



For Sale or For Lease

Up To ±86 AC Available

- » **Size:** ±86.4 Ac
- » **Proposed Uses:** Industrial and Multi-Family
- » **Dual Frontage:** ±1,449 ft on N Interstate 35 Frontage Rd. & ±1,227 ft on Old Bastrop Hwy.
- » **Water Provider:** Crystal Clear Water
- » **Wastewater Provider:** City of San Marcos Wastewater
- » **Utility Access:** Clear path to servicing the site with water and wastewater

| <i>Demographics</i> | 1 mile | 3 mile | 5 mile |
|-----------------------|----------|-----------|-----------|
| Estimate Population | 141 | 4,426 | 25,599 |
| Estimate Households | 63 | 1,876 | 9,761 |
| Avg. Household Income | \$86,617 | \$101,397 | \$103,601 |
| Daytime Population | 349 | 9,176 | 30,217 |
| <i>Traffic Counts</i> | CPD | | |
| IH-35 | 135,935 | | |

Las Colinas San Marcos

IH-35 & Old Bastrop Hwy.

5225 N Interstate 35 Frontage Rd.
San Marcos, Texas 78666

Call for more information:

Graham Schmergel

Executive Vice President

+1 512 861 3423

Graham.Schmergel@jll.com

us.jll.com/

Year: 2022 | Esri

DISCLAIMER

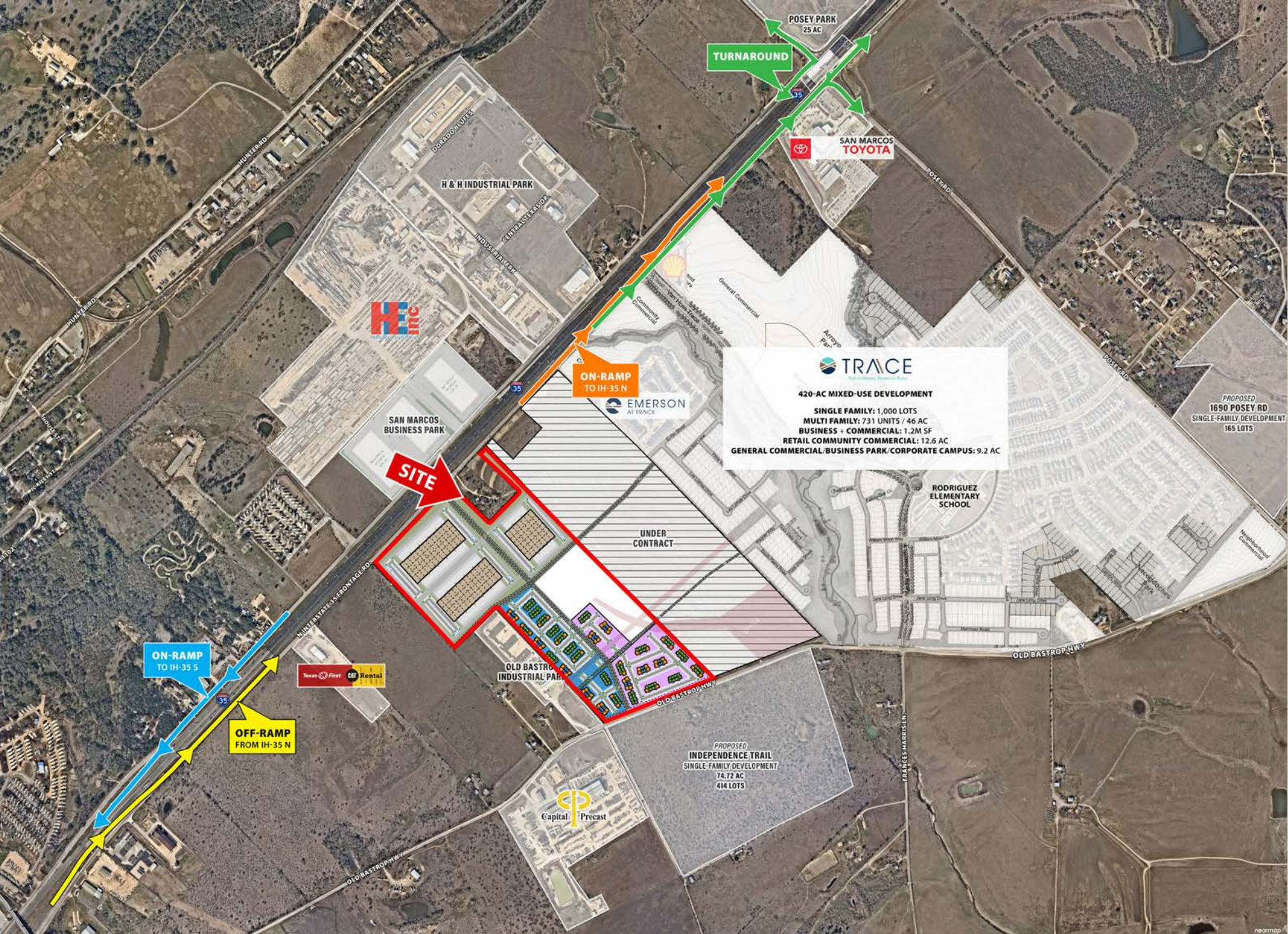
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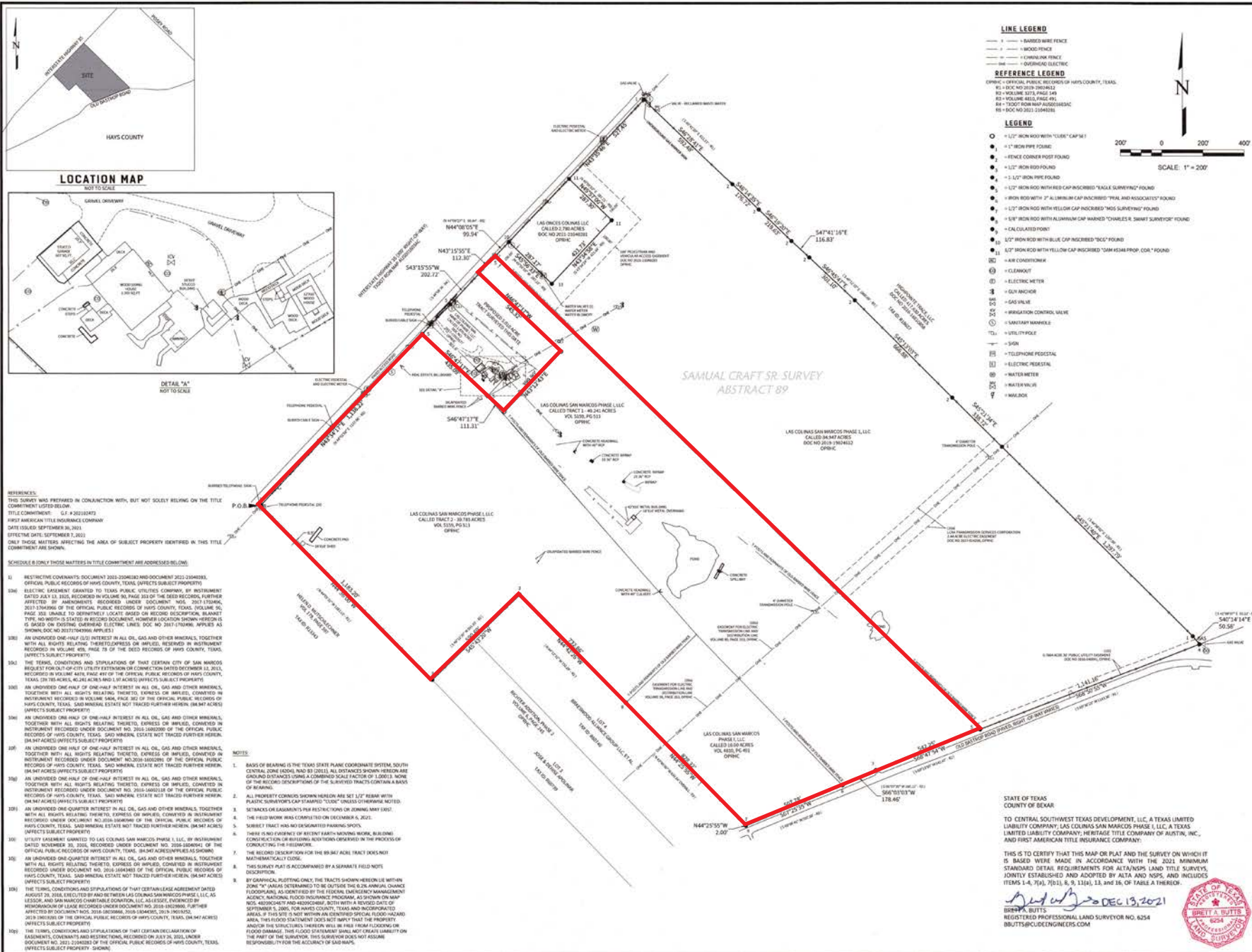
Trade Area



Las Colinas San Marcos will provide an upscale location for the economic growth and commercial development of 177 acres of land on Interstate 35 in San Marcos Texas. Situated on the southern side of San Marcos near the Hays County line, the property is blessed with outstanding features. A convenient location, dual highway frontage, easy access, great visibility from Interstate 35, gently rolling hills with incredible hilltop views of the surrounding area, just to name a few. The site will provide a convenient, upscale location for businesses and residents to call home. Located on the East side of Interstate 35 less than a mile south of the San Marcos Premium & Tanger Outlet Malls, the property is in the premier location for commercial and residential building sites.



Site Survey



CUDEENGINEERS.COM

CUDE ENGINEERS

4122 POND HILL RD. • SUITE 201
SAN ANTONIO, TEXAS 78212
710.643.2051 • 710.633.5211 FAX
WWW.CUDEENGINEERS.COM
10/15/15 TRM 83000000 • TOL 7000-1000

ALTA/NSPS LAND TITLE SURVEY

OF

169.3 ACRES OF LAND LOCATED IN THE SAMUEL CRAFT
SR. SURVEY, ABSTRACT 89, HAYS COUNTY, TEXAS

DATE
DECEMBER 13, 2021

PROJECT NO.
03481.000

DRAWN BY
DLT

CHECKED BY
BB

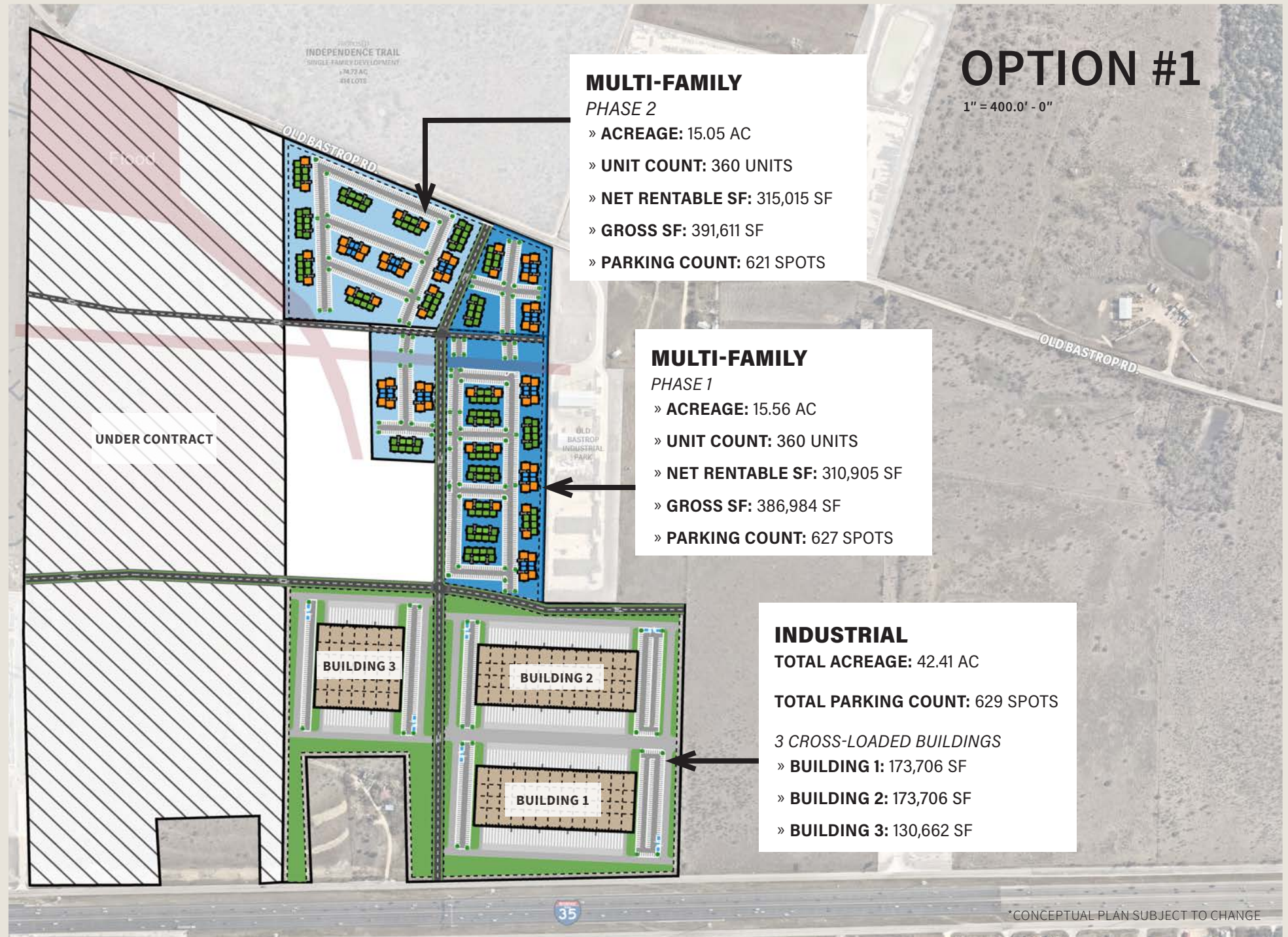
REVISIONS

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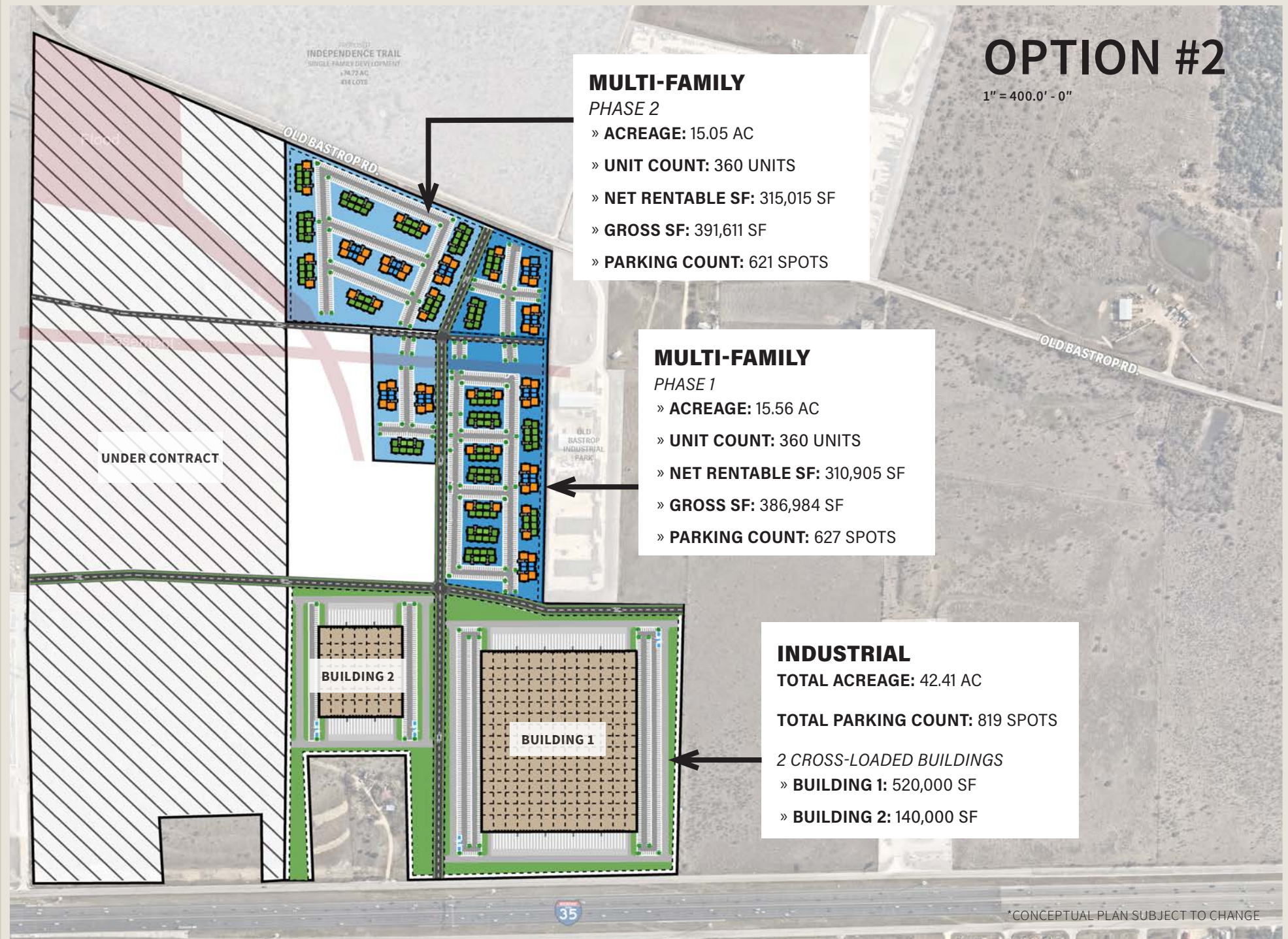
V-1

4 OF 4

Test Fit Option #1



Test Fit Option #2



Site Photos





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.



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 | Jan.Lighty@jll.com | (214) 438-6100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Bradley Stone Selner | 399206 | Brad.Selner@jll.com | (214) 438-6169 |
| Designated Broker of Firm | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Graham Schmergel | 672378 | Graham.Schmergel@jll.com | (512) 861-3423 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date