

FOR SALE – 0.60 ACRES

INFILL DEVELOPMENT LAND

RETAIL / OFFICE REDEVELOPMENT

• 128 – 140 S GUADALUPE ST SAN MARCOS, TX 78666

PROPERTY SUMMARY

- Sales Price: \$1,600,000
- Price Per Land Foot: \$61.22
- Land Area: +/- 0.60 Acres (26,136 SF)
- Zoning: CD-5D
- Impervious Coverage: 100% Maximum

IMPROVEMENTS

- 1,600 SF – Office / Retail – Streetfront
- 2,400 SF – Quonset Hut
- 3,081 SF – Warehouse

Stephen DePizzo

Managing Director

512-391-0718 x 22

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John Collins

Executive Managing Director

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Highlights

San Marcos, Texas is located in the heart of the Austin-San Antonio Innovation Corridor. San Marcos has a highly-skilled workforce and strong infrastructure full of thriving businesses and industries that support entrepreneurship and innovation.

The property is located in Downtown San Marcos, and walking distance from the well known "Square", and Texas State University. This area is surrounded by locally owned shops, restaurants, bistros, and nightspots. San Marcos and greater Hays County could be a national leader in population growth.

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 Warehouse

 Quonset Hut

 Streetfront Retail

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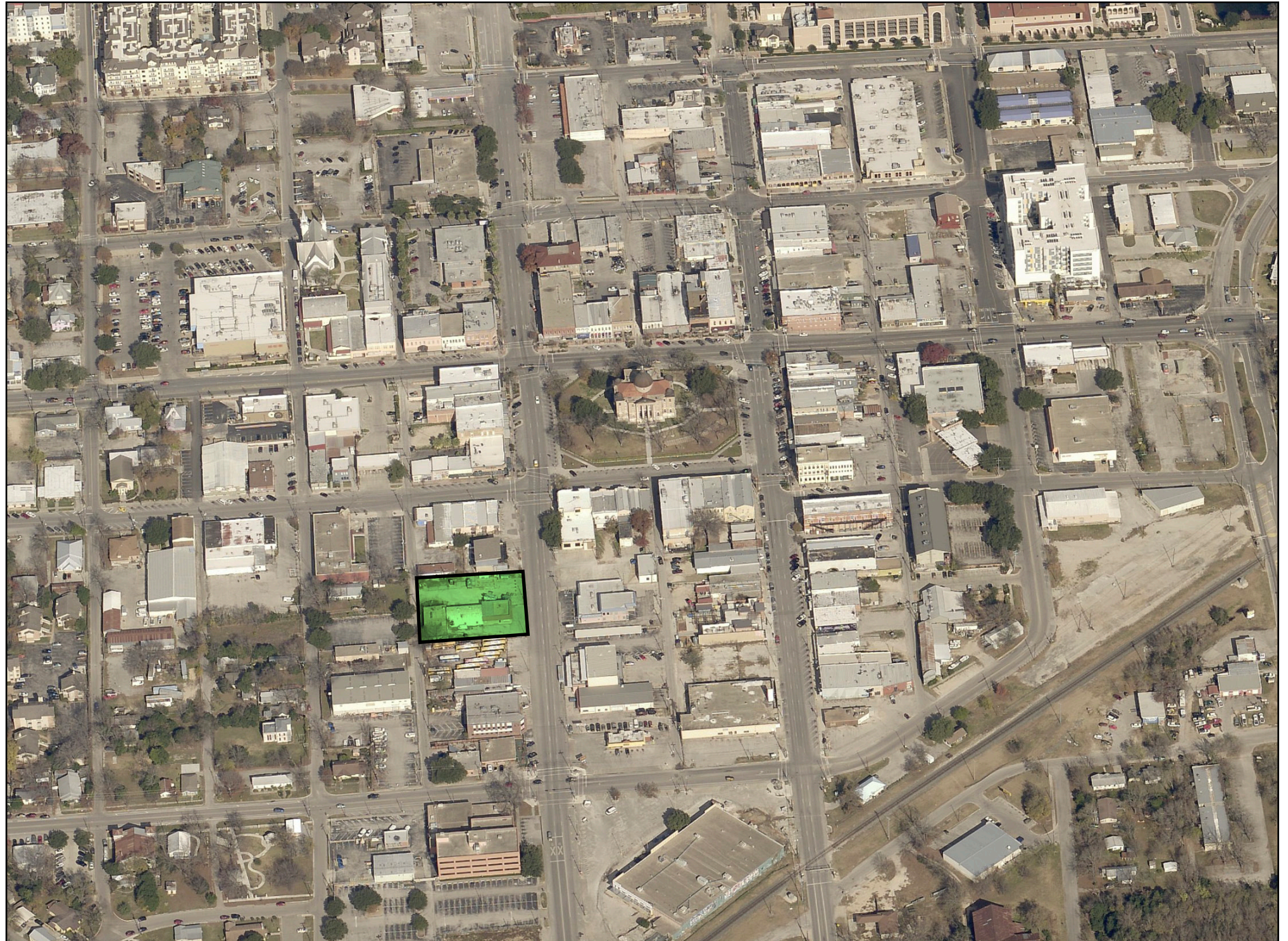
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Aerial

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Location Overview

Great location near the Square in one of the fastest growing cities in the nation.

The square is filled with locally owned shops, restaurants, bistros and nightspots.

Convenient to Texas State and IH 35.



San Marcos

Population: Its population was 44,894 at the 2010 census and was estimated 63,509 in 2019. In 2013 and 2014, the United States Census Bureau named it the fastest-growing city in the United States.

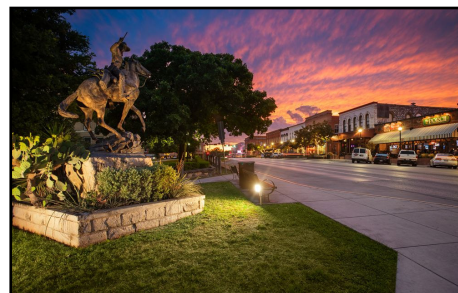
Economy: San Marcos' central location along IH-35 and strong infrastructure makes it ideal for industry. It includes business incentives, a high quality of life, regional airports and proximity to major international airports, access to major roadways such as IH-35, SH-130, SH-183, and IH-10, networking opportunities and support for small businesses and entrepreneurs, a healthy tax structure, and a diverse and talented workforce.

Along with its easy access to air travel, San Marcos has ready access to several freight routes and IH-35 and IH-10, which run north/south and east/west, respectively, through the region. The access points of the area provide an easy route to major cities in Texas such as Austin, San Antonio, Dallas, and Houston. The region has several institutions of higher education that provide a continual source of talent for the region's workforce. These institutions include the fourth-largest university in the state, Texas State University; Gary Job Corps, an education and career technical training program; and two Austin Community College campuses.

The area's quality of life is highlighted by the San Marcos River, which is naturally fed by the San Marcos Springs. Many other lakes and rivers dot the local landscape, and the region's location within the Texas Hill Country provides easy access to the many outdoor amenities. In June 2006, The View named the San Marcos Outlet Malls as the third-best place to shop in the world. About six million people visit them annually.

Education: Bobcat Spirit: Texas State University (fourth largest university in the state with more than 38,808 students). Every day is a great day to be a Bobcat! The university participates in NCAA Division I as a part of the Sunbelt Conference (FBS in football) and some sport is always in season. Join us at a game and help celebrate our Bobcat Pride.

Culture: The river is a popular recreational area and is frequented by residents and tourists for tubing, canoeing, swimming, and fishing. The Texas Water Safari starts in San Marcos on the first Saturday in June each year. Due in part to its natural beauty, the city was nicknamed "San Marvelous". San Marcos references the nickname in its "Keep San Marcos Beautiful" campaign. The town center (referred to locally as "the square") was laid out in 1851 and is listed in the National Register of Historic Places. The Hays County Courthouse, which sits in the center, was built in 1908. The downtown area surrounding the courthouse is home to many of the city's bars, restaurants, boutiques, and music venues, making it a top entertainment destination. The Marc, directly across the street from the courthouse, hosted the 2011, 2012, and 2013 Lone Star Music Awards.



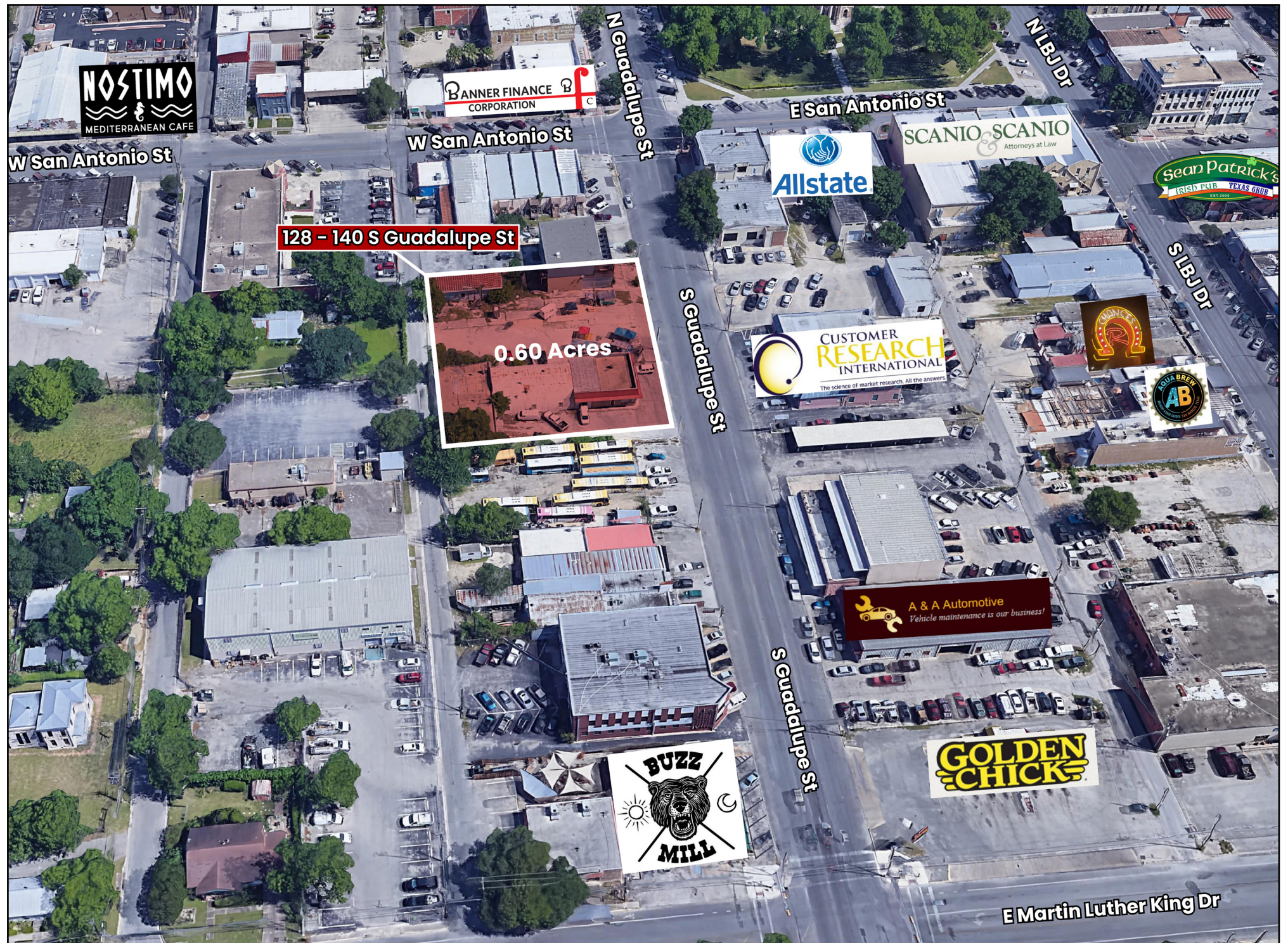
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Site Aerial

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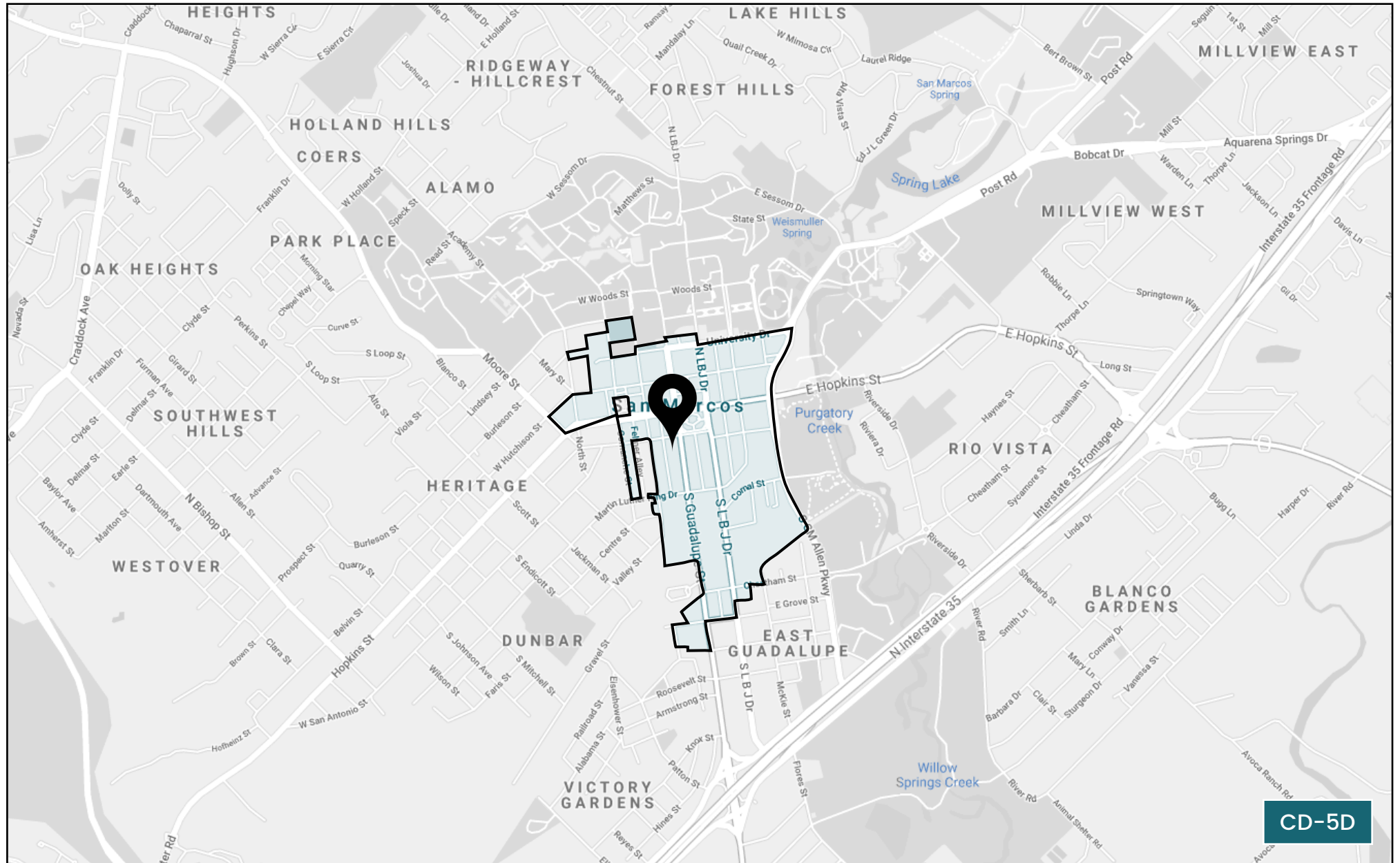
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Zoning Map

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Zoning: Character District - 5 Downtown

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. CD-5D should be applied in areas where the existing or proposed land use pattern promotes the highest levels of pedestrian and mixed use activity in the community.

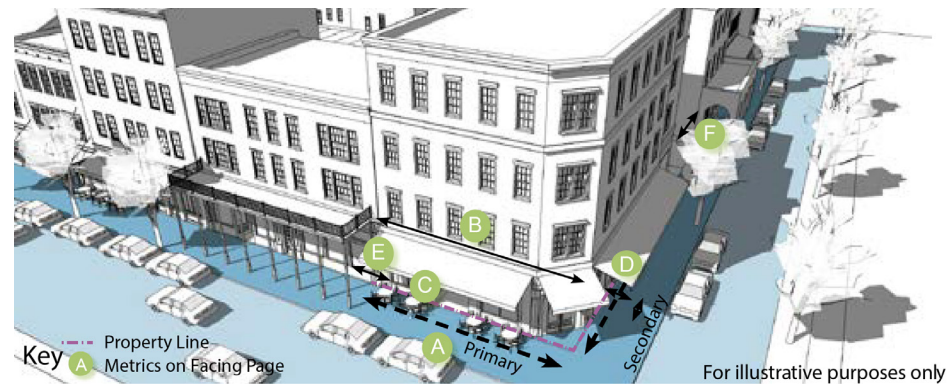
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Bldg Standards

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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	
Buildings located in the downtown historic district shall not exceed a building height of 3 stories.		

Lot

Building Type	Lot Area	Lot Width	A
Townhouse	1,500 sq. ft. min.	15 ft. min.	
Apartment	2,000 sq. ft. min.	20 ft. min.	
Live/Work	1,100 sq. ft. min.	15 ft. min.	
Mixed Use Shopfront	2,000 sq. ft. min.	20 ft. min.	
Civic Building	2,000 sq. ft. min.	20 ft. min.	

Setbacks - Principal Building

Principal Street	0 ft min/ 12 ft max.	B
Secondary Street	0 ft min/ 15 ft max.	C
Side	0 ft. min.	D
Rear	0 ft. min.	E
Rear, abutting alley	3 ft. min; or 15 ft from centerline of alley	E

Parking Location

Layer	Surface	Garage
First Layer	Not Allowed	Not Allowed
Second Layer	Allowed along secondary street only	Not Allowed
Third Layer	Allowed	Allowed

Build-to Zone (BTZ)

Building Facade in primary street	80% min.
Building Facade in secondary street	60% min.

Durable Building Material Area

Primary Material	80% min.
Secondary Material	20% max.
Blank Wall Area	25 ft. max.

Setbacks - Accessory Structure

Principal Street	20 ft. plus principal structure setback min.
Secondary Street	20 ft. plus principal structure setback min.
Side	0 ft. min.
Rear	3 ft. min.

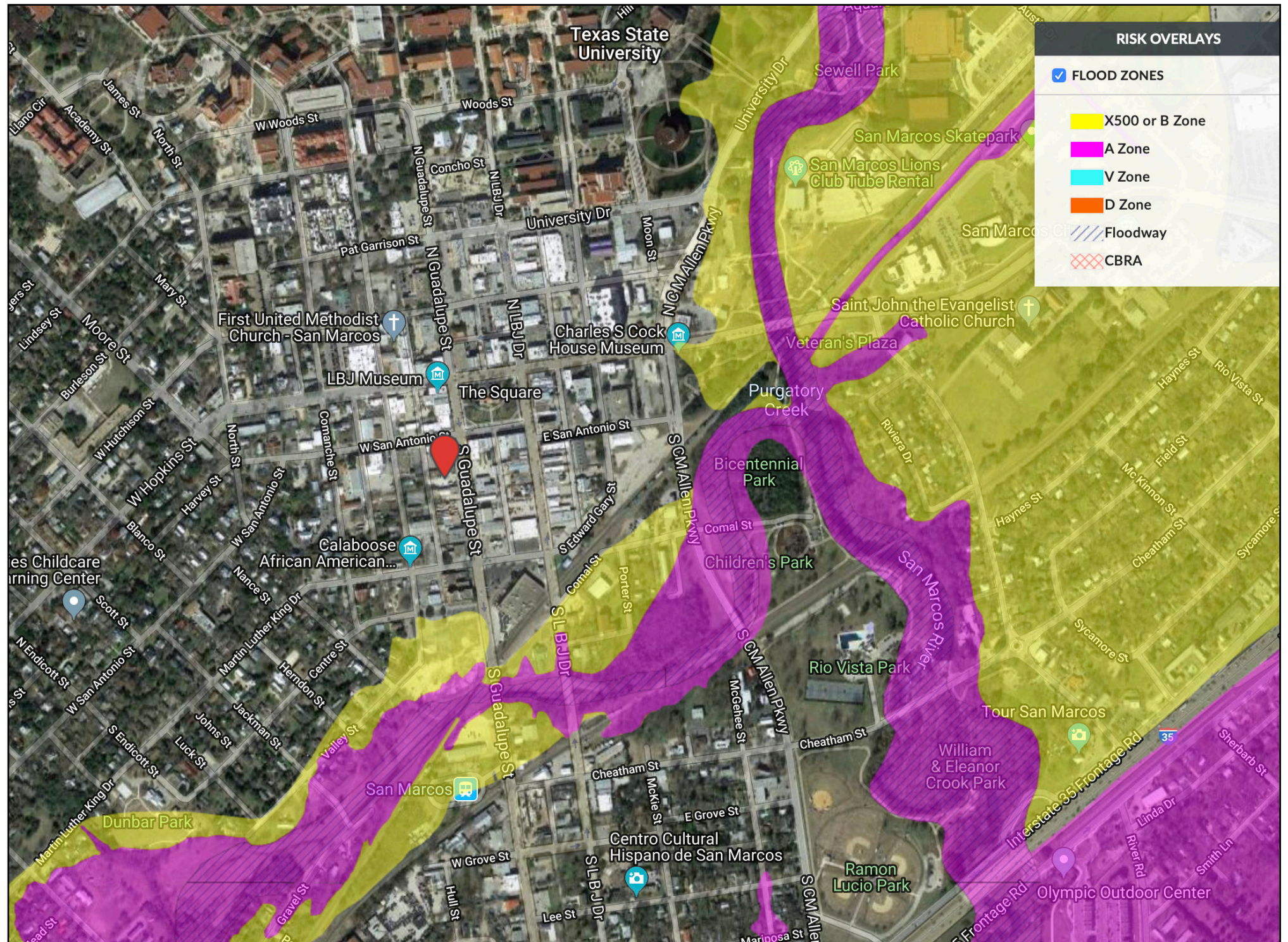
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Flood Zones

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Nearby Amenities

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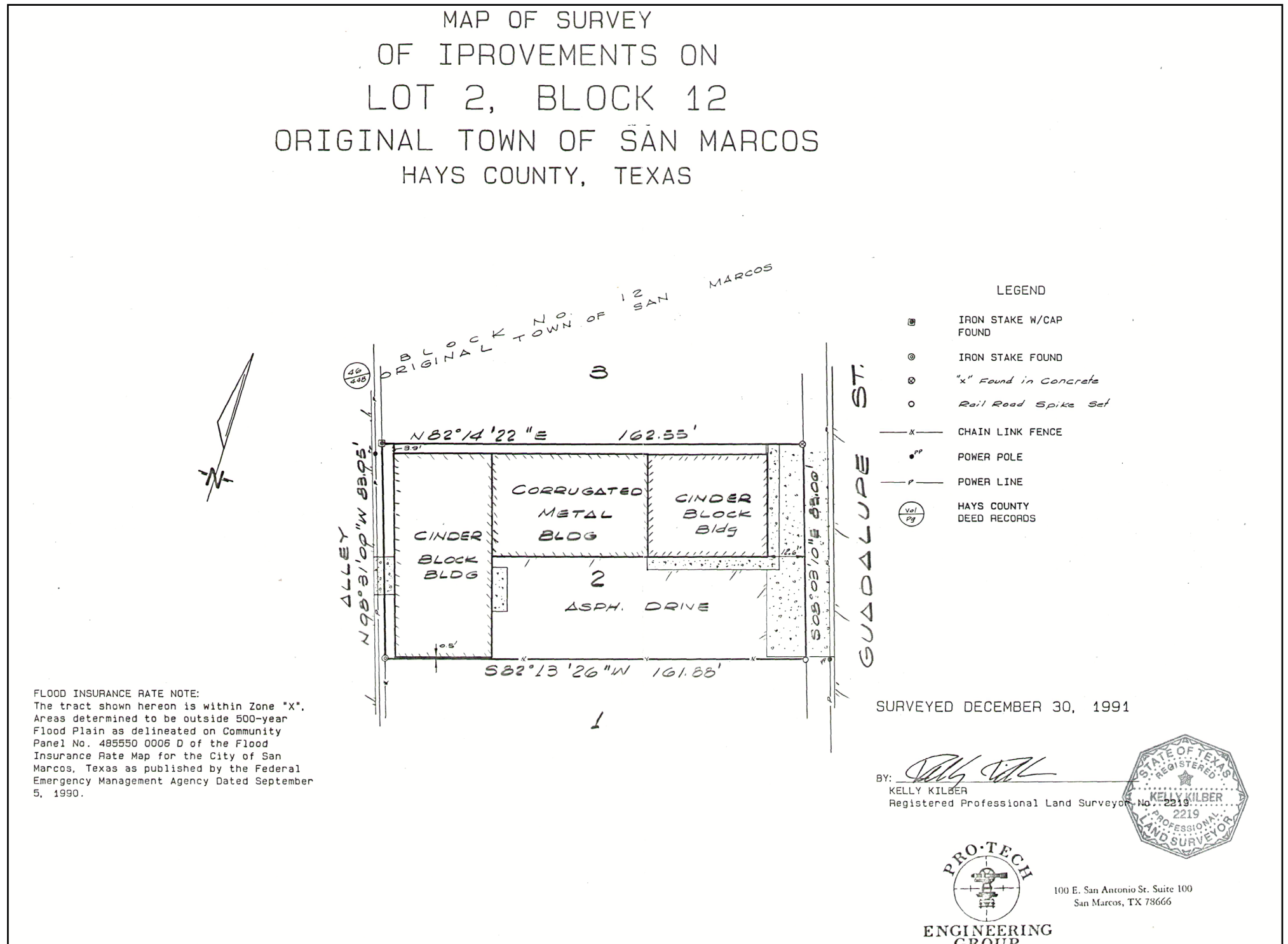
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Surveys

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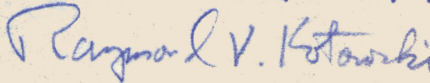

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Lot 5		Lot 4	
Building encroaches onto Lot 4 as shown			
Iron Pin (set)	N 81°-59'-48" E 163.11'	4'±	Iron Pin (set)
This lot is covered by concrete slabs of varying dimensions and drainage structures that served the car washing operation that was located on this site.			
ALLEY	N 9°-08'-00" W 83.33'	S 8°-45'-00" E 83.33'	
Aluminum Capped Iron Pin	S 82°-00'-00" W 162.55'	"X" Carved in Concrete	
Lot 3		STREET	
Lot 2		GUADALUPE	
Subject property does/does not lie within a flood hazard zone as determined from F.I.S./H.U.D. Flood Hazard Map, Community Panel No. 485505 0006B, dated September 5, 1990.			
LEGAL DESCRIPTION: All of Lot 3, Block 12, ORIGINAL TOWN OF SAN MARCOS, Hays County, Texas, according to the map or plat thereof recorded in Volume 46, Page 448, Deed Records of Hays County, Texas.			
PURCHASER: Randy Greer and wife Patrice Greer		TITLE COMPANY: Hays County Abstract Company G.F. NO. 9409102	
I hereby certify that this plat correctly represents a survey made upon the ground under my supervision on January 4, 1995, and that there are no encroachments upon this property, except as shown hereon. 			
Raymond V. Kotowski, R.P.S., State of Texas, No. 2164		Date January 5, 1995	
BEELINE ENGINEERING & LAND SURVEYING P.O. BOX 1081 SAN MARCOS, TEXAS 78666 Phone 512/353-4725		Scale 1" = 30'	
		950105	



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stephen DePizzo	639262	sdepizzo@stcroixca.com	512.391.0718
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date