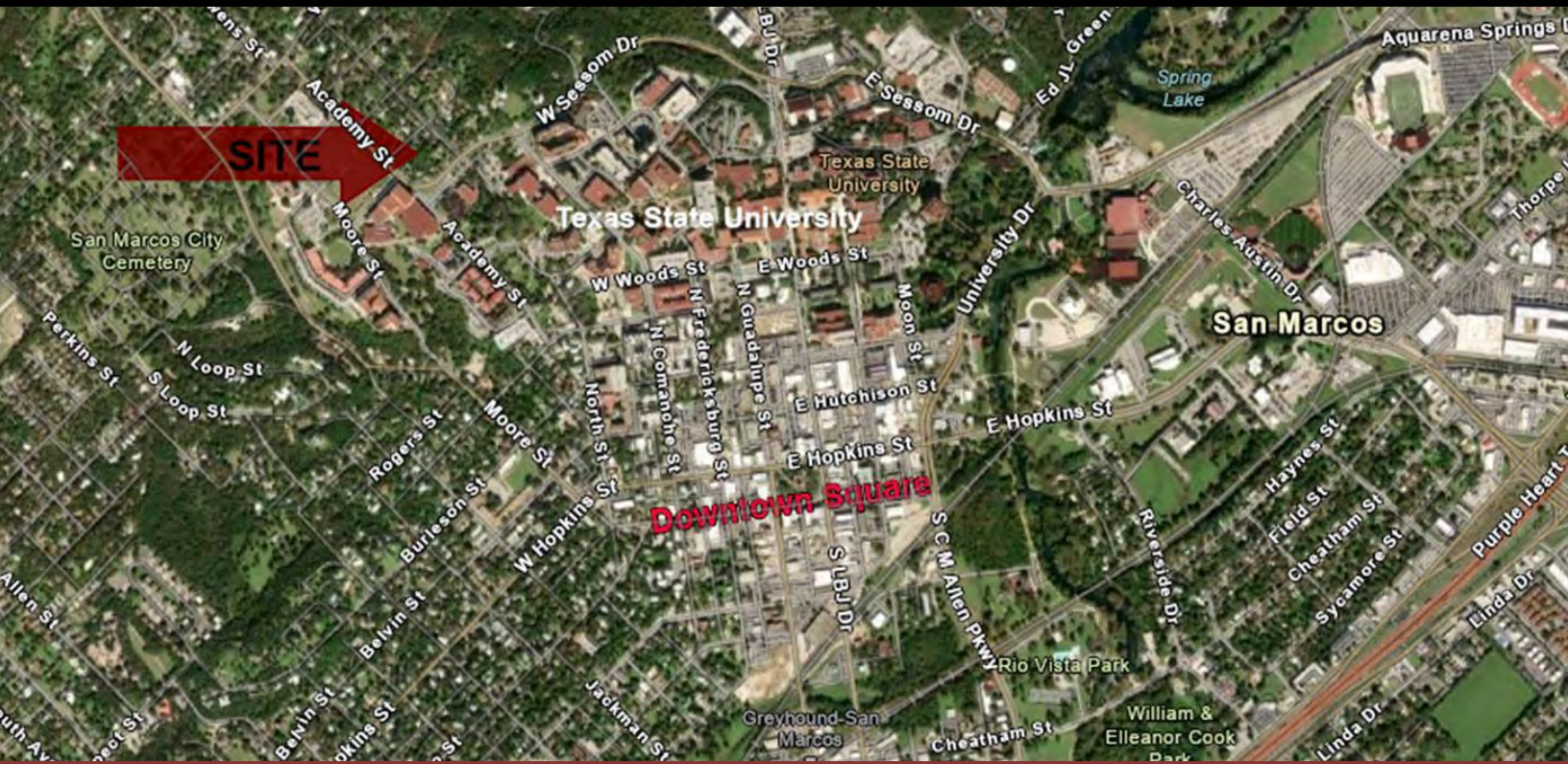


4.34 ACRE DEVELOPMENT SITE • SAN MARCOS, TEXAS ADJACENT TO TEXAS STATE UNIVERSITY

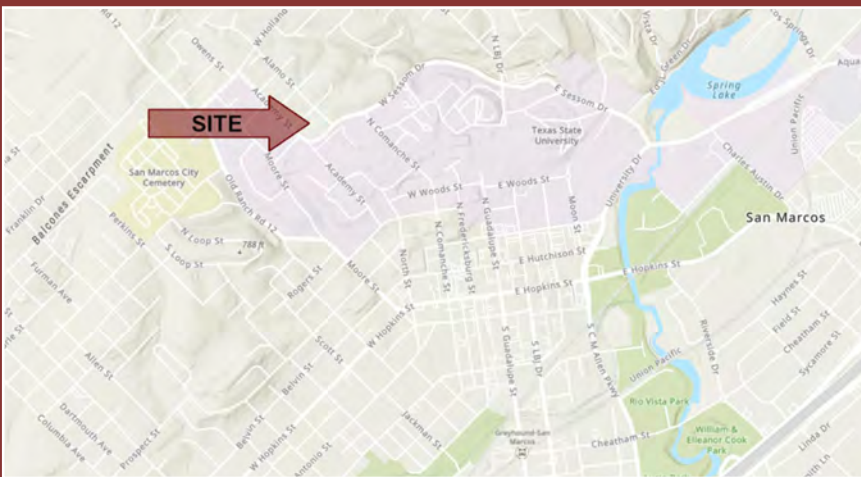
Student Housing Development Opportunity • Located in a Qualified Opportunity Zone
Exclusively presented by Mike Dallas Properties



4.34 acre site across the street from Texas State University
Located in a QOZ, a NMTC Qualified Area, and a QCT

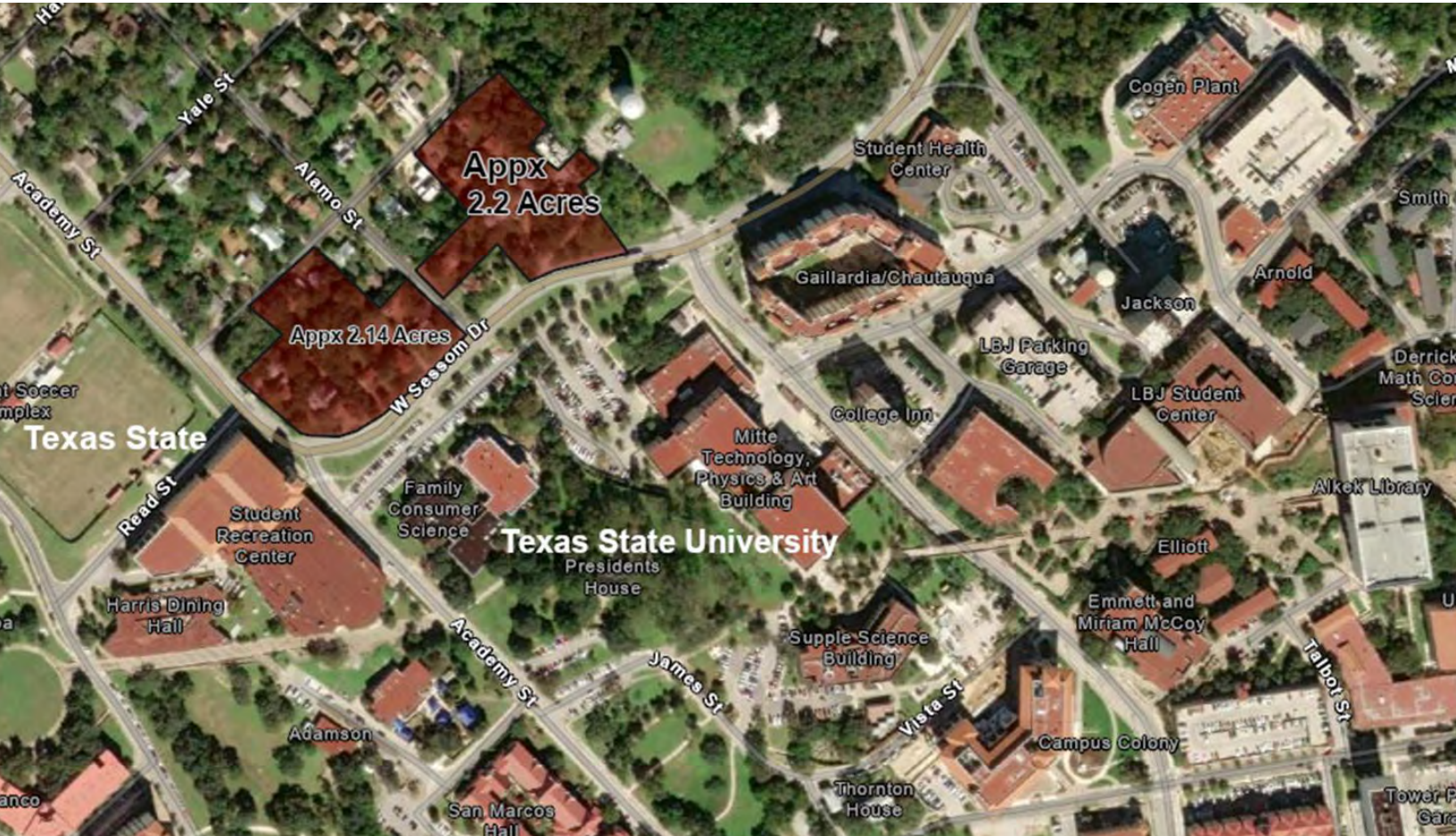
Student Housing Development Opportunity at Texas State University
Corner of Academy & Sessom, San Marcos, Texas

- Appx 4.34 Acres in 2 blocks Walking Distance to Texas State
- Located in Qualified Opportunity Zone # 48209010200
- New Market Tax Credit (NMTC) Qualified Area
- Qualified Census Tract for Affordable Housing
- The Site will need to be zoned for Student Housing
- The City has indicated that they may support Moderate Density
- The Texas State Student Recreation Center is across the street
- Many of the Academic Buildings are 2-3 Blocks away



4.34 ACRE DEVELOPMENT SITE

The property is the majority of 2 city blocks located across the street from Texas State University. There is a possibility of adding additional parcels. Development approvals will be required. The City has indicated that they would support 2-3 story development along Orchard Street as a buffer to the neighborhood. More dense development may be permitted along Sessom and Academy adjacent to campus. All utilities are believed to be available.



TEXAS STATE UNIVERSITY

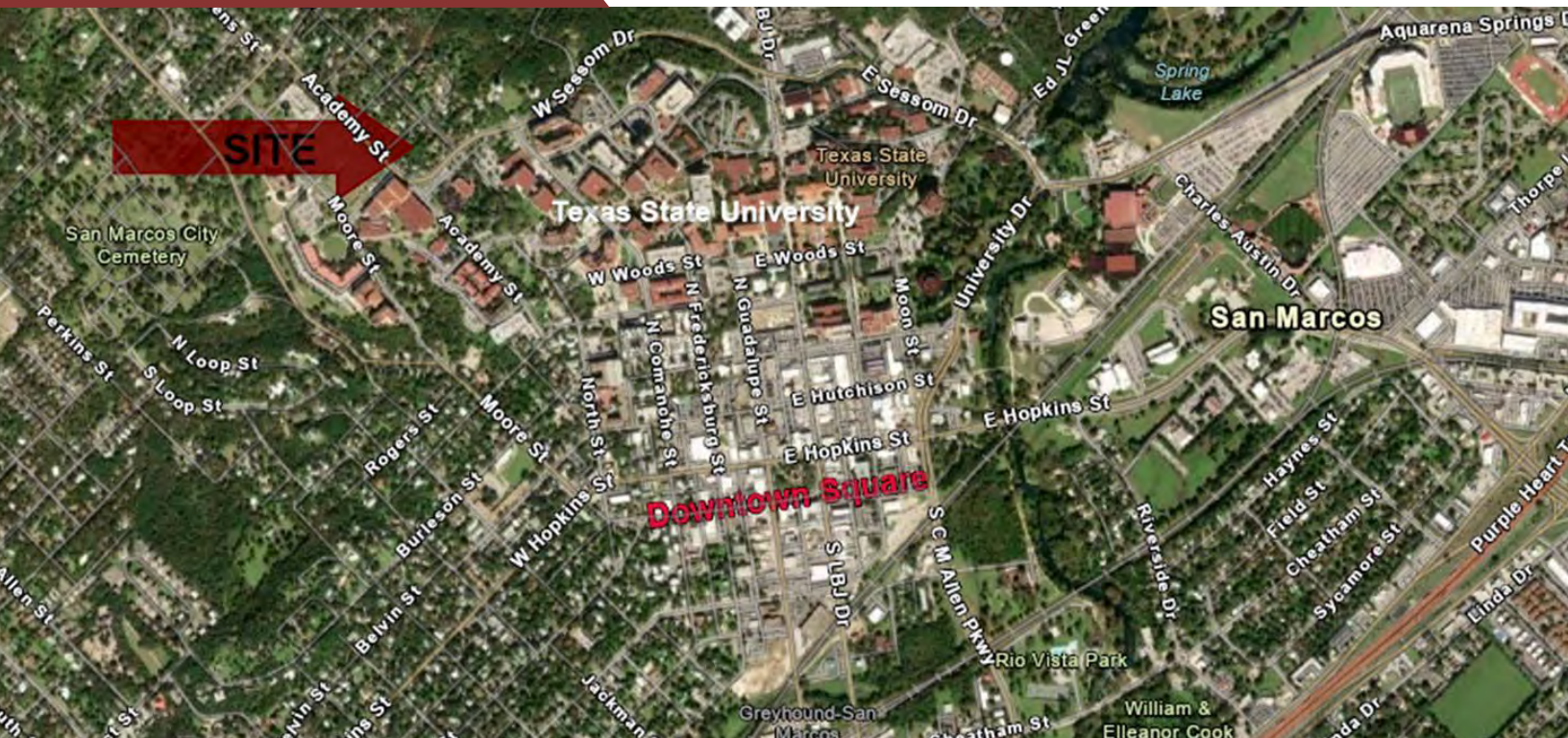
Texas State's 37,849 students choose from 97 bachelors, 87 masters and 12 doctoral degree programs.

As the university's student population has grown—from 21,500 in 1998 to 27,500 in 2006 and 38,644 in 2019 — the San Marcos campus has expanded. Enrollment was down slightly in 2020 to 37,849 due to the pandemic. Today it consists of a 456-acre main campus and 5,000 additional acres in recreational, instructional, farm and ranch land.

Texas State projected enrollment ranges around 46,444 in 2027 per forecasts by the Texas Higher Education Coordinating Board and the Texas State University System. Texas State students come from around the globe, and the student body is diverse.

Texas State's main campus is in San Marcos, a growing community of nearly 67,000 people. Located on the edge of the Texas Hill Country, Texas State enjoys a setting that is unique among Texas universities. The beauty of the San Marcos River and the stately campus adds to the charm of the university's picturesque setting.

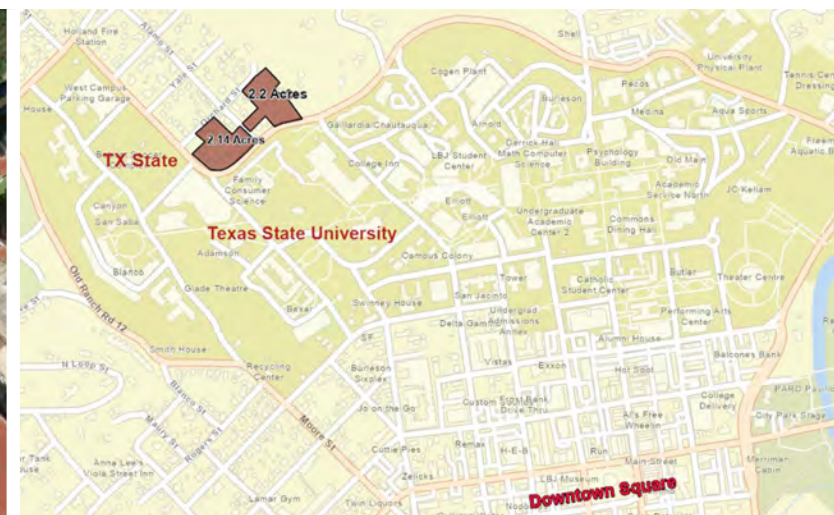
CITY OF SAN MARCOS, TEXAS



Located between the State Capitol of Austin and the Alamo City of San Antonio, the "Jewel of the Corridor" is home to Texas State University and the best outlet mall shopping in the southwest. Population is about 67,000 and rapidly growing.

Dramatic scenery, clear water, a mild climate, and abundant recreational opportunities combine to make San Marcos a wonderful place to live and work. With the location in the beautiful Texas Hill Country, there's never a shortage of recreation, entertainment, and special events. San Marcos is home to the state's third most popular tourist attraction – the Tanger Outlet Center and Prime Outlets – which draw more than 8 million visitors a year.

San Marcos offers a high quality of life, with access to a rich array of natural resources, recreational opportunities and cultural amenities. The spring-fed San Marcos River meanders through the city between park-lined banks. The river is also a focus for swimming, canoeing, tubing, fishing, and snorkeling. San Marcos' mild climate lets enthusiasts pursue outdoor activities throughout the year. Live music, performing arts and cultural exhibits are also plentiful.



PROPERTY & INVESTMENT INFORMATION

- Price: \$5,000,000
- Price/SF of land: \$26.44/SF
- Land Size – 4.34 acres (approximate)
- Land in the Downtown area of San Marcos is at least double this price.

List of properties owned by Seller in this Offering:

NORTH BLOCK:

205, 207 & 209 ORCHARD Street, 1008 Alamo, and 230-234 Sessom Drive

SOUTH BLOCK:

1008-1010 & 1012-14 Academy, 307 & 309 Orchard, 240-244 Sessom, 1001 Alamo

Views of Campus from the Subject Property and View of the Property from Campus



The information contained herein was obtained from sources believed to be reliable; however, Mike Dallas Properties makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. Mike Dallas Properties has not conducted any investigation regarding these matters and prospective purchasers should independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are examples only and do not necessarily represent the current or future performance of the property.