



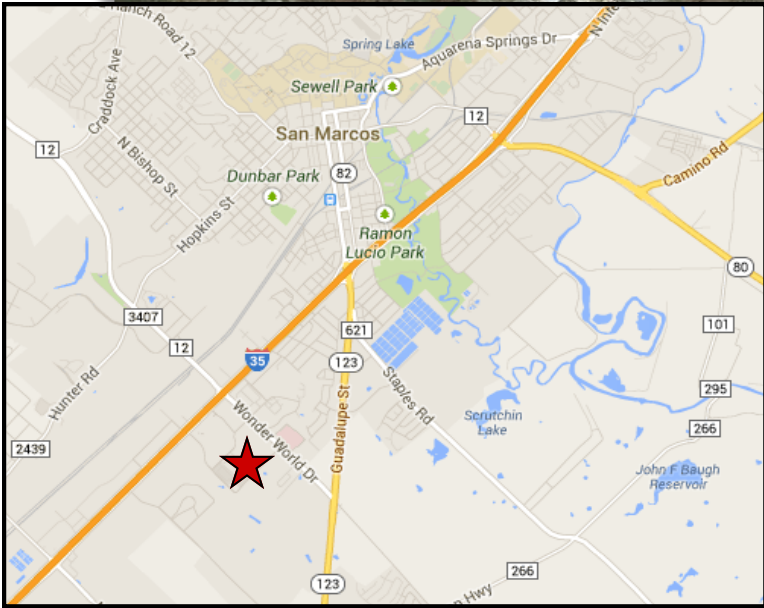
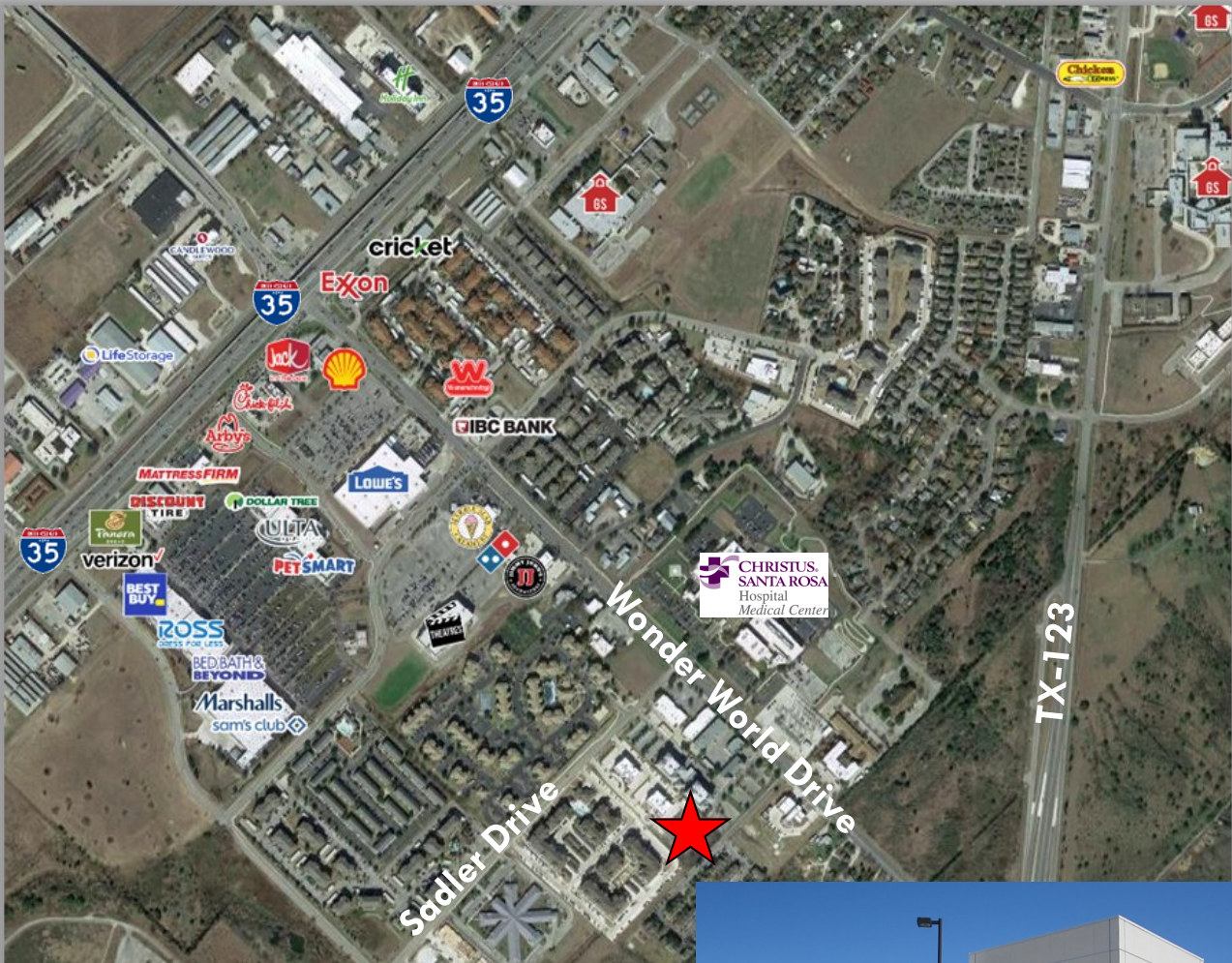
SADLER EAST BUILDING 3

1251 Sadler East Dr., San Marcos, TX 78666

CLASS A OFFICE/MEDICAL SPACE
1,500 - 5,626 SF FOR LEASE



- Up to 5,626 SF available
- Directly adjacent to Christus Santa Rosa Hospital
- Easy access to I-35
- Full-service property with professional management on-site
- **Call today to schedule a tour!**

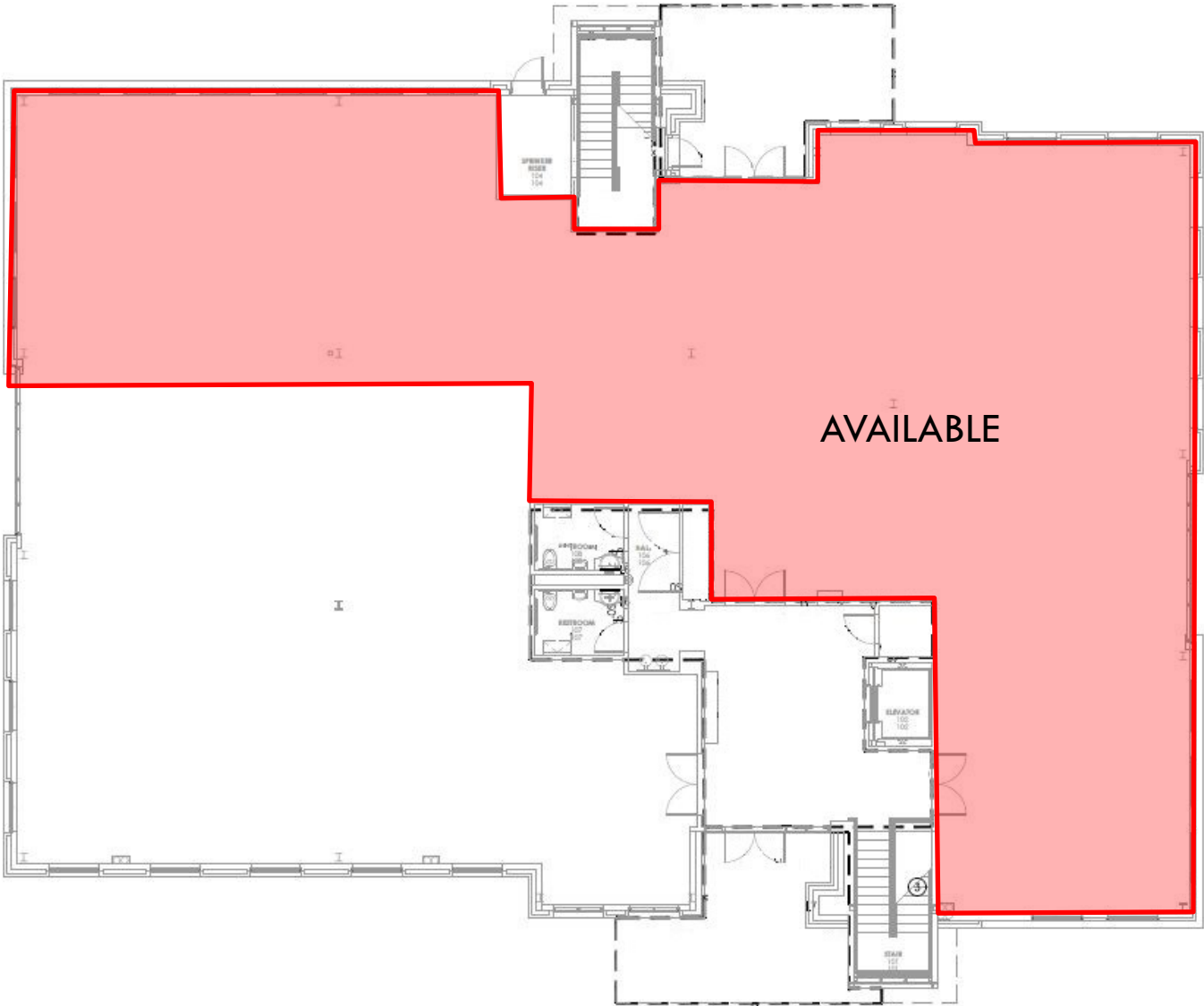


DEMOGRAPHICS (2024)

MILE(S)	1	3	5
Daytime Population	5,463	29,117	37,923
Total Population	7,155	43,739	85,256
Average HH Income	\$53,153	\$64,646	\$59,348

Nick Tarantino, CCIM
(512) 302 - 4500
nick@tarantino.com

Peggy Rougeou
(713) 501 - 5647
peggy@tarantino.com



AVAILABILITY	
FIRST FLOOR	1,500 - 5,626 SF

Nick Tarantino, CCIM
(512) 302 - 4500
nick@tarantino.com

Peggy Rougeou
(713) 501 - 5647
peggy@tarantino.com



AVAILABILITY	
SECOND FLOOR	3,257 SF

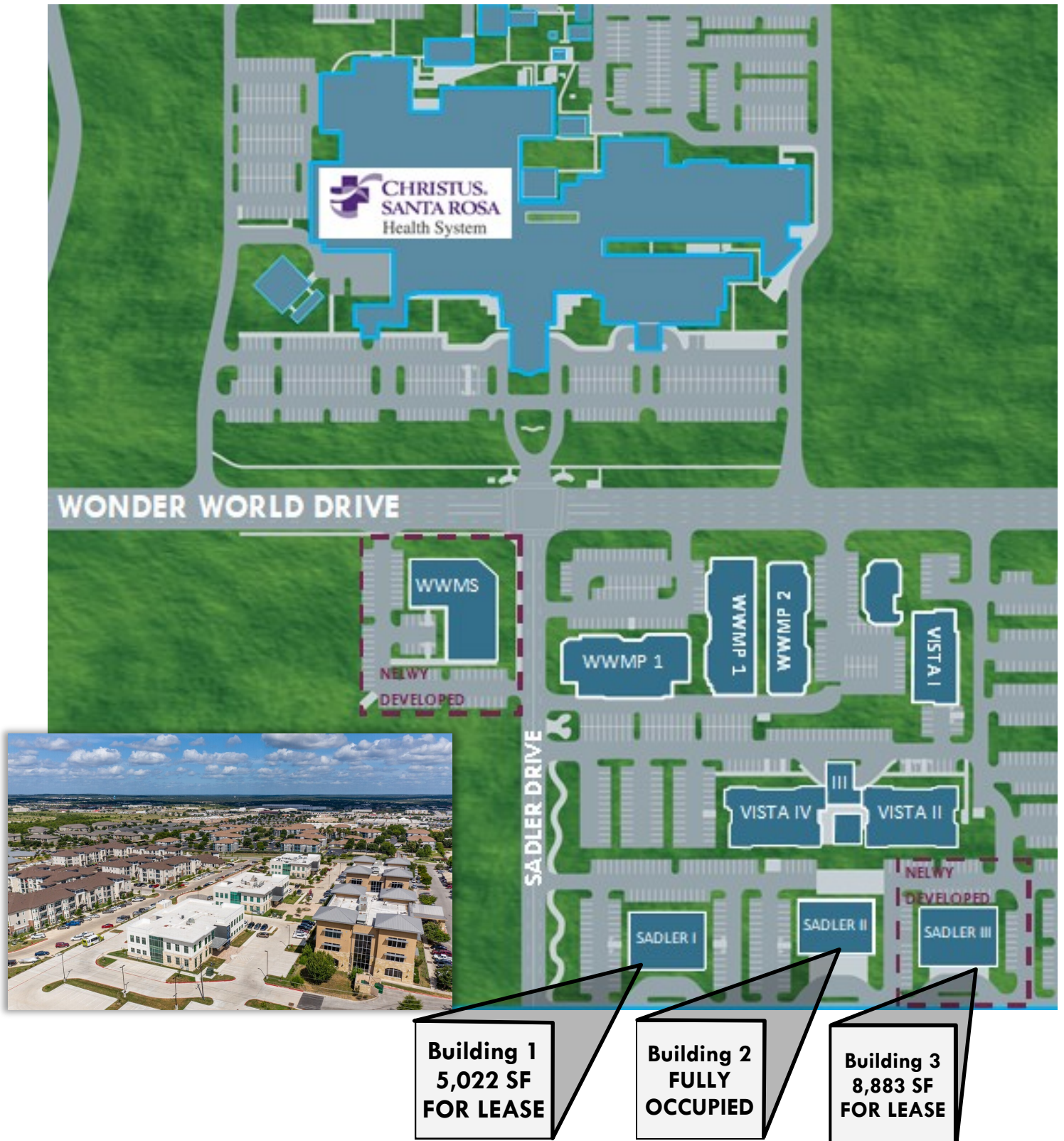
Nick Tarantino, CCIM
(512) 302 - 4500
nick@tarantino.com

Peggy Rougeou
(713) 501 - 5647
peggy@tarantino.com



Site Plan

Sadler East Office Plaza



Nick Tarantino, CCIM
(512) 302 - 4500
nick@tarantino.com

Peggy Rougeou
(713) 501 - 5647
peggy@tarantino.com