

FOR SALE OR GROUND LEASE

SAN MARCOS - 1.356 ACRE - CENTER POINT PAD SITE

3920 I 35 FRONTAGE ROAD | SAN MARCOS, TX 78666



EVERGREEN

COMMERCIAL REAL ESTATE

FOR SALE OR GROUND LEASE

1.356 Acre

HIGHLIGHTS

- IH-35 access & visibility
- Fantastic housing growth
- Anchored by San Marcos Outlets
- Great co-tenancy nearby

TRAFFIC COUNTS

129,068 VPD

I-35

(TXDOT 2022)



SITE
1.356 ACRE
AVAILABLE

SAN MARCOS PREMIUM OUTLETS
 VICTORIA'S SECRET Wrangler ZALES
 FINISH LINE Bath & Body Works GUESS
 AÉROPOSTALE TOMMY HILFINGER
 BANANA REPUBLIC RALPH LAUREN

TANGER OUTLETS - SAN MARCUS
 HOTTOPIC GNC OLD NAVY EARTHBOUND SKECHERS
 SAS CHAMPS Jockey SKECHERS K.A.Y.
 LOFT BANANA REPUBLIC aerie Disney STORE
 rue21 AMERICAN EAGLE SHOE CARNIVAL Reebok

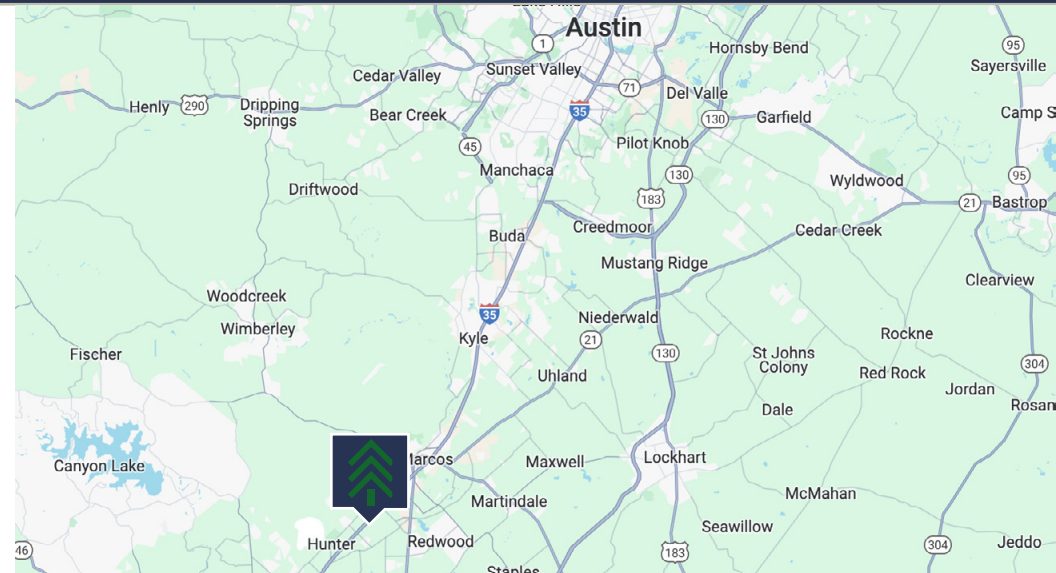
PROPERTY SUMMARY

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PROPERTY DESCRIPTION

- Size: 1.356 Acres
- Zoning: GC - General Commercial District
- Platted
- Utilities: all available

PROPERTY HIGHLIGHTS

- Great access and visibility from IH-35 and cross access back to the intersection at Center Point Rd
- Surrounded by nearby housing growth
- Strategic location across from the San Marcos Outlets, one of the top tourist destinations in Texas
- High Traffic Count

OFFERING SUMMARY

Sale Price: Call for Pricing

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	130	7,519	17,847
TOTAL POPULATION	329	17,479	46,414
AVERAGE HH INCOME	\$100,756	\$76,147	\$81,491

RETAILER MAP

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Kissing Tree | Brookfield Residential
3,200 Single Family Homes

H-E-B
Distribution Center

sam's club | **ROSS** | **BEST BUY**
Marshalls | Panera BREAD | DISCOUNT TIRE
MATTRESS FIRM | **LOWE'S** | PET SMART
DOLLAR TREE | BOOT BARN | **verizon** | **ELLENIE**
LESLIES | **Chick-fil-ee** | **WALMART**

Academy SPORTS + OUTDOORS | **SPECS**
Cheddar's RESTAURANT | **HOMEWOOD** RESTAURANT
Firestone | **PIZZA HOUSE** | **STUBBS**

Ashley | Great Clips
Holiday Inn | **JCPenney** | maurices
TARGET | **ULTA** | **SportClips**
Michaels | **Visionworks**

CHRYSLER
U.S. Fish and Wildlife National Fish Hatchery
San Marcos Embassy Suites Hotel and Convention Center
amazon Distribution Center

SAN MARCOS PREMIUM OUTLETS
VICTORIA'S SECRET | **Wrangler** | **ZALES** | **Dorlington**
FINISH LINE | Bath & Body Works | **GUESS**
ACROPOSTALE | **TOMMY HILFINGER** | **adidas**
BANANA REPUBLIC | **RALPH LAUREN** | **NIKE**
JAMES & AVERY | **Carters** | **ONLINE** | **CONVERSE**
GAP | **CHAMP'S** | **Under Armour** | **chicco's** | **NIKE**
ANN TAYLOR | **SPERRY** | **POTTERY BARN** | **NIKE**
MICHAEL KORS | kate spade | **J.CREW** | **Newman Marcus**

COURT YARD | **HARBOR FREIGHT**
WALMART | **WYNDHAM**
McDonald's | **ZASKEY'S** | **Colby's** | **Starbucks**

HONDA | **LOQUINTA**

TANGER OUTLETS - SAN MARCOS
HOT TOPIC | **GNC** | **Earthbound** | **Skechers**
SAS | **CLAMPS** | **SKECHERS** | **KAY**
LOFT | **BANANA REPUBLIC** | **erie** | **Disney**
rue21 | **SHOE CARNIVAL** | **Reebok**
CAVENDERS | **FOREVER 21** | **H&M** | **Kirklands**
OUTBACK | **Abercrombie & Fitch** | **Schlotzsky's** | **ALDO** | **Hurley**

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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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

