

For Sale or Lease

📍 SWC of IH-35 Frontage Rd. S & Riverwalk Loop in San Marcos, TX

±2.25-AC Pad Site
with **IH-35 FRONTAGE**
between Kyle & San Marcos



Property Overview

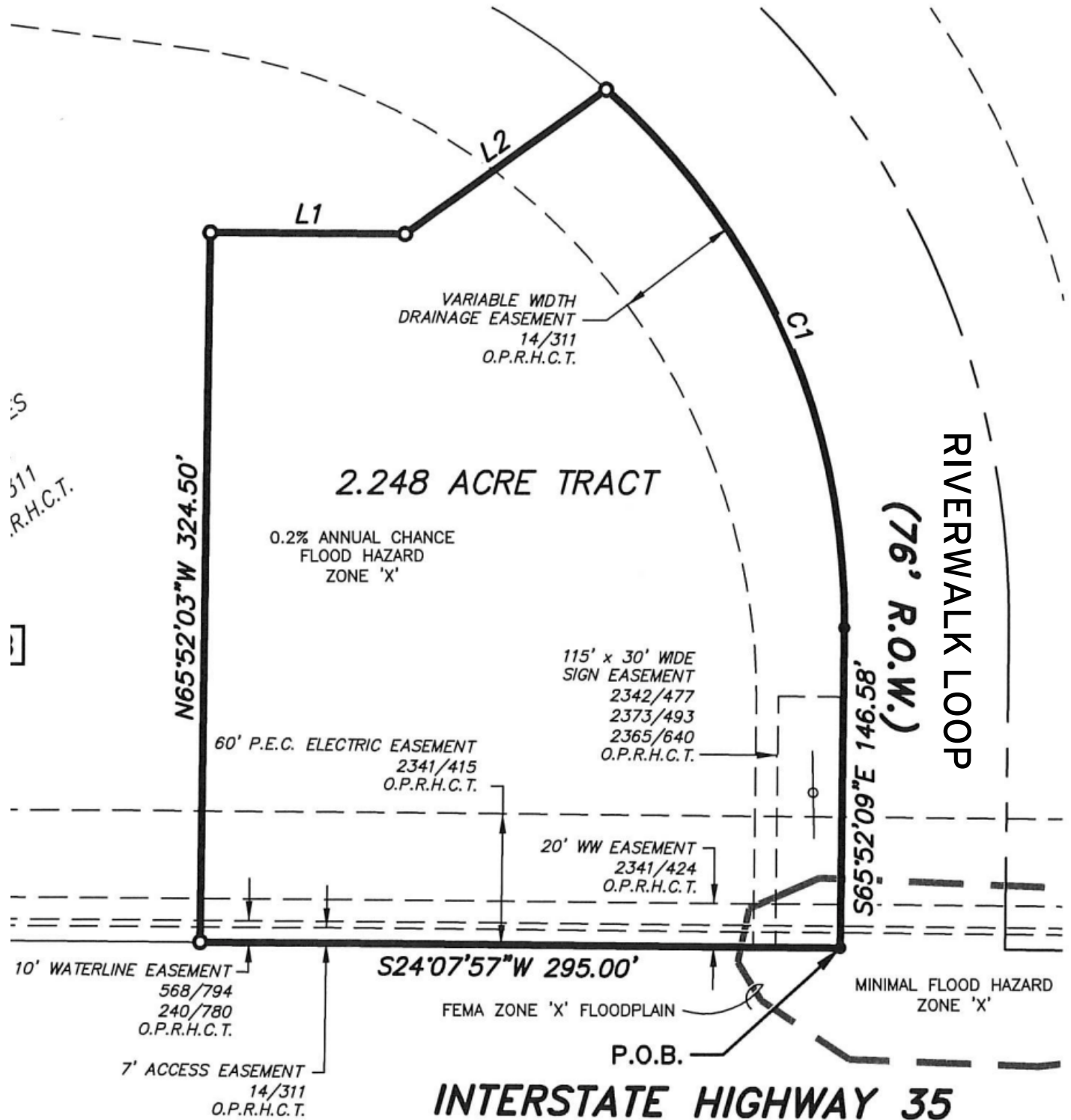
- ±2.25-Acre pad site with immediate visibility from IH-35 available just south of future 74,000-SF Buc-ee's (12/2025 opening) and future H-E-B off Yarrington Rd.
- Frontage pad with on- and off- ramps to IH-35, and minutes from both Kyle and San Marcos
- Connected by two major arterials: IH-35 and Yarrington Road (CR 159), which connects IH-35 to TX-80
- San Marcos and Kyle are two of the fastest-growing cities in the U.S. seeing a population growth rate was 14.4% 2021 through 2023 resulting in a population estimate of 86,507
- Surrounded by economic drivers that will increase commuter traffic: Tesla Manufacturing Plant (est. 781 employees), Amazon Fulfillment Center (est. 1,500 employees), CFAN (est. 650 employees), and the future 74,000-SF Buc-ee's country store and gas station that sits 0.25 miles from this site



Area Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Estimated Total Population	4,304	27,640	85,386
Estimated Total Households	1,390	11,393	31,375
Average Household Income	\$87,006	\$81,826	\$84,244
Estimated Daytime Population	3,038	17,343	73,370



Property Survey



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Contact

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Executive Vice President

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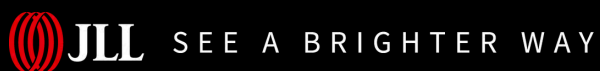
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Barry Haydon	591725	Barry.Haydon@jll.com	+1 512 593 4878
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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