



# Available

📍 3939 S. IH-35 in San Marcos, TX 78666

[View Property Photos](#)



# Property Overview

- Premium location within the San Marcos Outlets, one of the largest outlet malls in the country
  - Annual customer traffic flow averages at 14 million
  - 220 tenants and more than 1.2 million square feet
  - High demand location
  - Ample parking

SOURCE: [Visit San Marcos](#)

- On-site compactor
- Two (2) Bays - Dock-High Doors
- Entire site is demisable

<b>LOCATION</b>	3939 S. IH-35 San Marcos, TX 78666
<b>LAND SIZE</b>	±5.63 Acres
<b>GLA</b>	±61,120 SF
<b>ACCESS / VISIBILITY</b>	<ul style="list-style-type: none"><li>• Interstate 35 Frontage Rd. South</li><li>• Center Point Rd.</li></ul>
<b>ZONING</b>	General Commercial (GC)
<b>LOADING</b>	2 x Dock-High Doors



## Demographics

	1 mile	3 miles	5 miles
<b>2024 Estimated Population</b>	391	20,444	50,992
<b>2024 Estimated Households</b>	195	8,668	18,517
<b>2024 Average Household Income</b>	\$144,901	\$95,005	\$91,332
<b>2024 Daytime Population</b>	4,800	29,573	59,044



INTERSTATE 35 135,339 VPD



**San Marcos Premium Outlets**

1.2M SF of Open-Air Shopping  
220+ Retailers  
1,600 Employees

Center Point Rd.  
8,740 VPD



**Tanger San Marcos Outlets**

472K SF of Open-Air Shopping  
85+ Retailers  
1,540 Employees



# Trade Area

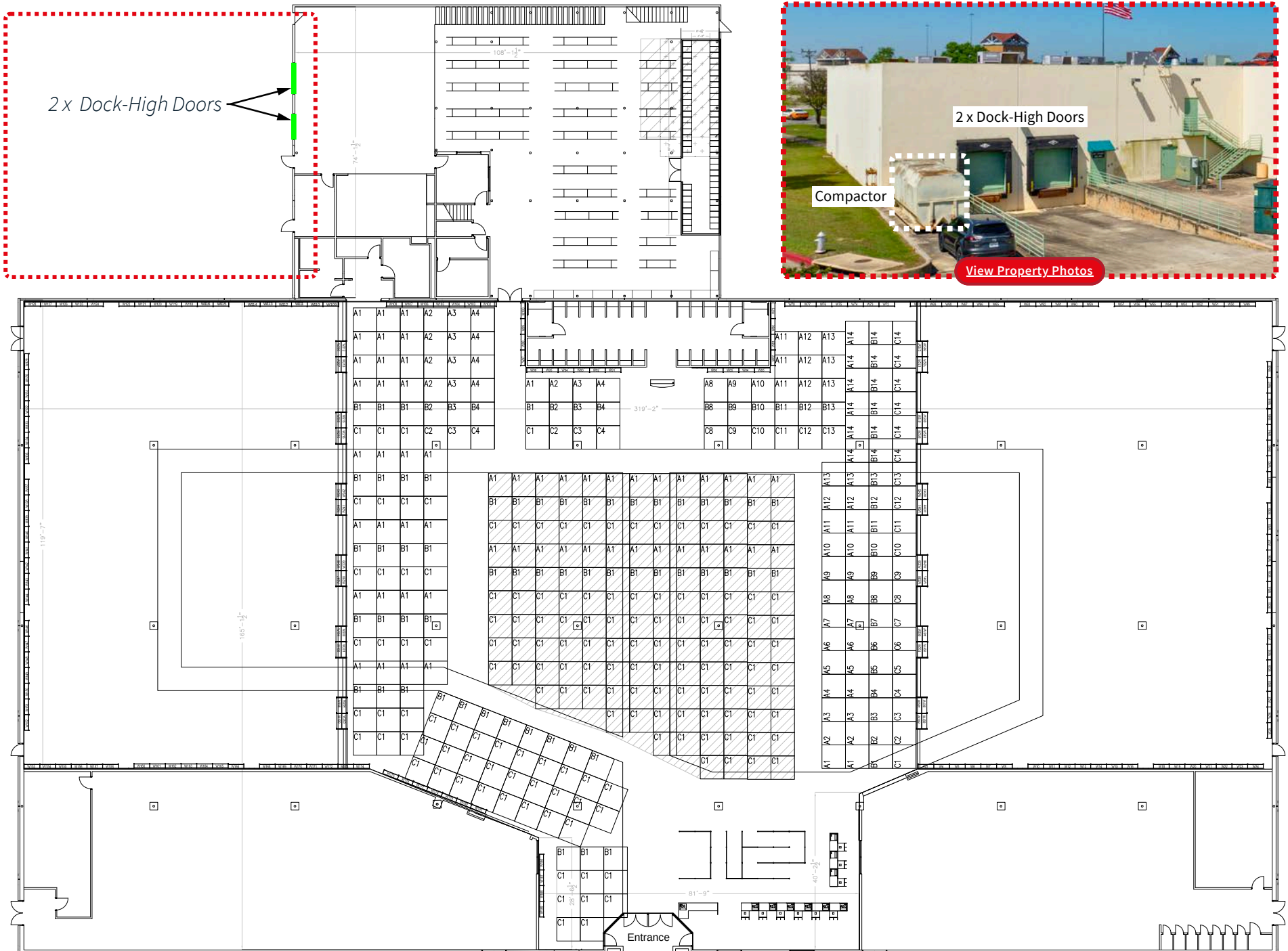




# Property Map



# Floor Plan





# Conceptual Rendering



Conceptual Rendering is subject to change.

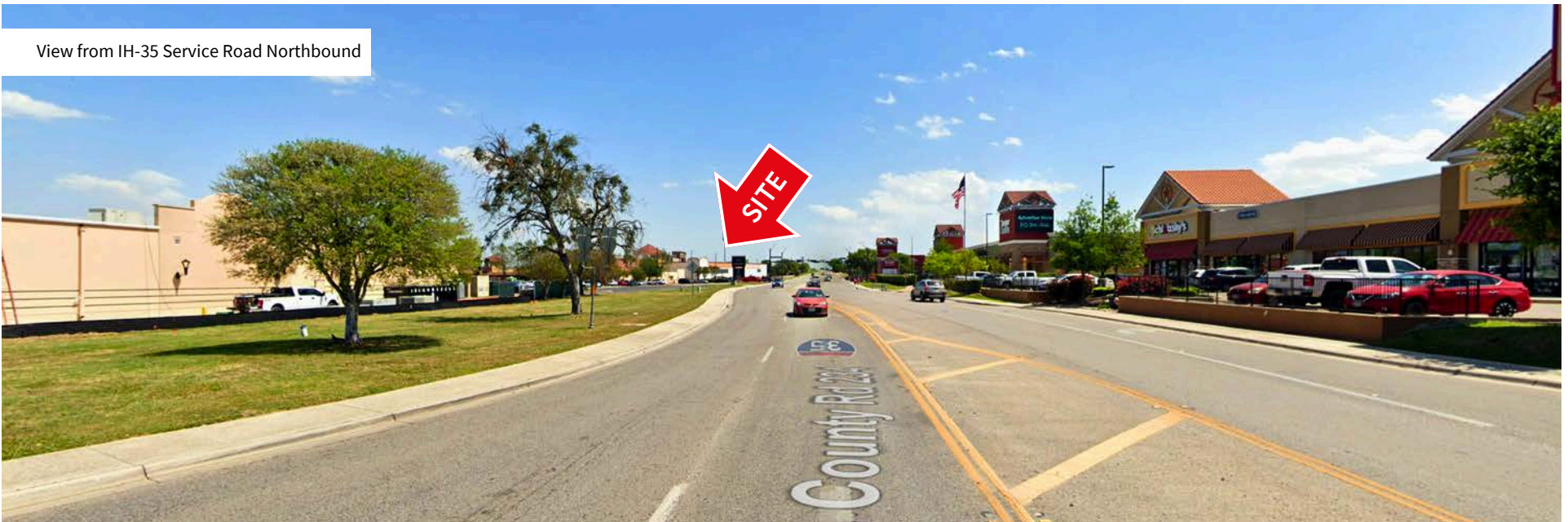


# Site Visibility

Traffic Signal into San Marcos Premium Outlets & Tanger Outlets



View from IH-35 Service Road Northbound





# Contact

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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:

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- 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.
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  - 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.

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Jones Lang LaSalle Brokerage, Inc.	591725	Renda.Hampton@jll.com	+1 (214) 438-6100	N/A	N/A	N/A	N/A
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone	Sales Agent / Associate's Name	License No.	Email	Phone

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