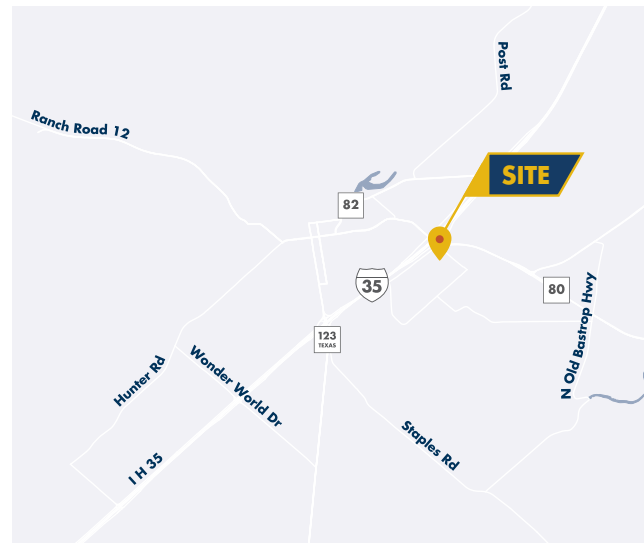




900 Bugg Lane offers **13,239 square feet of flexible retail space** in the thriving San Marcos Place shopping center, anchored by the newly opened Poco Loco Supermercado. The suite features **ample parking** in the rear, **prominent signage** opportunities, and **convenient access** for customers and deliveries. This space is ideal for retail, service, or flex users looking to tap into the area's dense traffic and growing population.



Availability

Suite 110B: 7,964 SF
Suite 110C: 3,010 SF - 5,275 SF
Suite 110B + 110C: 13,239 SF
Anchored by Poco Loco

Excellent Location

Located just off the intersection of IH-35 and Hwy 80, the property boasts visibility to over 133,000 vehicles per day and benefits from a strong retail corridor and proximity to Texas State University.

Pricing

Call for pricing (estimated \$7.00 NNN)

2024 Demographics

1-MILE	3-MILE	5-MILE
Population		
10,612	59,573	88,621
Average HH Income		
\$39,220	\$47,007	\$57,357
Households		
4,640	23,980	45,170



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Nelson Lin
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San Marcos Place

RETAIL FOR LEASE

900 Bugg Lane
San Marcos, Texas 78666



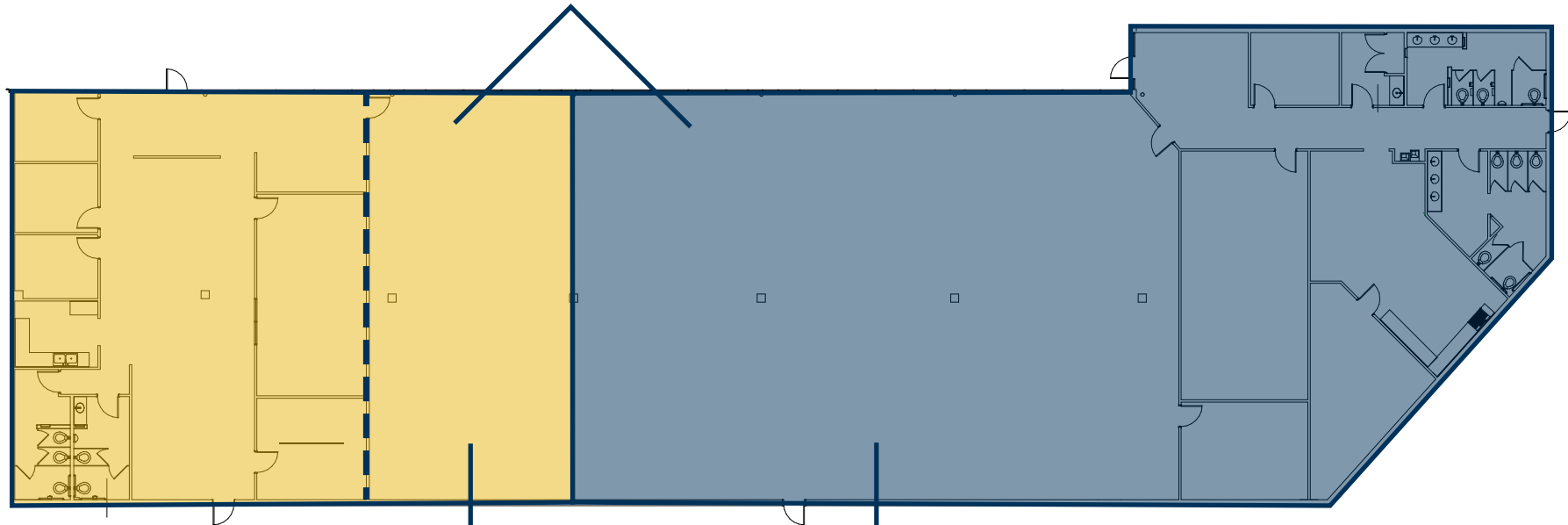
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aquilacommercial.com/san-marcos-place

SUITE 110B + 110C

13,289 SF



SUITE 110C

3,010 SF - 5,275 SF
(DEMISABLE)

SUITE 110B

7,964 SF



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Surrounding Amenities

Restaurants

1. Chuy's
2. Kerby Lane Cafe
3. Chili's
4. Red Lobster
5. Thundercloud Subs
6. McDonalds
7. Pluckers Wing Bar
8. Burger King
9. Whataburger
10. Starbucks
11. 54th Street
12. Olive Garden Italian Restaurant
13. Texas Roadhouse
14. Chick-Fil-A
15. Cheddars Scratch Kitchen

Shopping

1. Moore Supply
2. Lowe's Home Improvement
3. Besy Buy
4. McCoy Building Supply
5. Academy Sports & Outdoors
6. Target
7. San Marcos Premium Outlets
8. Tanger Outlets San Marcos

Groceries/Convenience

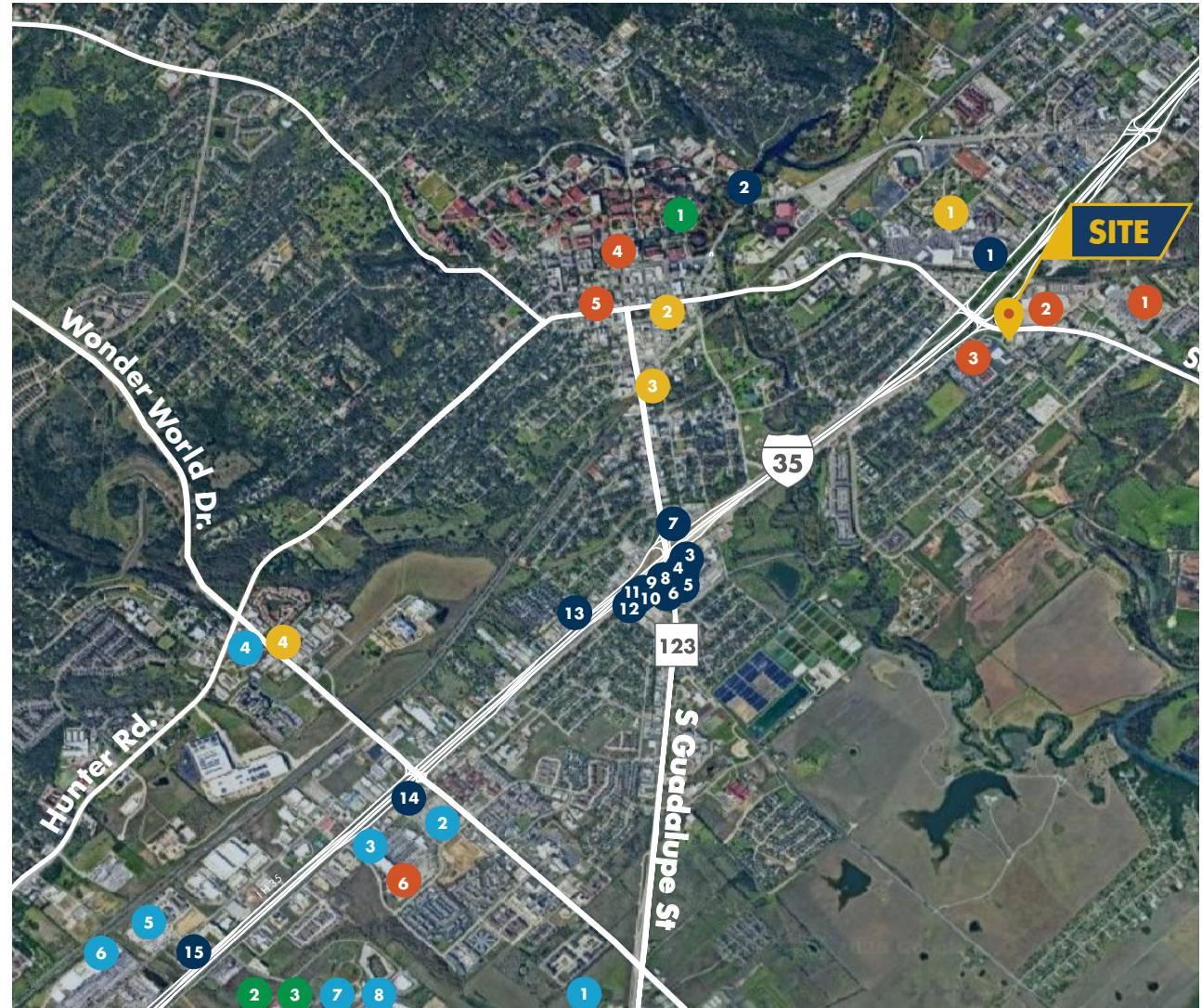
1. Walmart Supercenter
2. Dollar General
3. Polo Loco
4. Target Grocery
5. H-E-B
6. Sam's Club

Banking

1. RBFCU - San Marcos
2. Wells Fargo
3. PNC Bank
4. Frost Bank

Education / Other

1. Texas State University
2. San Marcos High School
3. Amazon Fulfillment Center





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.

11-2-2015

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AQUILA Commercial LLC

567896

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Phone

Christopher Perry

Designated Broker of Firm

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Licensed Supervisor of Sales Agent/
Associate

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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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