

211-215 E Hutchison St

San Marcos, TX 78666

Commercial Lease
Storefront Retail/Office



THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED THROUGH SOURCES DEEMED RELIABLE BUT CANNOT BE GUARANTEED AS TO ITS ACCURACY. ANY INFORMATION OF SPECIAL INTEREST SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION.

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ONE REALTY GROUP

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Commercial Lease Storefront Retail/Office



First Floor
(East Point of View)



First Floor
(East Point of View)



2nd Floor
(Facing Hutchinson)



2nd Floor
(East Point of View)

PROPERTY HIGHLIGHTS

The S.D. Jackman Ford building, built in 1920, has been modernized, merging fresh design with vintage appeal. Situated on E Hutchison St, it's part of the San Marcos Main Street initiative. Its prime location ensures proximity to notable spots including Texas State University and the San Marcos River, serving a combined populace of over 100,000.

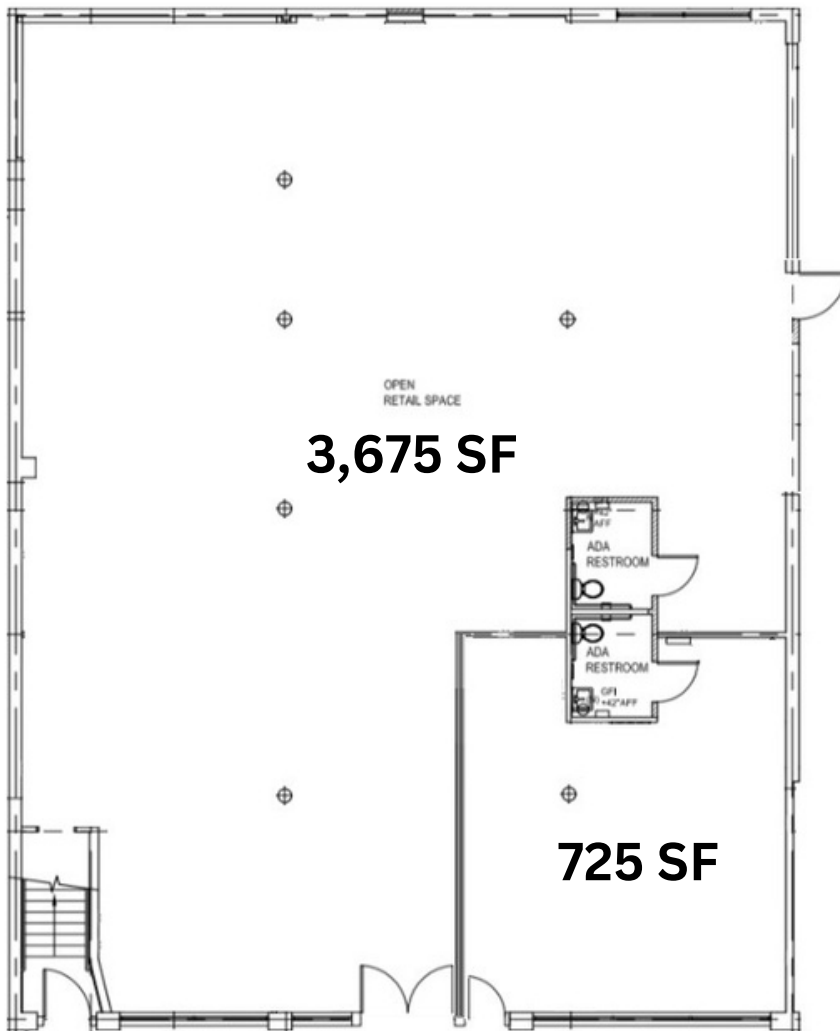
San Marcos, TX offers a strategic business location along IH-35, bridging the expansive markets of Austin and San Antonio with a potential 2 million customers. Driven by Texas State University's diverse community, the city attracts tourists to sites like the San Marcos River, festivals, and live music. The university also enhances the local talent pool, promoting startups and research partnerships.

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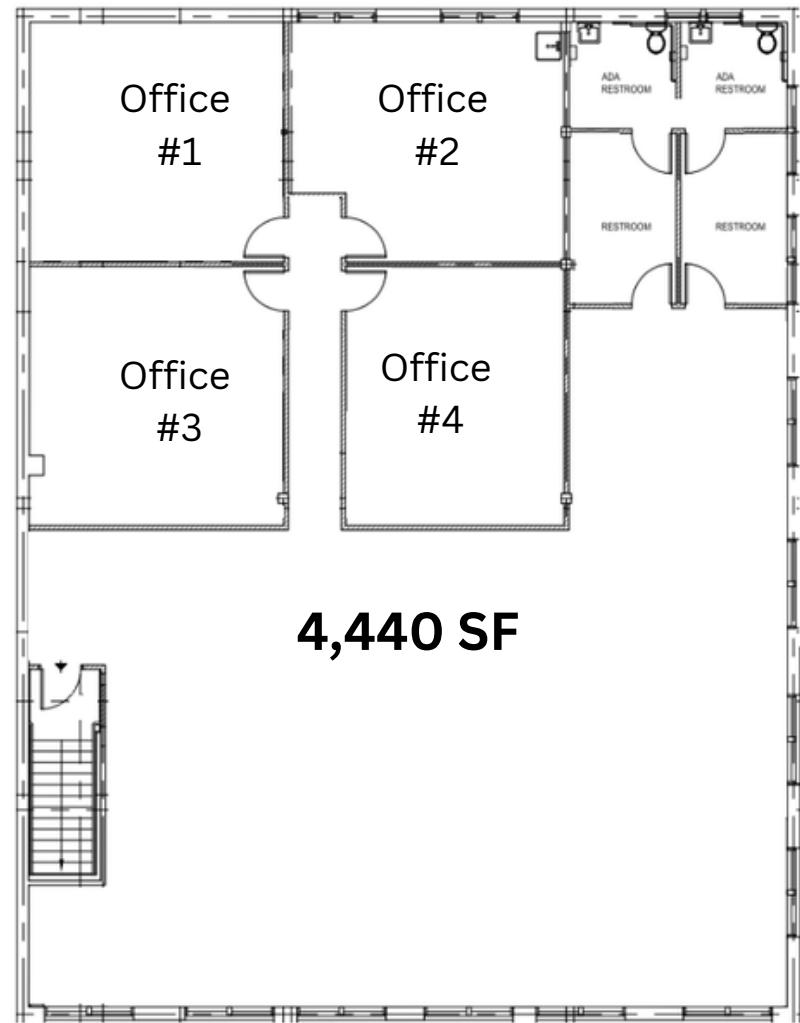
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Commercial Lease Storefront Retail/Office

1st Floor Retail Space 4,440 SF



2nd Floor Office Space 4,440 SF



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Retail Floor Details



Design Proposal Rendering

RETAIL STOREFRONT

Situated in the heart of San Marcos, the retail storefront at 211-215 Hutchison St stands as a prime commercial gem. Mere steps away from the vibrant downtown area, San Marcos River, and Texas State campus, this property boasts an unparalleled location, ensuring maximum exposure and visibility to both foot and vehicular traffic. Its proximity to downtown San Marcos means that businesses here benefit from the area's bustling energy, frequent events, and a constant flow of potential customers. An ideal choice for entrepreneurs looking to establish a visible retail presence in a thriving part of town.

AVAILABLE SPACE

1st Floor - 725 SF
1st Floor - 3,675 SF

or

1st Floor - 4,400 SF

BASE RENT

Negotiable SF/YR
Negotiable SF/YR

or

Negotiable SF/YR

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Office Details



Design Proposal Rendering



OFFICE SPACE

This premium property offers a spacious open office layout, seamlessly complemented by four private offices, ensuring a harmonious blend of collaborative areas and individual workspaces. Notably, businesses benefit from its dedicated private entrance, allowing for both discretion and accessibility. Its prime location ensures convenience, and its design promotes productivity. Step into a workspace that's both strategic in its location and superior in its design at 211 -215 Hutchison St.

AVAILABLE SPACE

2nd Floor 4,400

BASE RENT

Negotiable SF/YR

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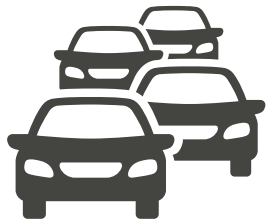
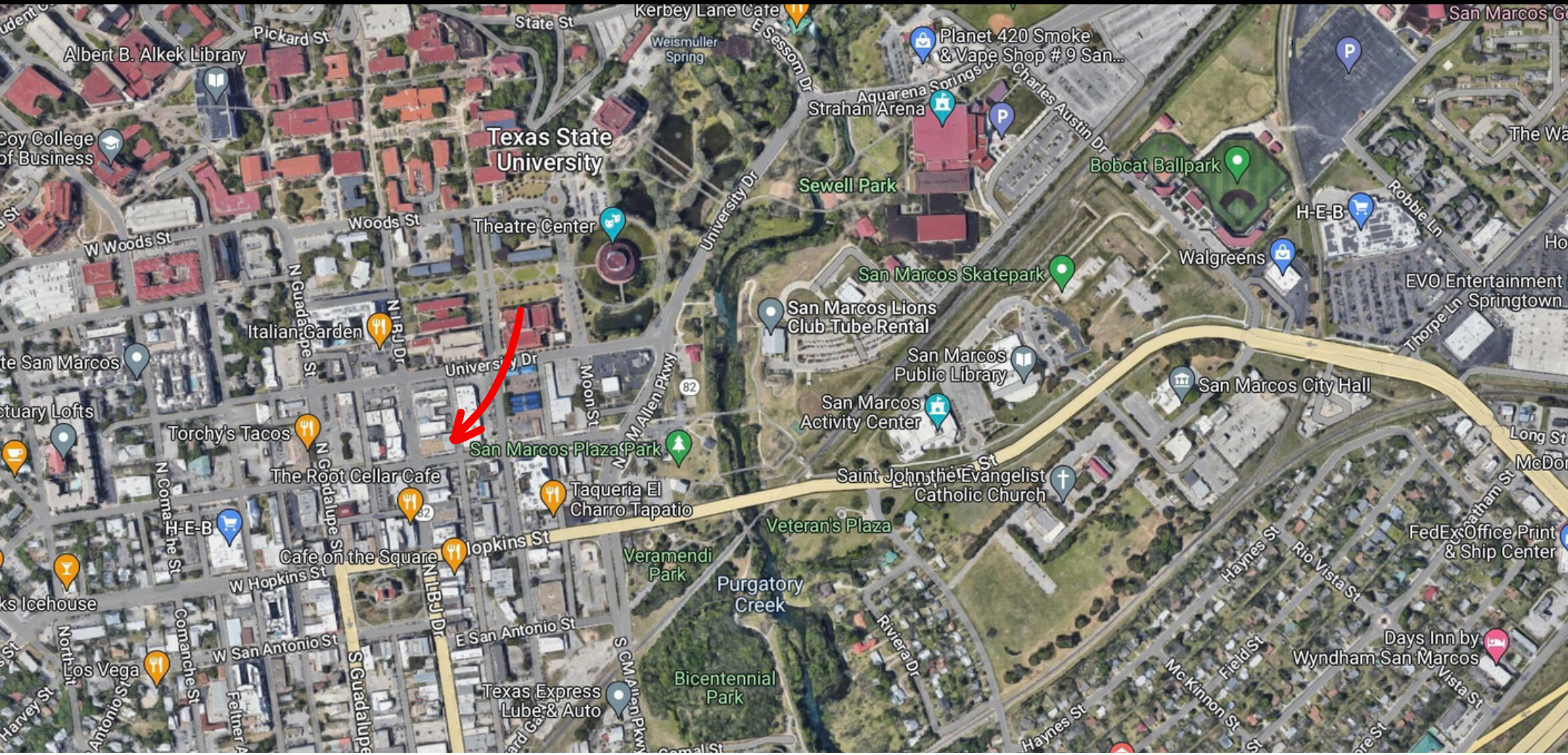


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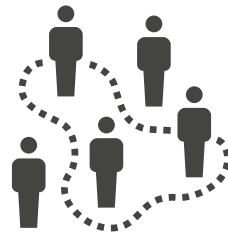
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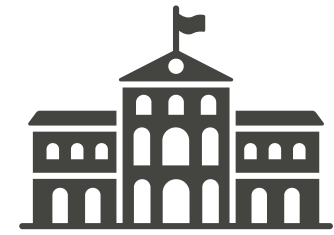
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Estimated Daily
Traffic Count - 10,820



Estimated Population
5 Mile Radius - 80,000



Texas State University within 10 minute
walking distance - 38,000 student population

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Information About Brokerage Services

11-2-2015

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:
 - 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.

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.

<u>Realty One Group Prosper</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9007404</u> License No.	<u>karlyn@realtyoneprosper.com</u> Email	<u>(512) 523-5663</u> Phone
<u>Karlyn Ellis</u> Designated Broker of Firm	<u>511975</u> License No.	<u>karlyn@realtyoneprosper.com</u> Email	<u>(512) 658-6476</u> Phone
<u>Karlyn Ellis</u> Licensed Supervisor of Sales Agent/ Associate	<u>511975</u> License No.	<u>karlyn@realtyoneprosper.com</u> Email	<u>(512) 658-6476</u> Phone
<u>Dustin Inderman</u> Sales Agent/Associate's Name	<u>497812</u> License No.	<u>dustin.inderman@gmail.com</u> Email	<u>(512) 567-7709</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0