

MIDTOWN CENTRE

Mixed-Use Development Site - Opportunity Zone

IH-35 & Davis Ln. | San Marcos

- » APPROVED AD VALOREM PROPERTY TAX EXEMPTION
- » APPROVED SALES TAX EXEMPTION
- » LOCATED IN AN OPPORTUNITY ZONE



Located moments away from Texas State University, local entertainment district, The Square, and surrounded by the best of San Marcos, **MIDTOWN CENTRE** offers convenience to the area's most popular attractions.

Property is in an **opportunity zone**, within the Midtown High Intensity Zoning overlay, and is authorized for a **Public Facilities Corporation** (*property tax abatement*). This site has approved entitlements to abate property and sales taxes, and can also act as a vehicle for tax exempt private placement bond financing. All of which heavily increase the NOI, in exchange for a measure of affordable housing.





MIDTOWN CENTRE:

MIXED USE OPPORTUNITY WITH FAVORABLE DENSITY AND ENTITLEMENTS FOR ±800 MULTI-FAMILY UNITS, AS WELL AS TAX EXEMPTIONS AUTHORIZED BY A PUBLIC FACILITY CORPORATION

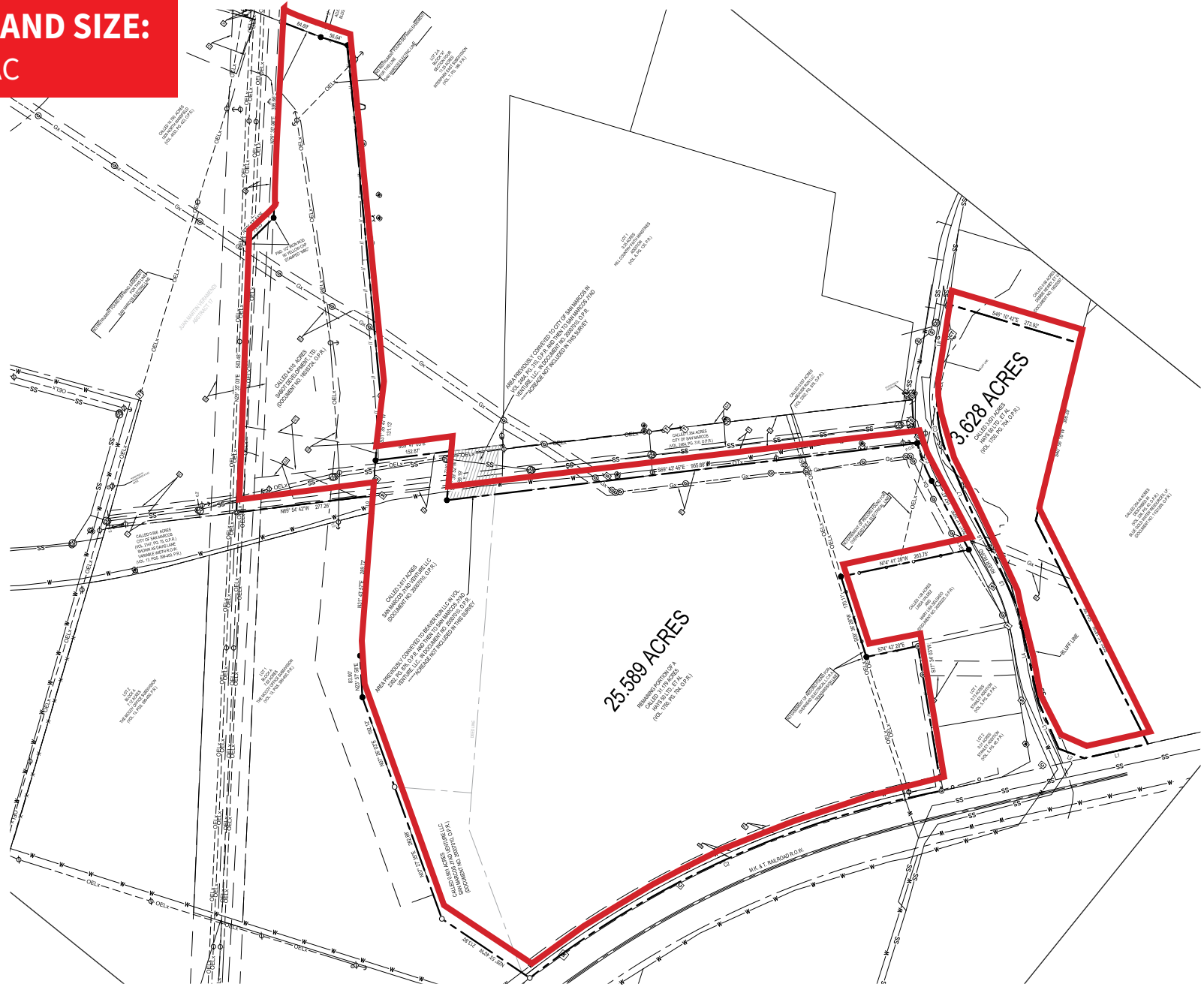
[VIEW SAMPLE PRO FORMA HERE](#)

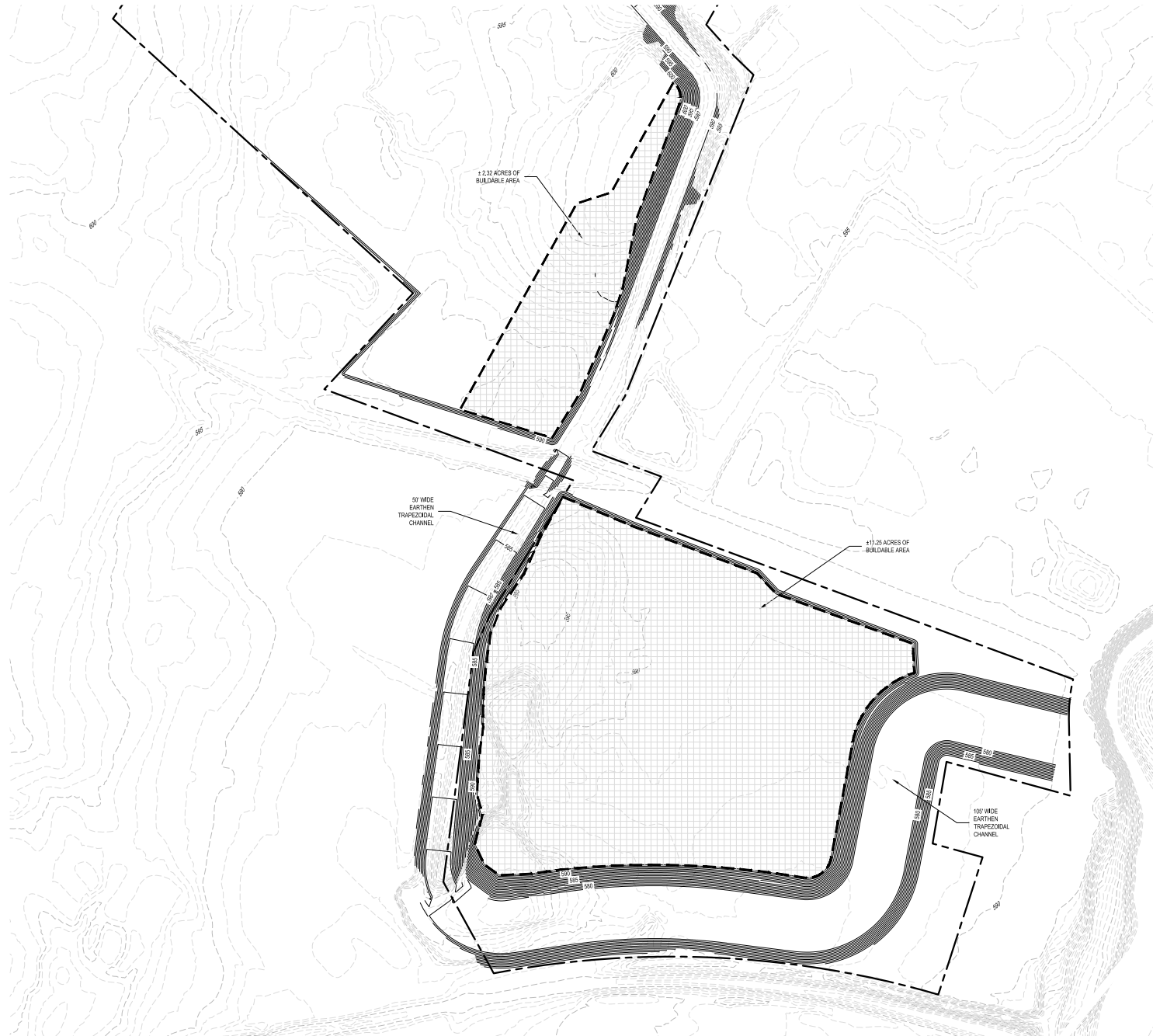
PROPERTY HIGHLIGHTS

- » CD-5 Zoning Overlay
- » Opportunity Zone
- » 100% Impervious Cover
- » Property and Sales Tax Exemptions Authorized
- » 5 Stories / 75' in Height
- » Blanco River Frontage



TOTAL LAND SIZE:
±29.217 AC






SITE BUILDING MASSING



ILLUSTRATIVE PLAN



Diagram Legend

 **Multi Family Residential (4 Floors)**
4 story Residential with Amenity

Project Density Totals		
Use	SF	Units
Multifamily	617,822	831
Amenities	45,000	N/A
Total	662,822 SF	831

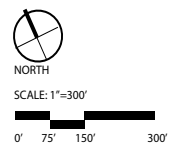
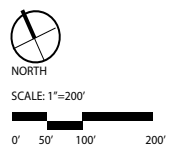


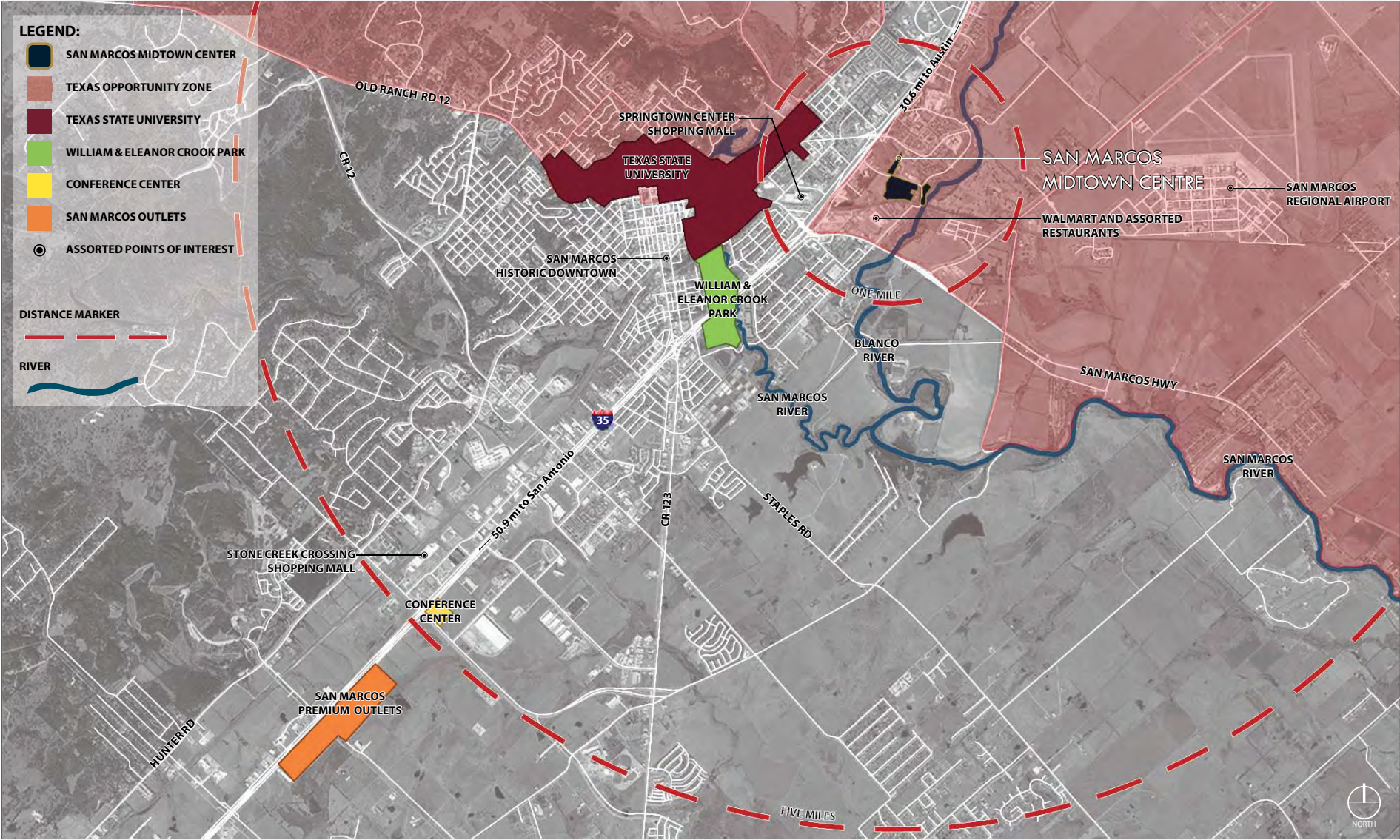


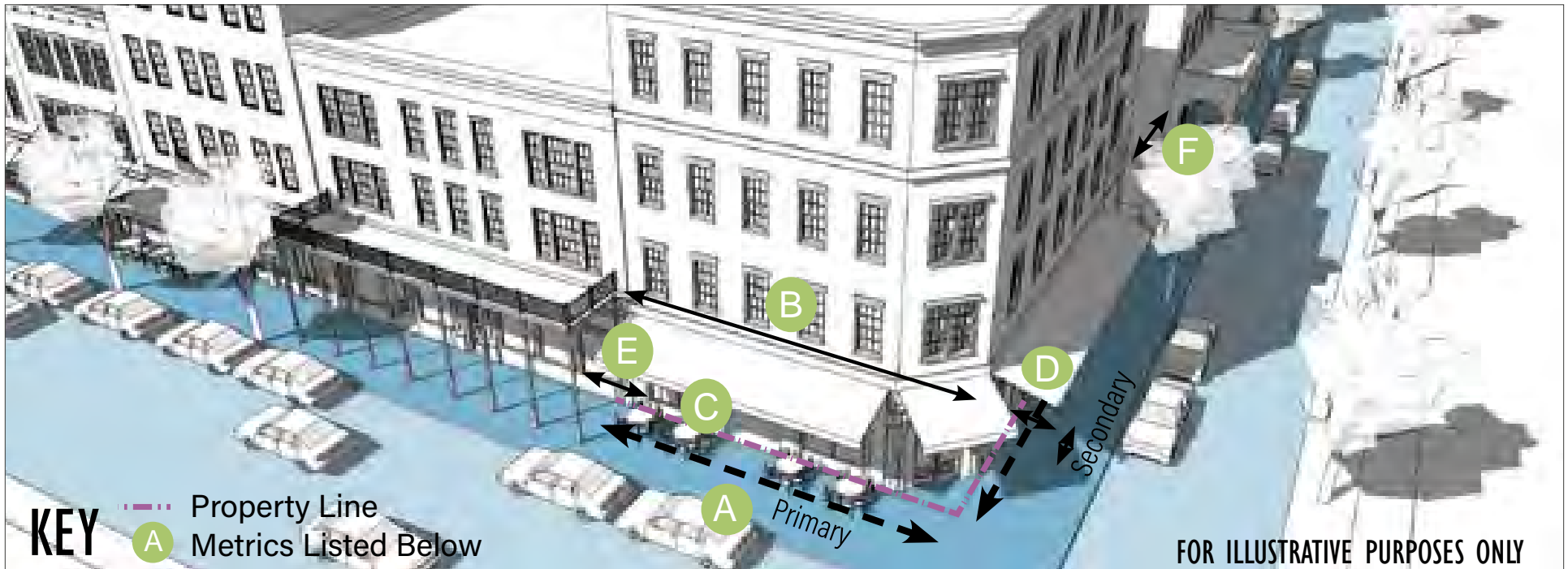
Diagram Legend

Parcel C	
Building C3 - 4 Story Multifamily	96,750 SF 163 Units
Parcel F	
Building F1 - 4 Story Multifamily	121,240 SF 139 Units
Building F2 - 4 Story Multifamily	141,260 SF 164 Units
Building F3 - 4 Story Multifamily	303,572 SF 365 Units
Total Amenity SF	45,000 SF
Total Multifamily SF	617,822 SF
Total Multifamily Units	831 Units



OPPORTUNITY ZONE MAP





GENERAL DESCRIPTION

The CD-5D district is intended to provide for mixed use, pedestrian oriented development in downtown. To promote walkability and to encourage street level retail activity, auto-oriented uses are restricted.

DENSITY

IMPERVIOUS COVER 100% max

BUILDING STANDARDS

BUILDING HEIGHT (MAX.)*	5 stories	75 ft.
BUILDING HEIGHT (MIN.)*	2 stories	24 ft.
GROUND FLOOR ELEVATION	2' min. for ground floor residential	

*Alternative Compliance available (see Section 4.3.4.4 or Section 4.3.4.5)

LOT

ALLOWABLE BUILDING TYPE	LOT AREA	LOT WIDTH
TOWNHOUSE	1,500 SF min.	15 ft. min.
APARTMENT BUILDING	2,000 SF min.	20 ft. min.
LIVE/WORK	1,100 SF min.	15 ft. min.
MIXED-USE SHOPFRONT	2,000 SF min.	20 ft. min.
CIVIC BUILDING	2,000 SF min.	20 ft. min.

A

SETBACKS - PRINCIPAL BUILDING

PRIMARY STREET	0 ft. min. / 12 ft. max	B
SECONDARY STREET	0 ft. min. / 12 ft. max	C
SIDE	0 ft. min.	D
REAR	0 ft. min.	E
REAR, ABUTTING ALLEY	3 ft. min.	E

Click [HERE](#) for more information on the City of San Marcos Land Development Code



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