

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
TEXAS REALTY



COMMERCIAL DIVISION™

**For Sale/Lease**  
**12.184 Acres**  
**\$3,000,000**

**Smith Lane,  
San Marcos, TX 78666 Texas**

**PID#R12233**  
**Zoning: SF-6**

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
TEXAS REALTY

3303 Northland Dr., Suite 100  
Austin, Texas 78731  
512.483.6000  
www.bhhstxrealty.com

**Allan W. Hanson MBA**  
Director Commercial Division  
512.417.5713 Mobile  
allan.hanson@BHHSTxRealty.com

**Mark Mellon-Werch**  
Broker Associate  
512.771.4089 Mobile  
mark.mellonwerch@BHHSTxRealty.com

# ABOUT

**12.184 acres located in the high-growth area of downtown San Marcos. Currently zoned for multi-family with an Ag Exemption. Flat building space with easy access off North-Bound IH 35 access road. Can be purchased or Leased. The property is often described as a "Developer's Deal" with significant potential for Value Added project.**

**Location:** Smith Lane, San Marcos, TX 78666 (Hays County)

**Size:** 12.184 Acres (approx. 530,735 sq ft)

**Listing Price:** \$3,000,000 or can be leased with Option to Buy

**Zoning:** SF-6 (Single-Family)

**Neighborhood:** Blanco Gardens - Currently has Ag Exemption

## Property Features & Potential

**Development Potential:** Suitable for dense residential, townhomes, or build-for-rent communities, with rezoning potential for higher density.

**Location Highlights:** Situated one block off I-35 with easy access.

**Utilities:** Public water and sewer are available.

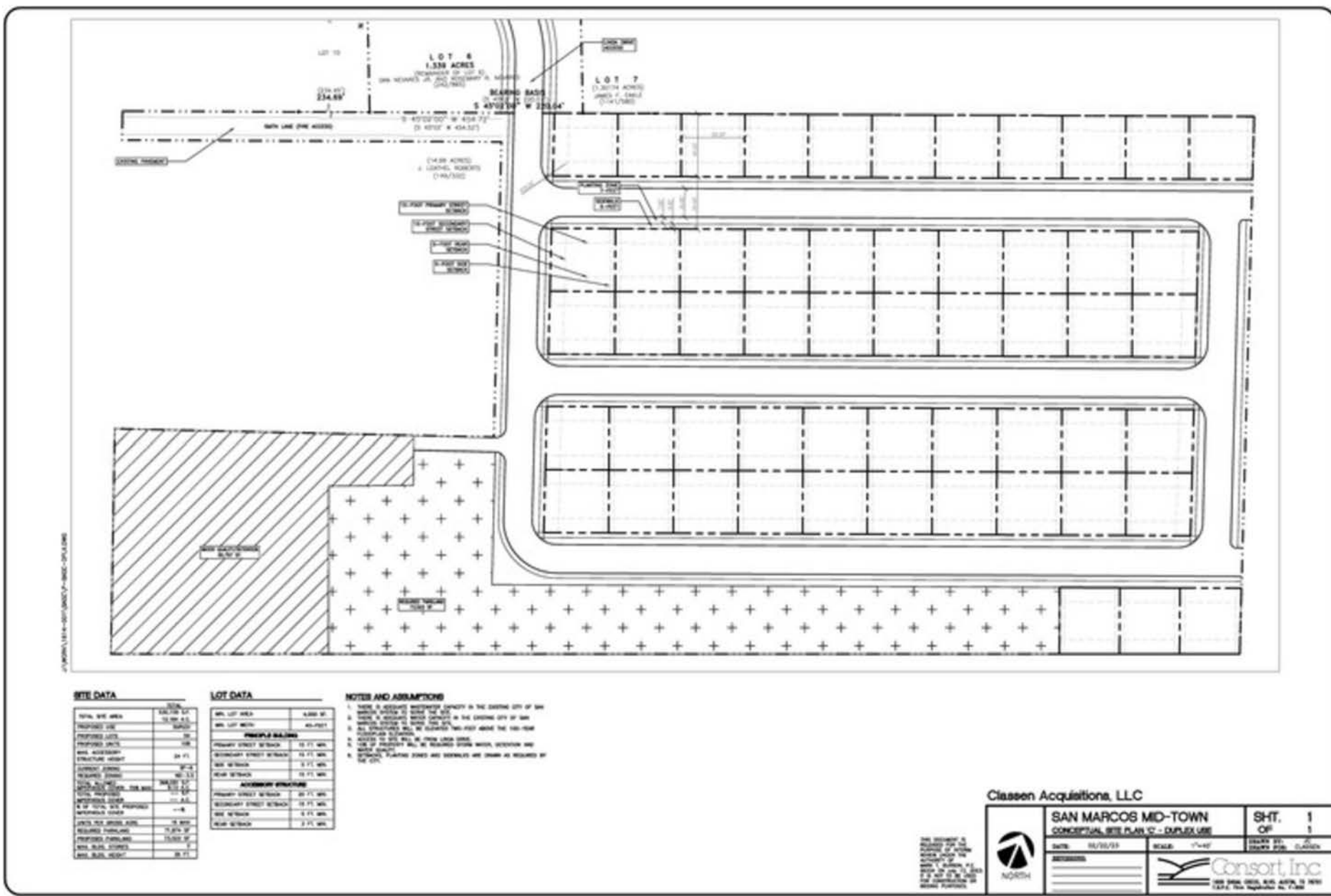
**Site Condition:** Cleared and level, described as an "open lot" or pasture.

**Constraints:** The entire property is located within the 100-year floodplain, but is being considered for the Blanco Gardens Drainage Improvement Project.

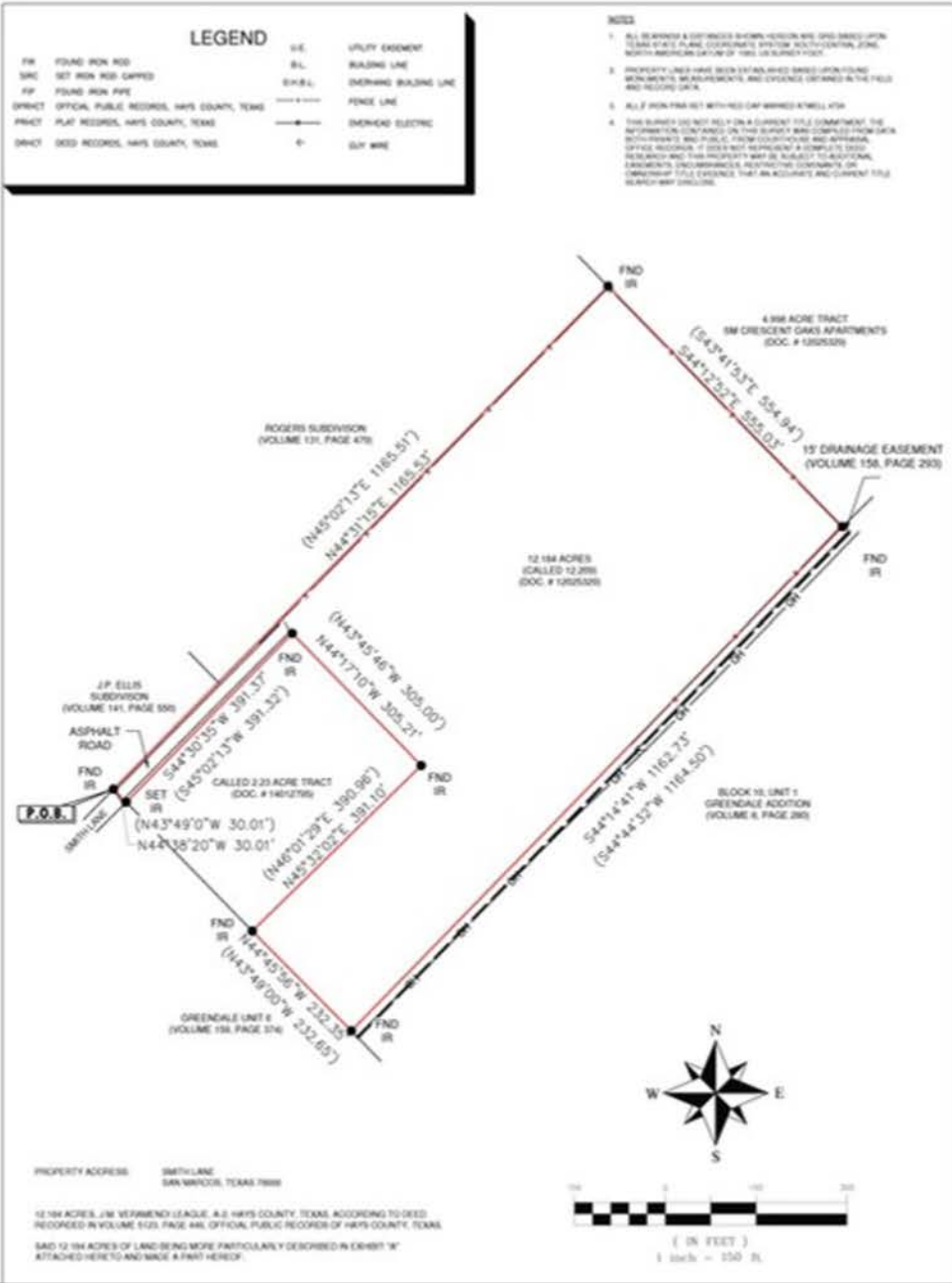
**Access:** Two access points, including Smith Lane and an alley on the east side.



# Layout for Single Family Lots







### LEGAL DESCRIPTION

BEING A 12.184 ACRE TRACT OF LAND SITUATED IN THE J.M. VERAMENDI LEAGUE, A-2, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 14.96 ACRE TRACT DESCRIBED VOLUME 149, PAGE 332 OF THE HAYS COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF SMITH LANE (30' RIGHT-OF-WAY) IN THE EAST LINE OF J.P. ELLIS SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 141, PAGE 550, HAYS COUNTY PLAT RECORDS, HAYS COUNTY, TEXAS, AND FOR THE WEST CORNER OF THIS TRACT;

THENCE, WITH THE SOUTHEAST LINE OF SAID J.P. ELLIS SUBDIVISION, N 44°31'15" E, A DISTANCE OF 1165.53 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF A CALLED 4.998 ACRE TRACT DESCRIBED IN DOCUMENT NO. 1205329, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AT THE EAST CORNER OF RODGERS SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 131, PAGE 479, HAYS COUNTY TEXAS, AND FOR THE NORTH CORNER OF THIS TRACT;

THENCE, WITH THE SOUTHWEST LINE OF SAID 4.998 ACRE TRACT, S 44°12'52" E, A DISTANCE OF 555.03 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF BLOCK 10, UNIT 1 GREENDALE ADDITION, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 280, HAYS COUNTY PLAT RECORDS, AND FOR THE EAST CORNER OF THIS TRACT;

THENCE, WITH THE WEST LINE OF SAID BLOCK 10, UNIT 1 GREENDALE ADDITION; S 44°14'41" W, A DISTANCE OF 1162.73 FEET TO A 1/2 INCH IRON ROD FOUND, IN THE NORTHEAST LINE OF GREENDALE UNIT II RECORDED IN VOLUME 159, PAGE 374, HAYS COUNTY PLAT RECORDS, AND FOR THE SOUTH CORNER OF THIS TRACT;

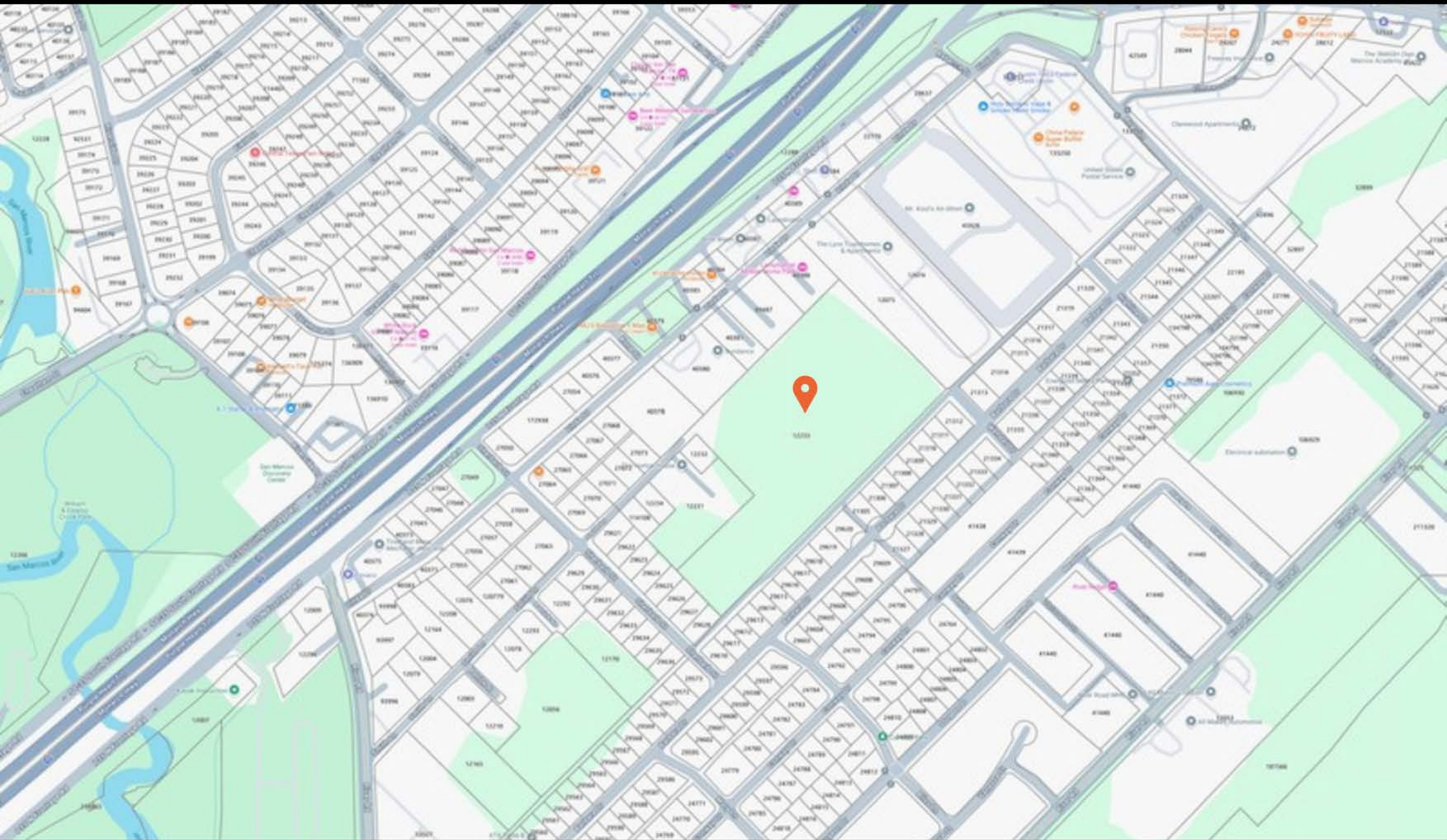
THENCE, WITH THE NORTHEAST LINE OF GREENDALE UNIT II, N 44°45'56" W, A DISTANCE OF 232.35 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A CALLED 2.23 ACRE TRACT RECORDED IN DOCUMENT 14012795, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND FOR THE A SOUTH CORNER OF THIS TRACT;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 2.23 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

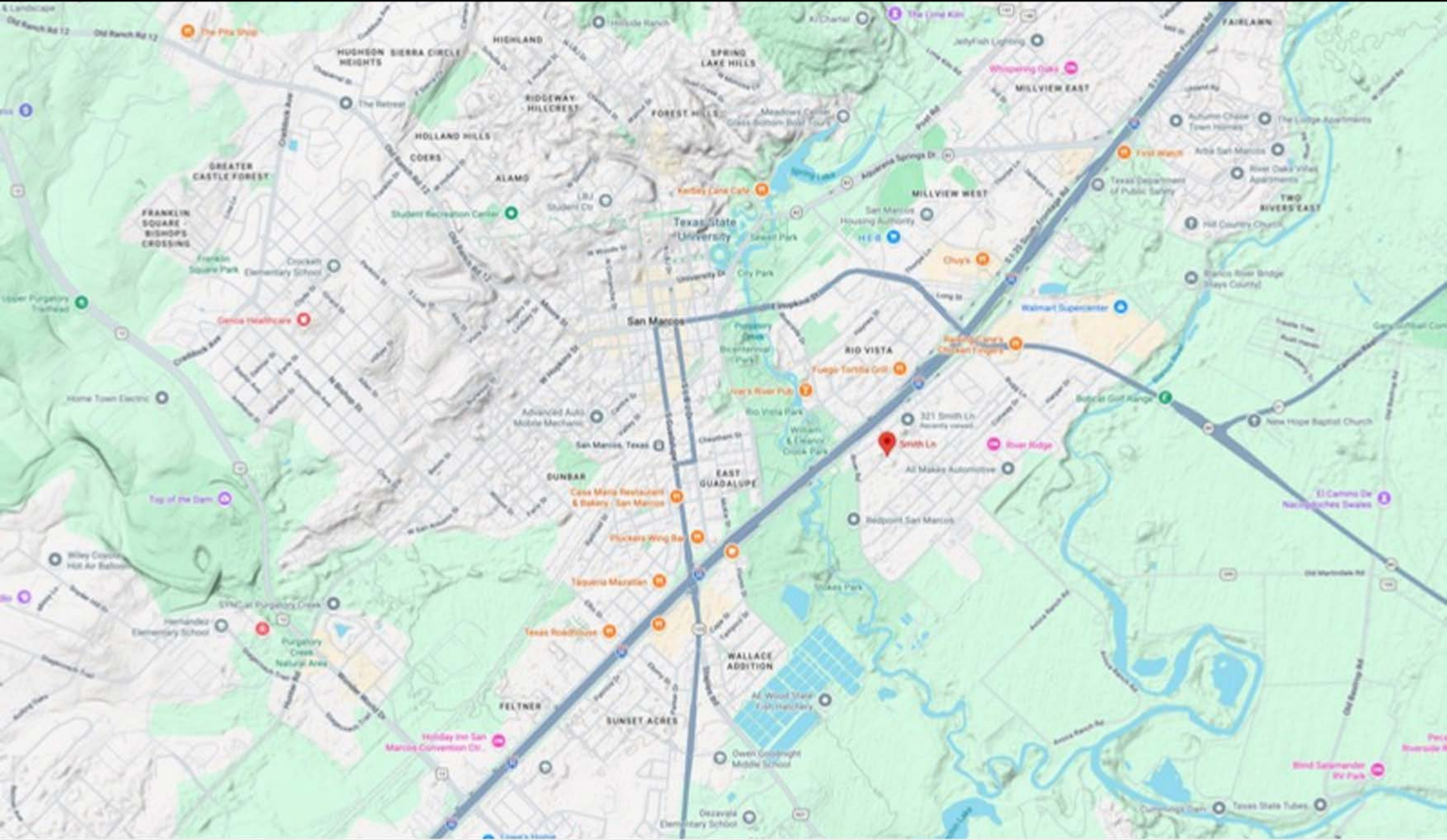
1. N 45°32'02" E, A DISTANCE OF 391.10 FEET TO A 1/2 INCH IRON ROD FOUND,
2. N 44°17'10" W, A DISTANCE OF 305.21 FEET TO A 1/2 INCH IRON ROD FOUND,
3. S 44°30'35" W, A DISTANCE OF 391.32 FEET TO A 1/2 INCH IRON ROD FOUND, ON THE NORTH EAST LINE OF SMITH LANE (30 FOOT RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF SAID GREENDALE UNIT II, AND THE SOUTH LINE OF THIS TRACT;

THENCE WITH THE NORTH LINE OF SMITH LANE, N 44°38'20" W, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING, CONTAINING 12.184 ACRES, MORE OR LESS, IN HAYS COUNTY, TEXAS.

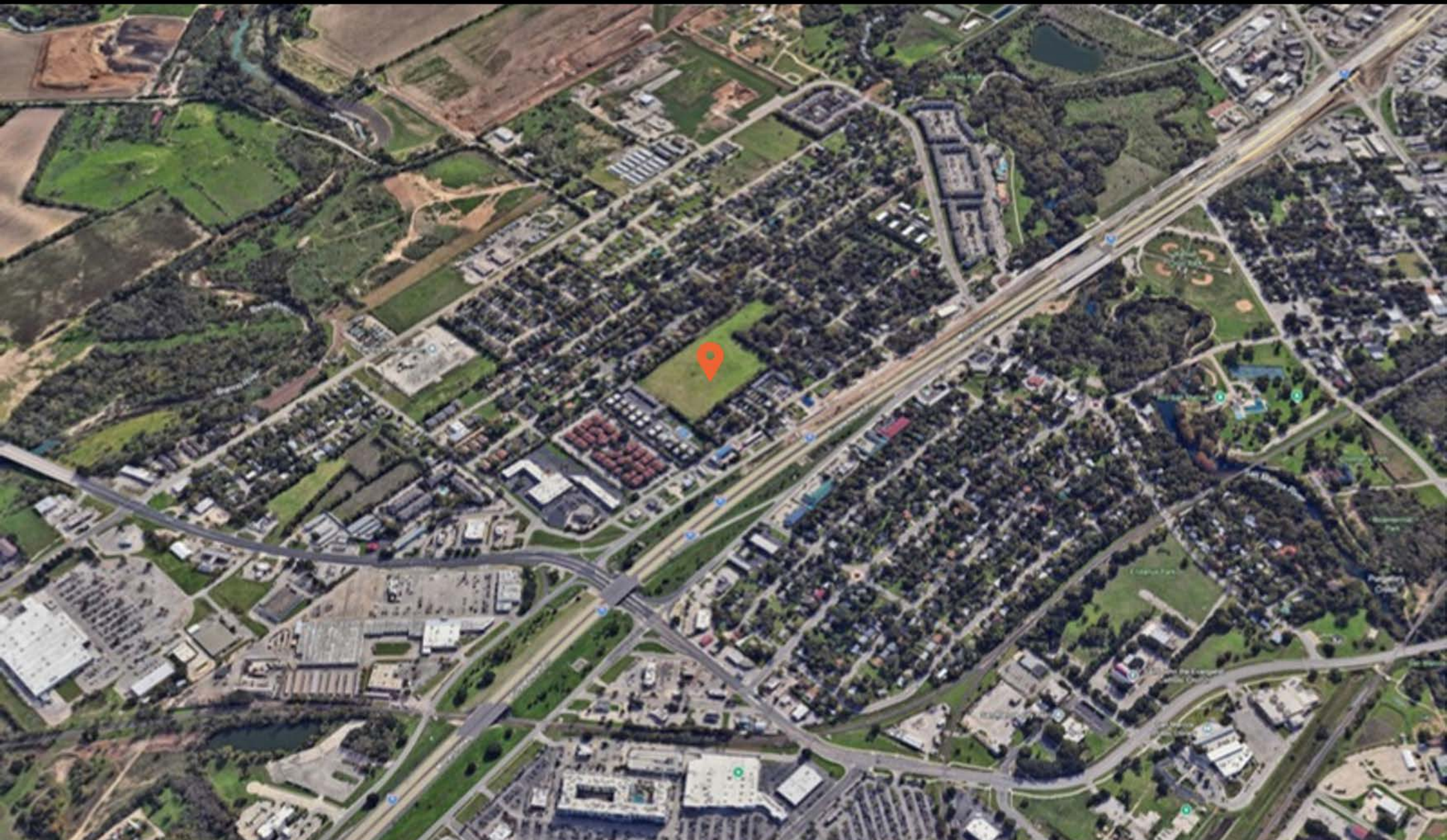
# PID info - #12233



# Street Map View

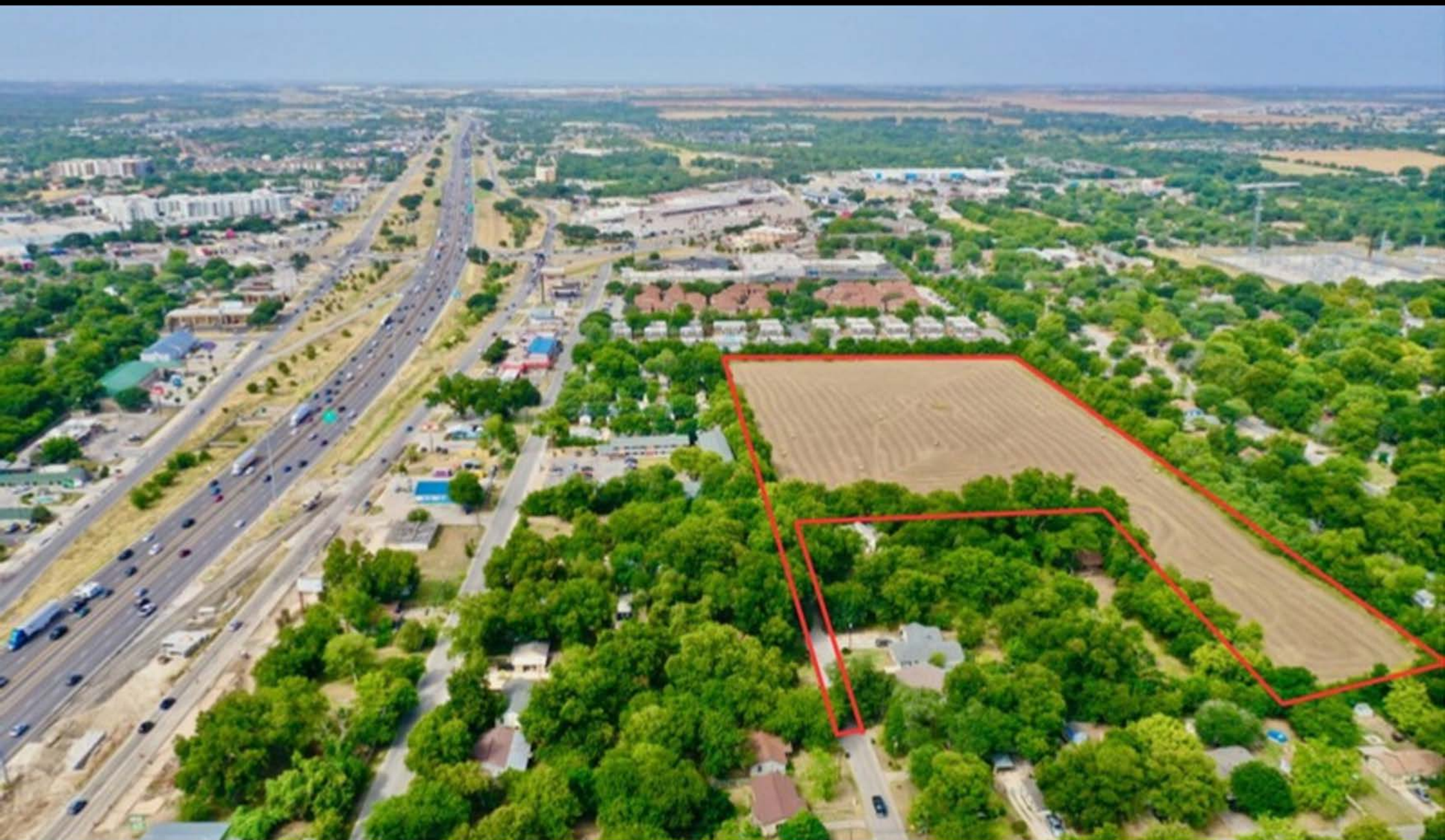


# AERIAL VIEW



# AERIAL VIEW

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
TEXAS REALTY



# AERIAL VIEW

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
TEXAS REALTY





**Allan Hanson**  
Director of Commercial Division  
ahanson@bhhstx.com  
512.417.5713  
www.ahanson.bhhstx.com



**Mark Mellon-Werch**  
Broker Associate - Commercial Division  
mmellonwerch@bhhstx.com  
512.771.4089  
www.mmellonwerch.com



**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.



**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 activities 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) AND/OR LANDLORD:** The broker represents the owner through an agreement with the owner, usually in a written listing 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' 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.

**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.

Berkshire Hathaway HomeServices Texas Realty			
Name of Sponsoring Broker (Licensed Individual or Business Entity)	523750	ksharp@bhhstx.com	512-483-6000
Name of Designated Broker of Licensed Business Entity, if applicable	282050	rjenkins@bhhstx.com	512-801-8832
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	494391	ksharp@bhhstx.com	512-483-6000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_ IABS 1-2  
 Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov TXR 2501  
 Northland Office 3303 Northland Drive Suite 100 Austin, TX 78731 512.483.6000 Mark Mellon-Werch