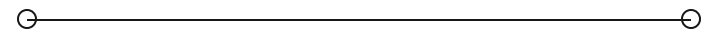


LEASE

Pad Site for Lease

1800 N IH-35

San Marcos, TX 78666



PRESENTED BY:

TRAVIS TAYLOR MAI, CCIM

O: 830.500.3787

travis.taylor@svn.com

TX #549653

STEVE RODGERS CPM®, CCIM

O: 830.500.3787

steve.rodgers@svn.com

TX #0510821

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	23,675 SF
LOT SIZE:	0.56 Acres
ZONING:	CC, Community Commercial District
TRAFFIC COUNT:	127,320
APN:	R12261

PROPERTY OVERVIEW

Land owner is seeking a long-term ground lease tenant with strong credit. Terms are negotiable, depending on the deal and can be discussed upon inquiry. Build-to-suit opportunities are a possibility as well.

PROPERTY HIGHLIGHTS

- TXDOT exit ramp to be located just south of subject
- Seeking credit tenant
- Long-term lease
- Absolute net
- Possible build-to-suit opportunities

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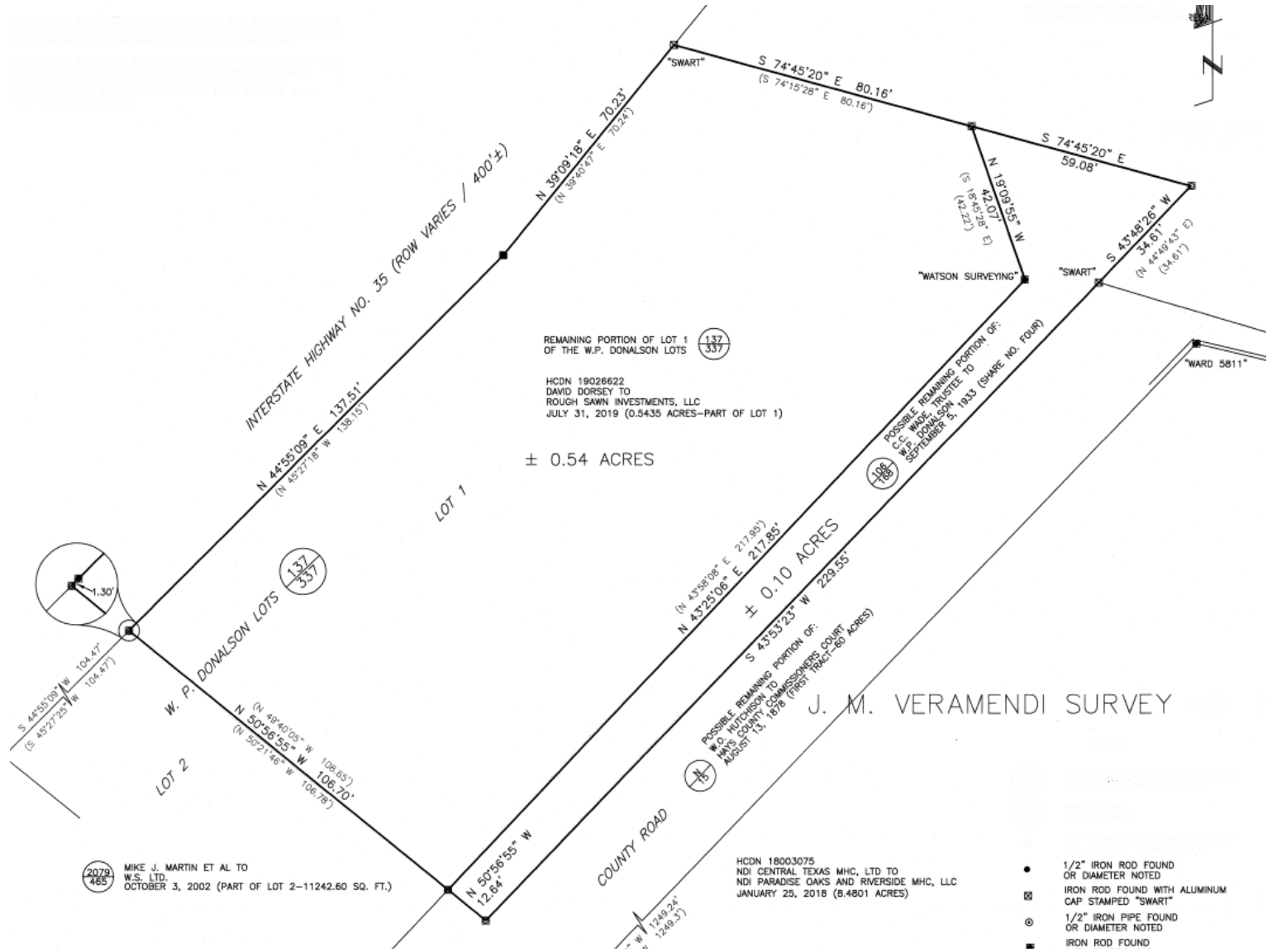
LOCATION MAP



TRAVIS TAYLOR MAI, CCIM
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TX #0510821

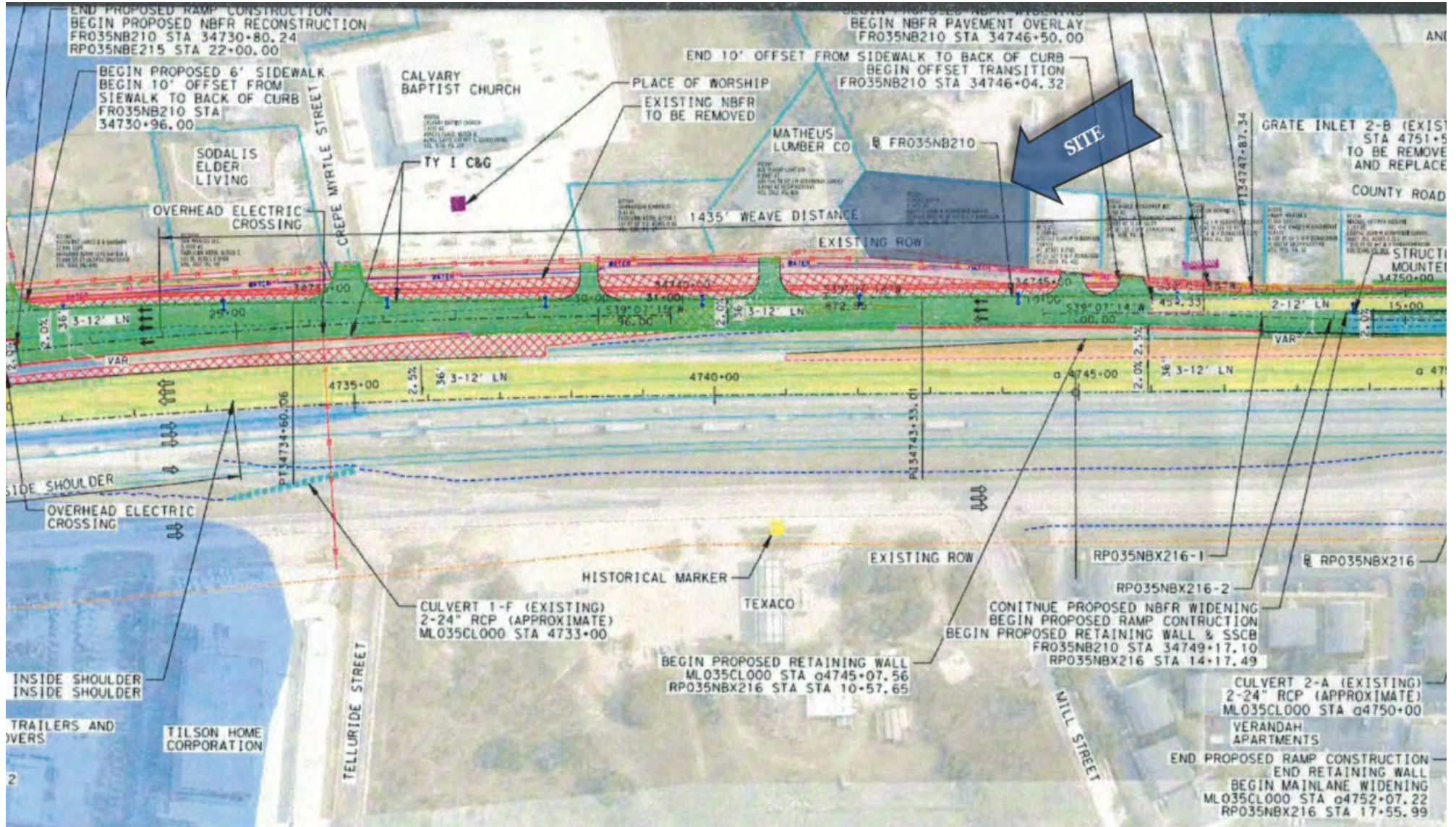
SURVEY



TRAVIS TAYLOR MAI, CCIM
 O: 830.500.3787
 travis.taylor@svn.com
 TX #549653

STEVE RODGERS CPM*, CCIM
 O: 830.500.3787
 steve.rodgers@svn.com
 TX #0510821

TXDOT EXHIBIT



TRAVIS TAYLOR MAI, CCIM
 O: 830.500.3787
 travis.taylor@svn.com
 TX #549653

STEVE RODGERS CPM®, CCIM
 O: 830.500.3787
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DEMOGRAPHICS MAP & REPORT

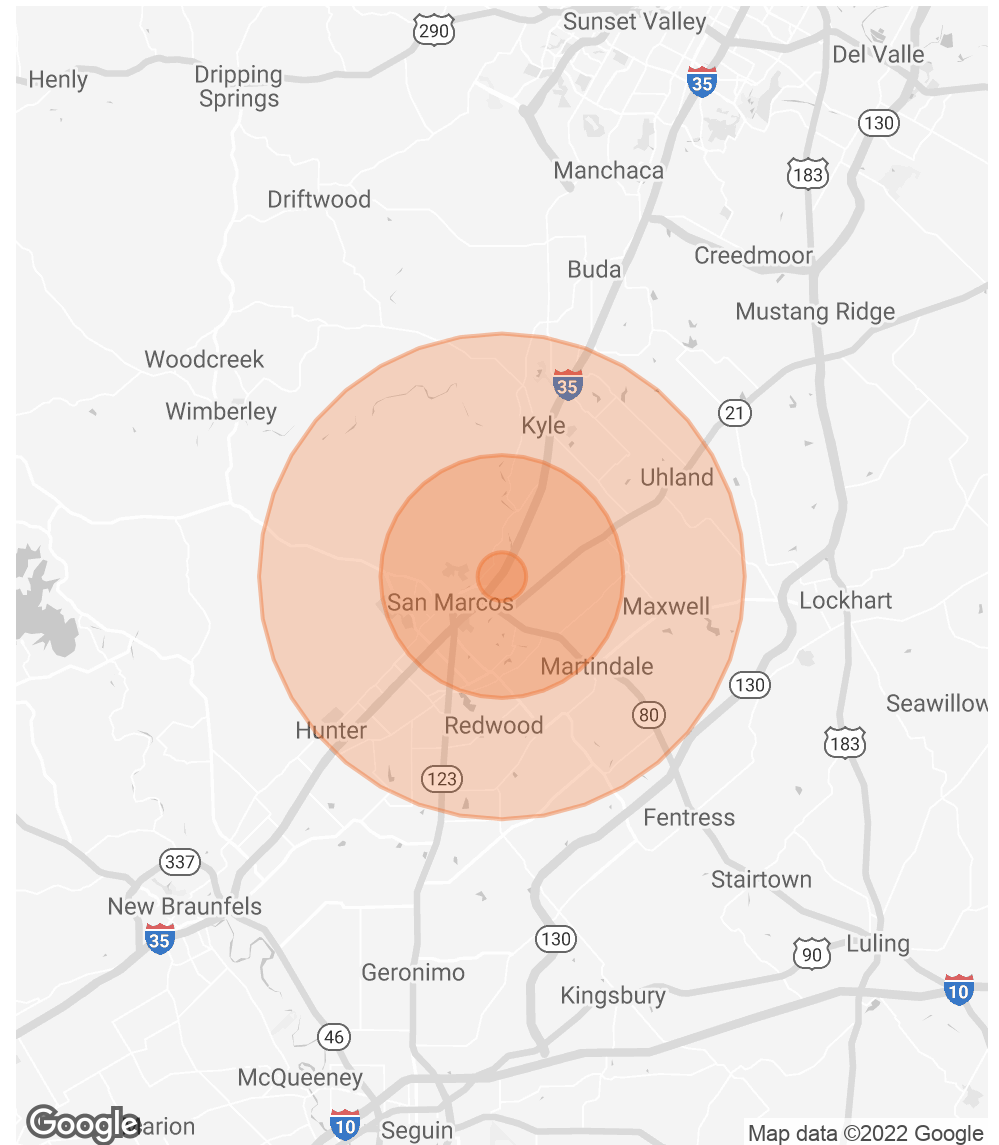
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,283	42,111	98,440
AVERAGE AGE	23.1	24.8	28.8
AVERAGE AGE (MALE)	23.9	25.1	28.9
AVERAGE AGE (FEMALE)	22.6	24.8	28.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,303	13,461	32,834
# OF PERSONS PER HH	2.5	3.1	3.0
AVERAGE HH INCOME	\$30,046	\$38,883	\$52,785
AVERAGE HOUSE VALUE	\$72,952	\$118,692	\$157,526

* Demographic data derived from 2010 US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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