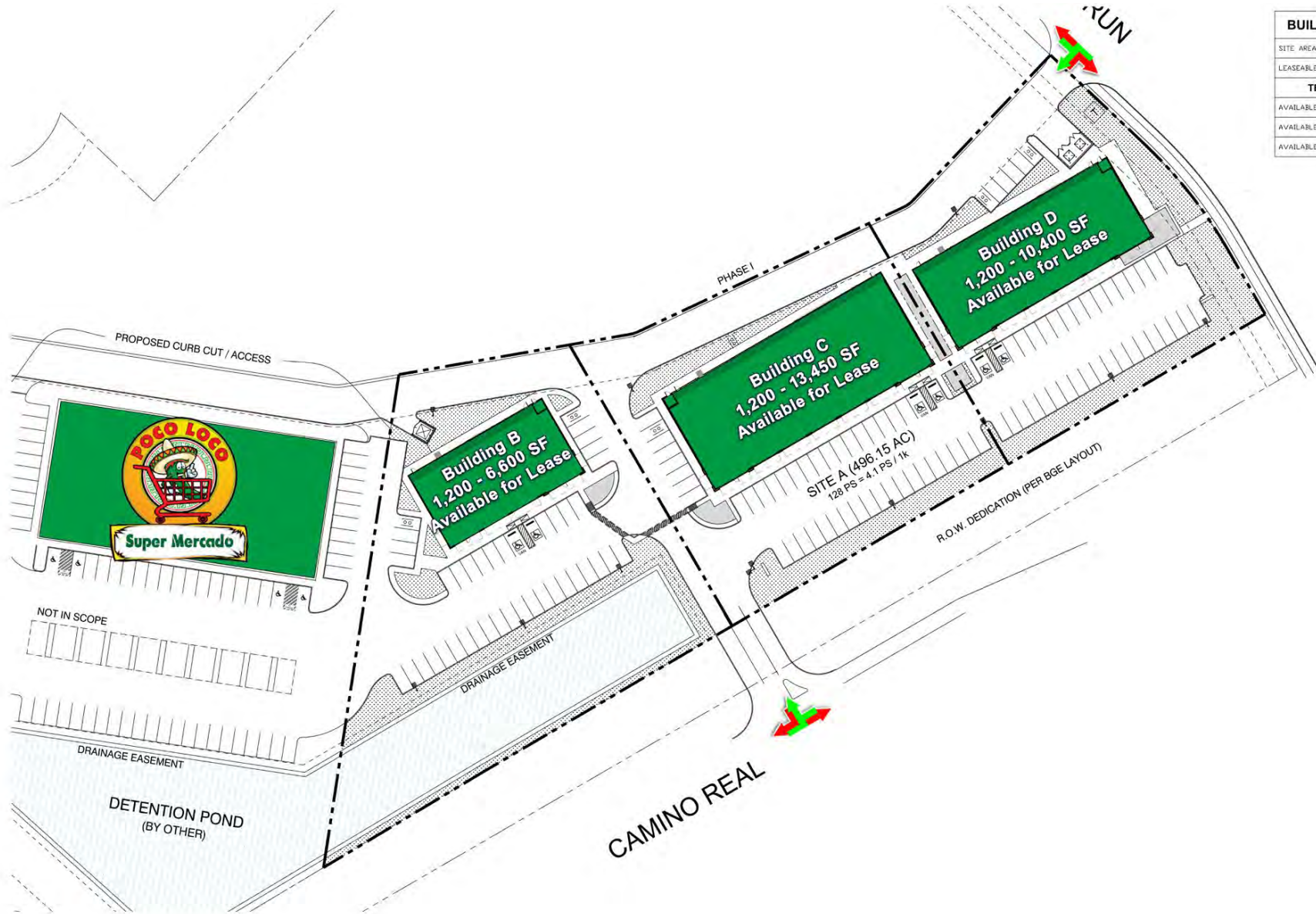
Camino Real
12,204 VPD

Silent Meadow Run

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BUILDING AREA DATA TABLE	
SITE AREA	150086 SF.
LEASEABLE TOTAL AREA	30409 SQ. FT.
TENANT NAME	TENANT AREA
AVAILABLE STE. BLDG B 100-400	6554 SQ. FT.
AVAILABLE STE. BLDG C 100-800	13477 SQ. FT.
AVAILABLE STE. BLDG D 100-600	10378 SQ. FT.

BUILDING B



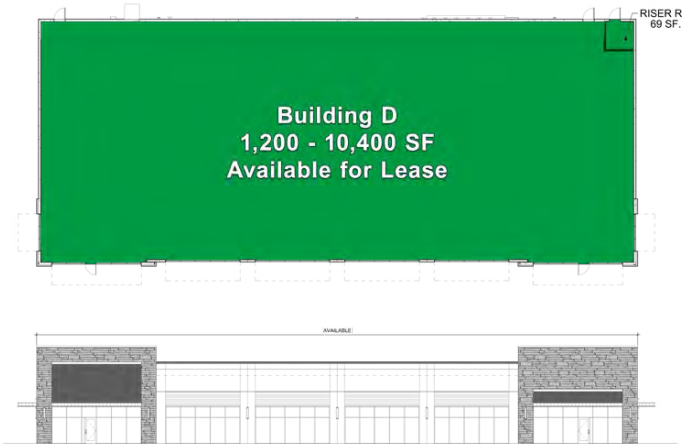
BUILDING AREA DATA TABLE	
TOTAL BUILDING AREA	6623 SF.
LEASEABLE AREA	6554SF.
TENANT NAME	TENANT AREA
AVAILABLE: 100-400	6554 SF.

BUILDING C



BUILDING AREA DATA TABLE	
TOTAL BUILDING AREA	13461 SF.
LEASEABLE AREA	13477SF.
TENANT NAME	TENANT AREA
AVAILABLE: 100-400	13477 SF.

BUILDING D



BUILDING AREA DATA TABLE	
TOTAL BUILDING AREA	10447 SF.
LEASEABLE AREA	10378 SF.
TENANT NAME	TENANT AREA
AVAILABLE: 100-400	10378 SF.

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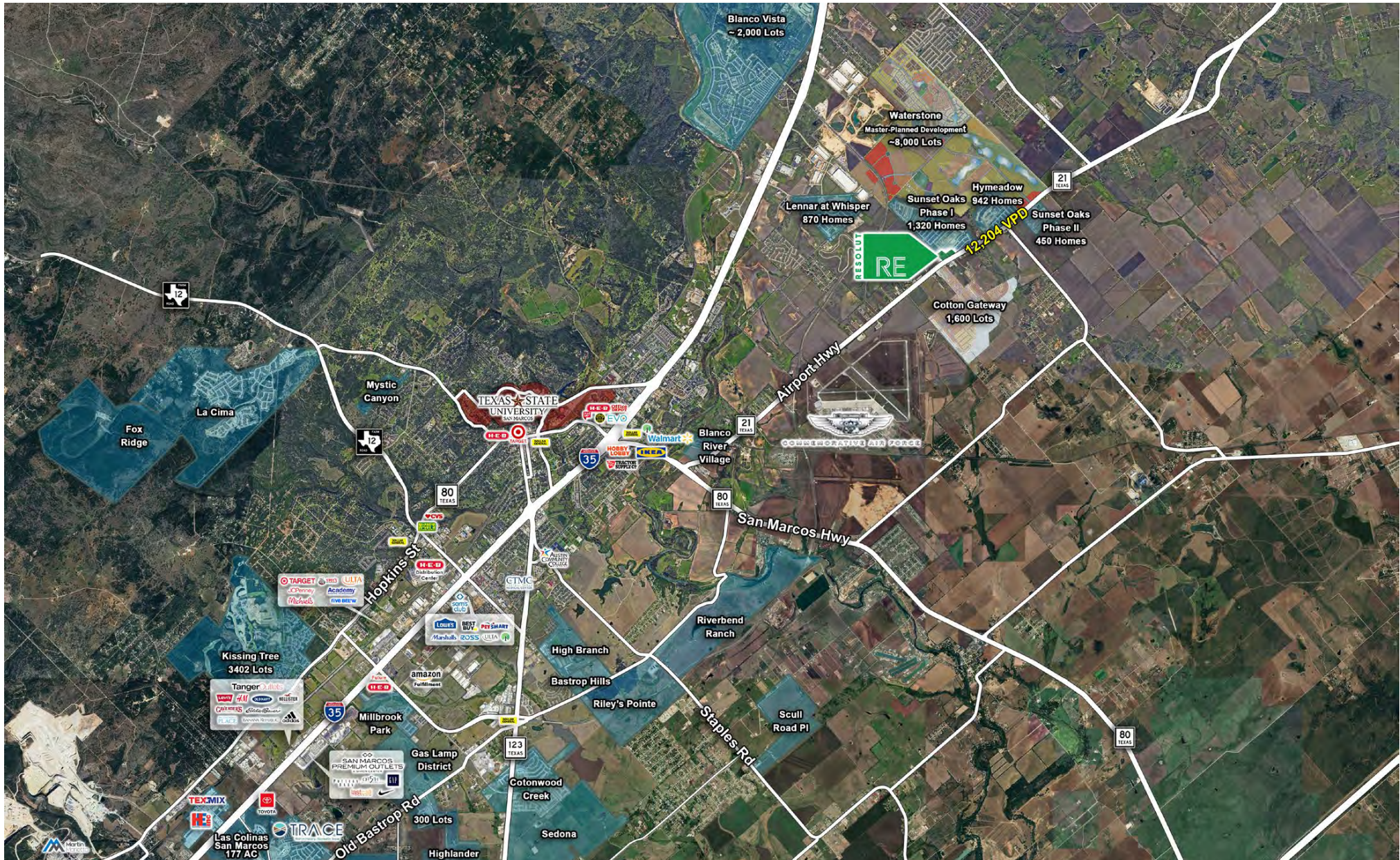




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Information About Brokerage Services

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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