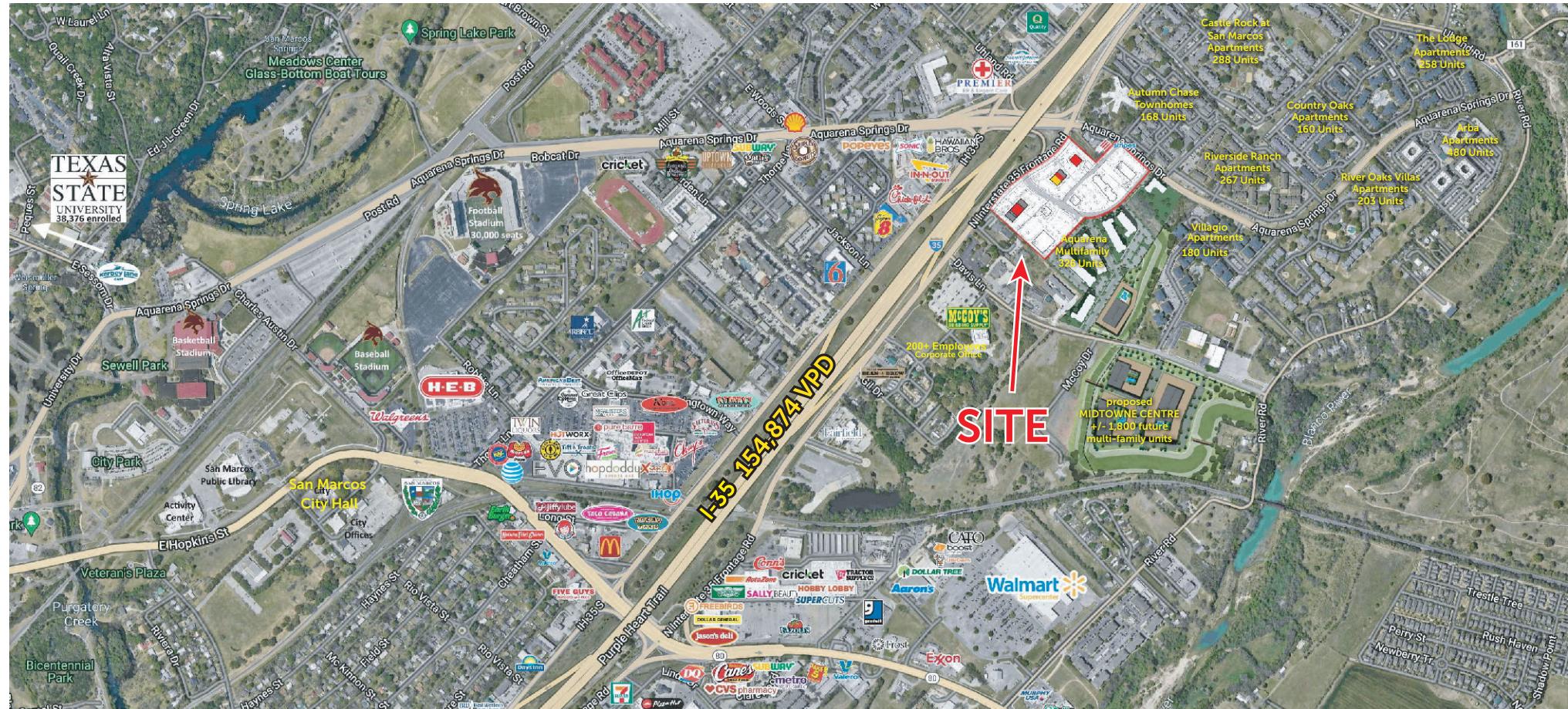


# Aquarena Crossing, SEC I-35 & Aquarena Springs Dr., San Marcos, TX

The logo for CLD REALTY. It features the letters 'C', 'L', and 'D' in white, each set against a different colored square: green, orange, and blue respectively. Below these letters is the word 'REALTY' in a smaller, white, sans-serif font.



- Retail available: 1,990 SF and 1,200 up to 5,535 SF | Pads: 1.82, 2.77, and 2.53 AC lots for Sale
- Site will have access from both IH-35 frontage road and Aquarena Springs Dr.
- GC zoning allows for a variety of uses

- Within 5 mi. of all major San Marcos employers w/ almost 100,000 people projected in the trade area by 2026
- Proximity to Texas State University with nearly 40,000 students and downtown San Marcos
- Retail Shell Delivery est. Q1 2024

| Demographics         | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------------|----------|----------|----------|
| Population           | 20,443   | 53,042   | 82,481   |
| Population (Daytime) | 4,427    | 19,519   | 32,836   |
| Median Age           | 24.3     | 24.7     | 27.7     |
| Avg H.H. Income      | \$38,368 | \$45,535 | \$55,460 |

## TRAFFIC COUNTS :

I-35 154,874 VPD (2020)  
Aquarena Springs 38,039 VPD (2020)

Ryder Jeanes  
rjeanes@cldrealty.com

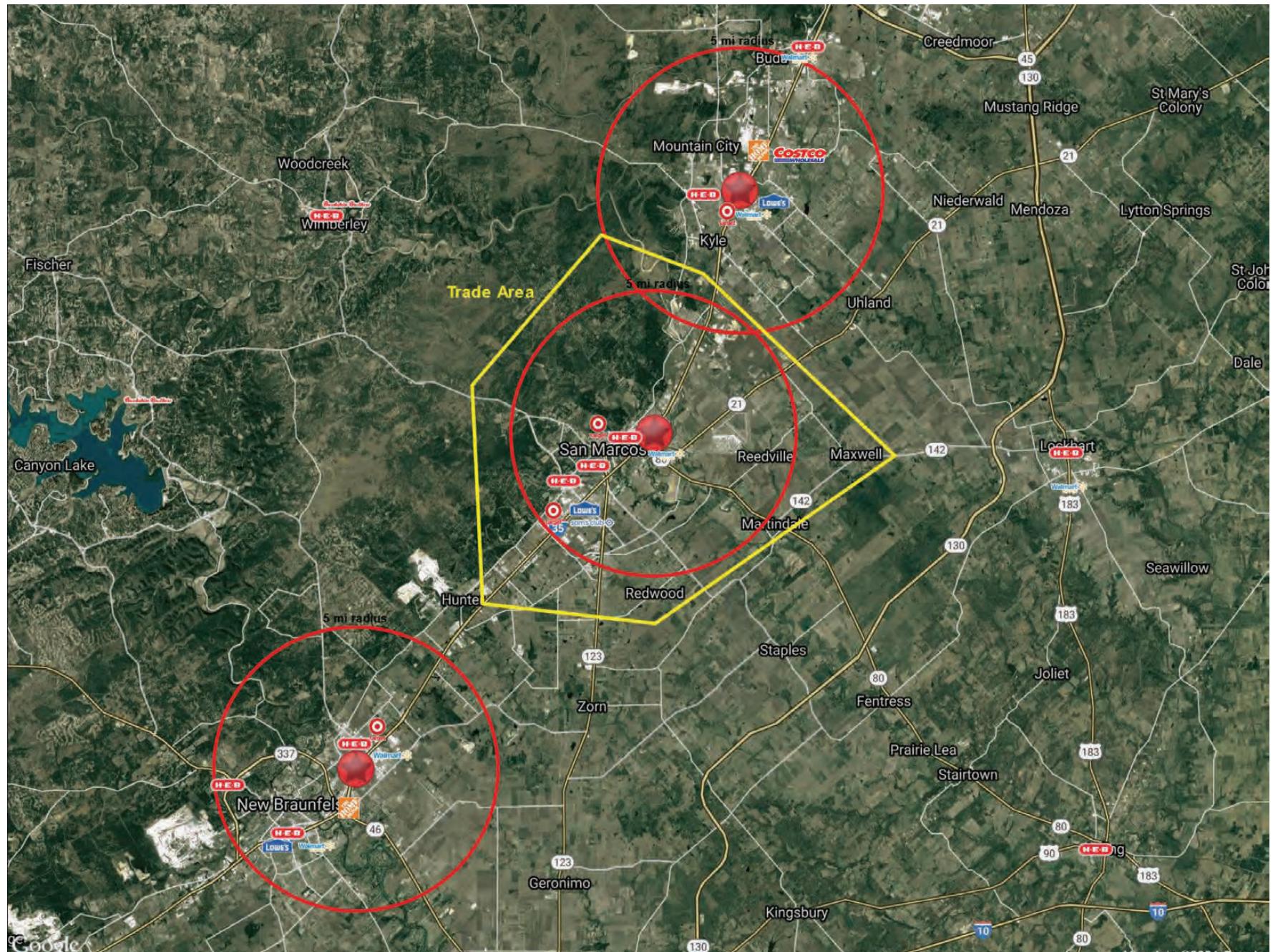
Sean Murphy  
smurphy@cldrealty.com

512-441-8888

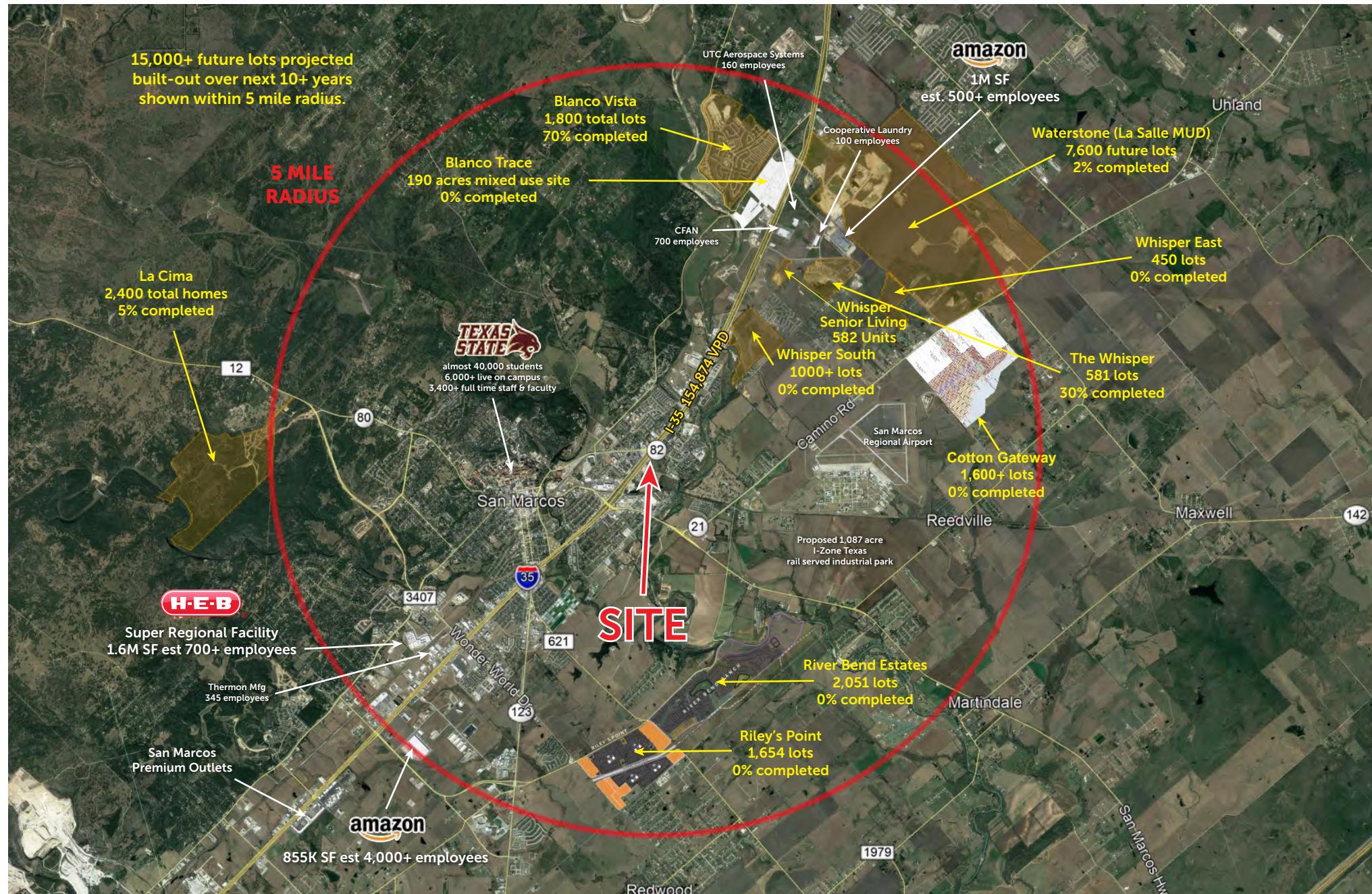
# Aquarena Crossing, SEC I-35 & Aquarena Springs Dr., San Marcos, TX



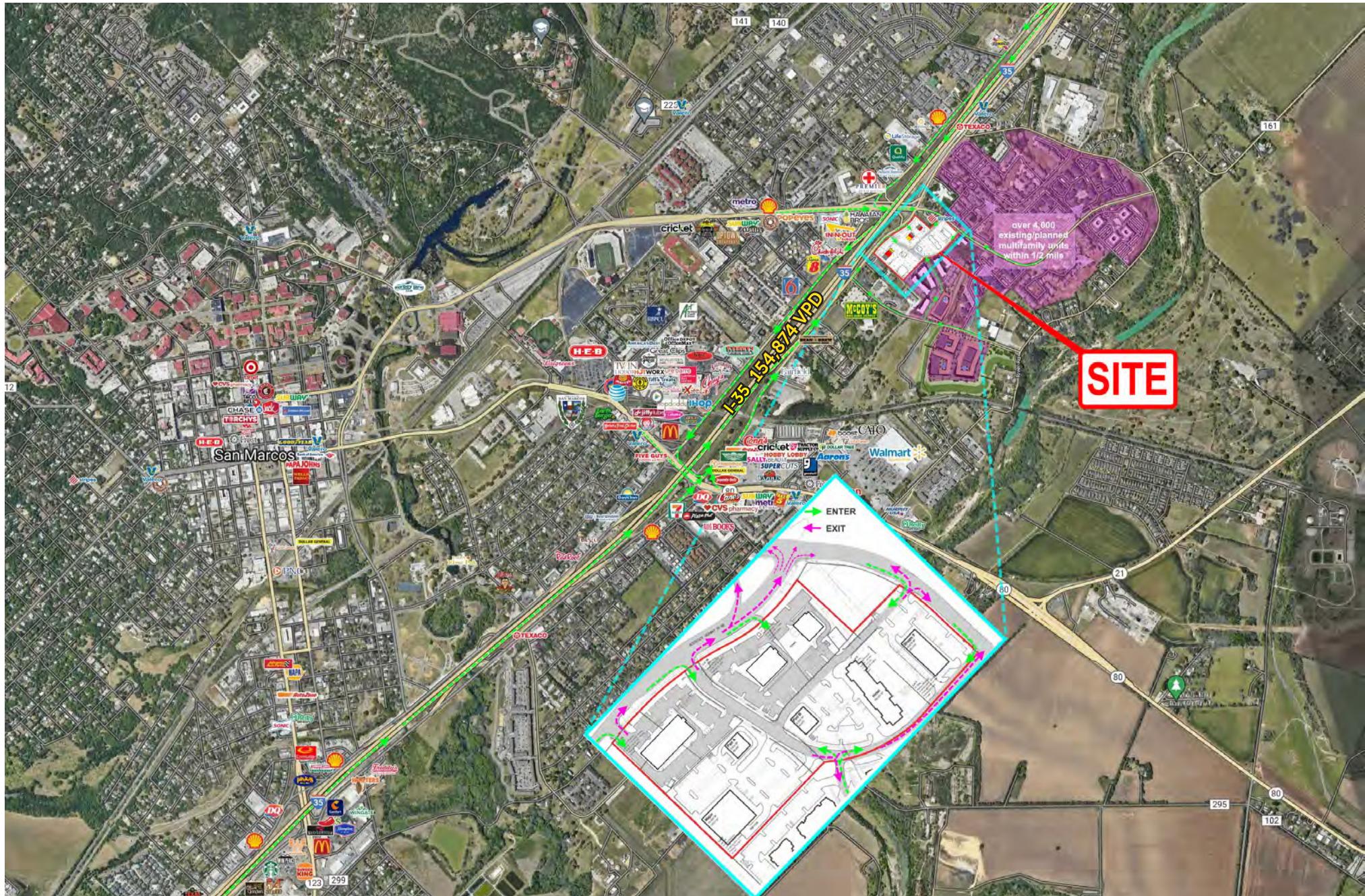
**Aquarena Crossing, SEC I-35 & Aquarena Springs Dr., San Marcos, TX**



**Aquarena Crossing, SEC I-35 & Aquarena Springs Dr., San Marcos, TX**



# Aquarena Crossing, SEC I-35 & Aquarena Springs Dr., San Marcos, TX



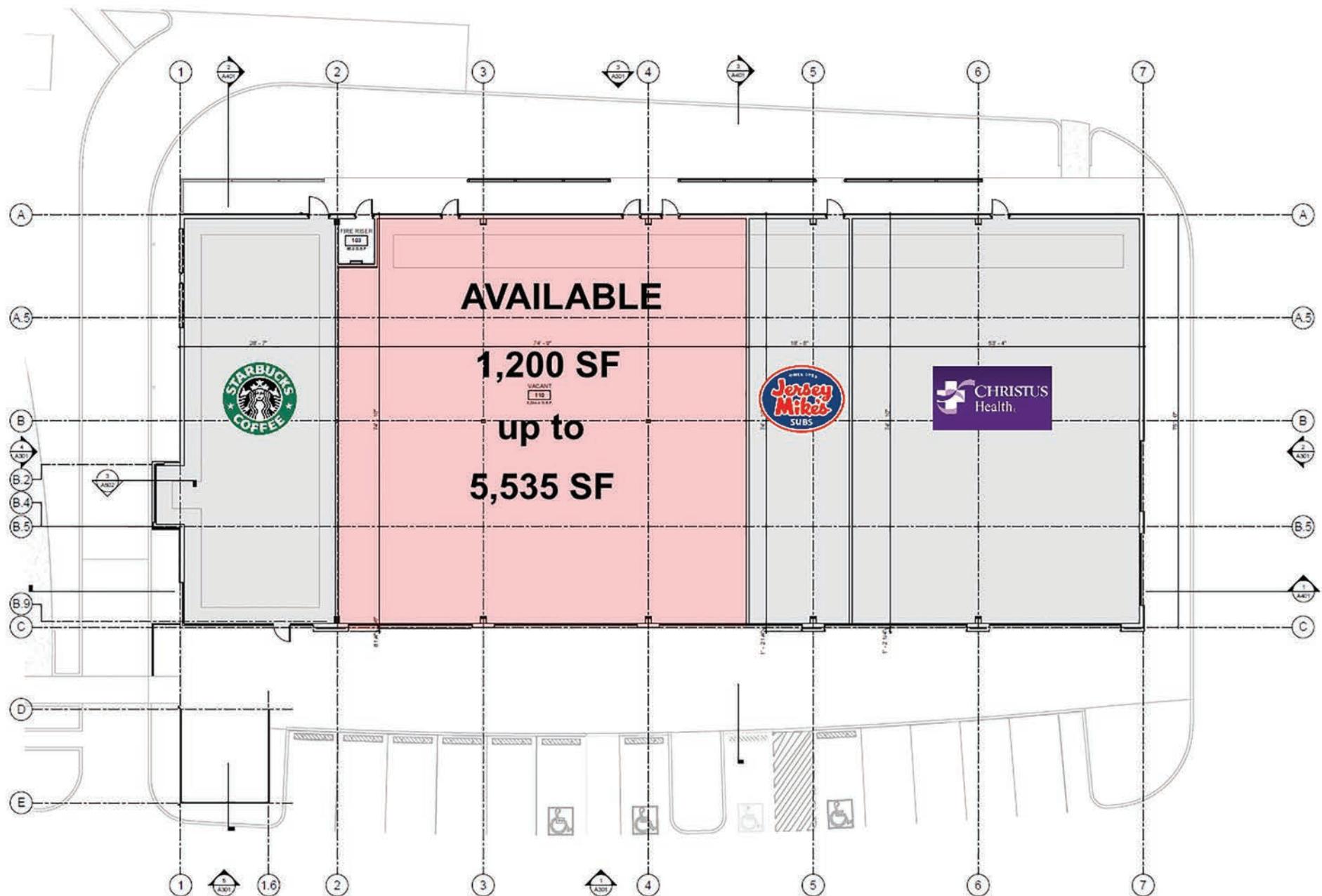
# Aquarena Crossing, SEC I-35 & Aquarena Springs Dr., San Marcos, TX

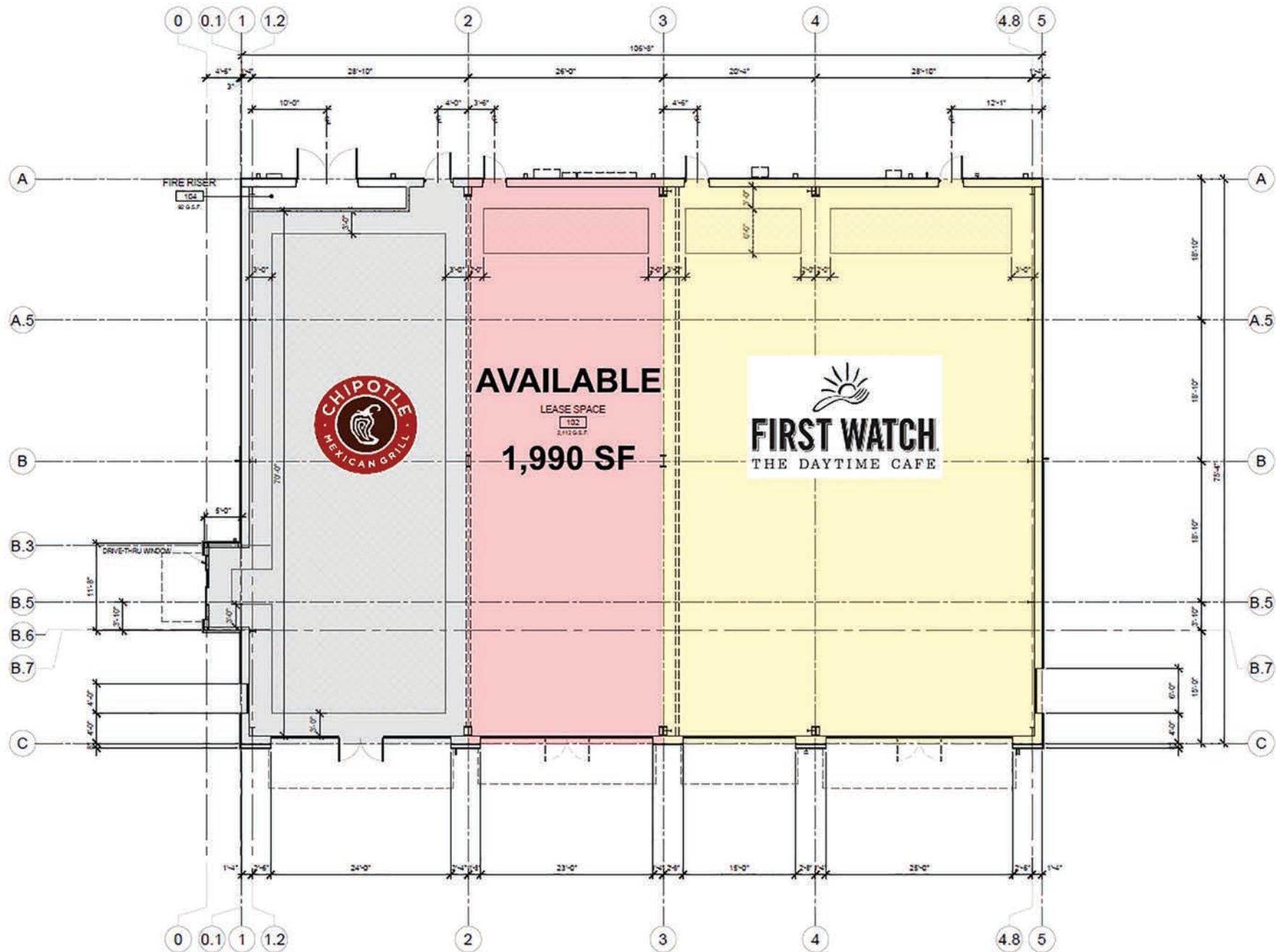


**Aquarena Crossing, SEC I-35 & Aquarena Springs Dr., San Marcos, TX**









| Trade Area                                 |          | Trade Area                     |  | Trade Area        |  | Trade Area        |  |
|--|----------|--------------------------------|--|-------------------|--|-------------------|--|
| <b>POPULATION</b>                          |          | <b>TRADE AREA</b>              |  | <b>TRADE AREA</b> |  | <b>TRADE AREA</b> |  |
| 2021 Estimated Population                  | 84,395   | RACE                           | 2021 Est. White                                  | 75.7%             | 2021 Est. Labor Population Age 16 Years or Over    | 72,118            |  |
| 2026 Projected Population                  | 94,782   | RACE                           | 2021 Est. Black                                  | 5.5%              | 2021 Est. Civilian Employed                        | 61.2%             |  |
| 2010 Census Population                     | 62,850   | RACE                           | 2021 Est. Asian or Pacific Islander              | 2.0%              | 2021 Est. Civilian Unemployed                      | 4.8%              |  |
| 2000 Census Population                     | 50,242   | RACE                           | 2021 Est. American Indian or Alaska Native       | 0.9%              | 2021 Est. in Armed Forces                          | -                 |  |
| Projected Annual Growth 2021 to 2026       | 2.5%     | RACE                           | 2021 Est. Other Races                            | 16.0%             | 2021 Est. not in Labor Force                       | 34.2%             |  |
| Historical Annual Growth 2000 to 2021      | 3.2%     | HISPANIC                       | 2021 Est. Hispanic Population                    | 39,022            | 2021 Labor Force Males                             | 50.0%             |  |
| 2021 Estimated Households                  | 31,980   | HISPANIC                       | 2021 Est. Hispanic Population                    | 48.2%             | 2021 Labor Force Females                           | 50.0%             |  |
| 2026 Projected Households                  | 36,040   | HISPANIC                       | 2026 Proj. Hispanic Population                   | 48.7%             | 2021 Occupation: Population Age 16 Years or Over   | 44,129            |  |
| 2010 Census Households                     | 22,479   | HISPANIC                       | 2010 Hispanic Population                         | 42.2%             | 2021 Mgmt, Business, & Financial Operations        | 12.7%             |  |
| 2000 Census Households                     | 17,244   | EDUCATION (Adults 25 or Older) | 2021 Est. Adult Population (25 Years or Over)    | 45,786            | 2021 Professional, Related                         | 19.3%             |  |
| Projected Annual Growth 2021 to 2026       | 2.5%     | EDUCATION (Adults 25 or Older) | 2021 Est. Elementary (Grade Level 0 to 8)        | 5.3%              | 2021 Service                                       | 23.8%             |  |
| Historical Annual Growth 2000 to 2021      | 4.1%     | EDUCATION (Adults 25 or Older) | 2021 Est. Some High School (Grade Level 9 to 12) | 8.0%              | 2021 Sales, Office                                 | 24.5%             |  |
| 2021 Est. Population Under 10 Years        | 9.2%     | EDUCATION (Adults 25 or Older) | 2021 Est. High School Graduate                   | 27.6%             | 2021 Farming, Fishing, Forestry                    | -                 |  |
| 2021 Est. Population 10 to 19 Years        | 15.7%    | EDUCATION (Adults 25 or Older) | 2021 Est. Some College                           | 21.8%             | 2021 Construction, Extraction, Maintenance         | 9.4%              |  |
| 2021 Est. Population 20 to 29 Years        | 31.1%    | EDUCATION (Adults 25 or Older) | 2021 Est. Associate Degree Only                  | 6.0%              | 2021 Production, Transport, Material Moving        | 10.5%             |  |
| 2021 Est. Population 30 to 44 Years        | 16.8%    | EDUCATION (Adults 25 or Older) | 2021 Est. Bachelor Degree Only                   | 20.3%             | 2021 White Collar Workers                          | 56.4%             |  |
| 2021 Est. Population 45 to 59 Years        | 12.7%    | EDUCATION (Adults 25 or Older) | 2021 Est. Graduate Degree                        | 11.1%             | 2021 Blue Collar Workers                           | 43.8%             |  |
| 2021 Est. Population 60 to 74 Years        | 10.3%    | HOUSING                        | 2021 Est. Total Housing Units                    | 33,211            | 2021 Drive to Work Alone                           | 78.1%             |  |
| 2021 Est. Population 75 Years or Over      | 4.4%     | HOUSING                        | 2021 Est. Owner-Occupied                         | 38.8%             | 2021 Drive to Work in Carpool                      | 8.2%              |  |
| 2021 Est. Median Age                       | 28.9     | HOUSING                        | 2021 Est. Renter-Occupied                        | 57.5%             | 2021 Travel to Work by Public Transportation       | 1.3%              |  |
| 2021 Est. Male Population                  | 50.2%    | HOUSING                        | 2021 Est. Vacant Housing                         | 3.7%              | 2021 Drive to Work on Motorcycle                   | 0.3%              |  |
| 2021 Est. Female Population                | 49.8%    | HOMES BUILT BY YEAR            | 2021 Homes Built 2010 or later                   | 23.1%             | 2021 Walk or Bicycle to Work                       | 6.8%              |  |
| 2021 Est. Never Married                    | 57.0%    | HOMES BUILT BY YEAR            | 2021 Homes Built 2000 to 2009                    | 17.2%             | 2021 Other Means                                   | 1.9%              |  |
| 2021 Est. Now Married                      | 28.1%    | HOMES BUILT BY YEAR            | 2021 Homes Built 1990 to 1999                    | 17.7%             | 2021 Work at Home                                  | 3.5%              |  |
| 2021 Est. Separated or Divorced            | 11.4%    | HOMES BUILT BY YEAR            | 2021 Homes Built 1980 to 1989                    | 12.3%             | 2021 Travel to Work in 14 Minutes or Less          | 38.1%             |  |
| 2021 Est. Widowed                          | 3.5%     | HOMES BUILT BY YEAR            | 2021 Homes Built 1970 to 1979                    | 12.0%             | 2021 Travel to Work in 15 to 29 Minutes            | 35.1%             |  |
| 2021 Est. HH Income \$200,000 or More      | 3.4%     | HOMES BUILT BY YEAR            | 2021 Homes Built 1960 to 1969                    | 5.0%              | 2021 Travel to Work in 30 to 59 Minutes            | 20.1%             |  |
| 2021 Est. HH Income \$150,000 to \$199,999 | 3.6%     | HOMES BUILT BY YEAR            | 2021 Homes Built 1950 to 1959                    | 6.8%              | 2021 Travel to Work in 60 Minutes or More          | 9.3%              |  |
| 2021 Est. HH Income \$100,000 to \$149,999 | 10.4%    | HOMES BUILT BY YEAR            | 2021 Homes Built Before 1949                     | 3.4%              | 2021 Average Travel Time to Work                   | 18.5              |  |
| 2021 Est. HH Income \$75,000 to \$99,999   | 10.9%    | HOME VALUES                    | 2021 Home Value \$1,000,000 or More              | 0.7%              | 2021 Est. Total Household Expenditure              | \$1.59 B          |  |
| 2021 Est. HH Income \$50,000 to \$74,999   | 19.2%    | HOME VALUES                    | 2021 Home Value \$500,000 to \$999,999           | 7.3%              | 2021 Est. Apparel                                  | \$66.47 M         |  |
| 2021 Est. HH Income \$35,000 to \$49,999   | 16.9%    | HOME VALUES                    | 2021 Home Value \$400,000 to \$499,999           | 4.3%              | 2021 Est. Contributions, Gifts                     | \$86.73 M         |  |
| 2021 Est. HH Income \$25,000 to \$34,999   | 10.0%    | HOME VALUES                    | 2021 Home Value \$300,000 to \$399,999           | 12.3%             | 2021 Est. Education, Reading                       | \$48.7 M          |  |
| 2021 Est. HH Income \$15,000 to \$24,999   | 9.2%     | HOME VALUES                    | 2021 Home Value \$200,000 to \$299,999           | 30.5%             | 2021 Est. Entertainment                            | \$87.08 M         |  |
| 2021 Est. HH Income Under \$15,000         | 17.4%    | HOME VALUES                    | 2021 Home Value \$150,000 to \$199,999           | 12.1%             | 2021 Est. Food, Beverages, Tobacco                 | \$247.65 M        |  |
| 2021 Est. Average Household Income         | \$60,710 | HOME VALUES                    | 2021 Home Value \$100,000 to \$149,999           | 9.8%              | 2021 Est. Furnishings, Equipment                   | \$54.19 M         |  |
| 2021 Est. Median Household Income          | \$60,541 | HOME VALUES                    | 2021 Home Value \$50,000 to \$99,999             | 11.6%             | 2021 Est. Health Care, Insurance                   | \$144.57 M        |  |
| 2021 Est. Per Capita Income                | \$23,673 | HOME VALUES                    | 2021 Home Value \$25,000 to \$49,999             | 4.2%              | 2021 Est. Household Operations, Shelter, Utilities | \$522.82 M        |  |
| 2021 Est. Total Businesses                 | 2,826    | HOME VALUES                    | 2021 Home Value Under \$25,000                   | 7.1%              | 2021 Est. Miscellaneous Expenses                   | \$29.53 M         |  |
| 2021 Est. Total Employees                  | 31,709   | HOME VALUES                    | 2021 Median Home Value                           | \$203,021         | 2021 Est. Personal Care                            | \$21.17 M         |  |
|  |          |                                | 2021 Median Rent                                 | \$979             |  |                   |  |



# Information About Brokerage Services

Texas law requires all real estate licensees 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 actives, 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 on 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.

### CLD Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

### Sean Murphy

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

### Ryder Jeanes

Sales Agent/Associate's Name

### 9003695

License No.

### 496649

License No.

License No.

### 522120

License No.

Buyer/Tenant/Seller/Landlord Initials

### info@cldrealty.com

Email

### smurphy@cldrealty.com

Email

Email

### rjeanes@cldrealty.com

Email

### 512-441-8888

Phone

### 512-441-8888

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