

HUNTER PROFESSIONAL PLAZA- LOT 2

2.21 ACRES

2202 HUNTER RD - LOT 2, SAN MARCOS, TX 78666



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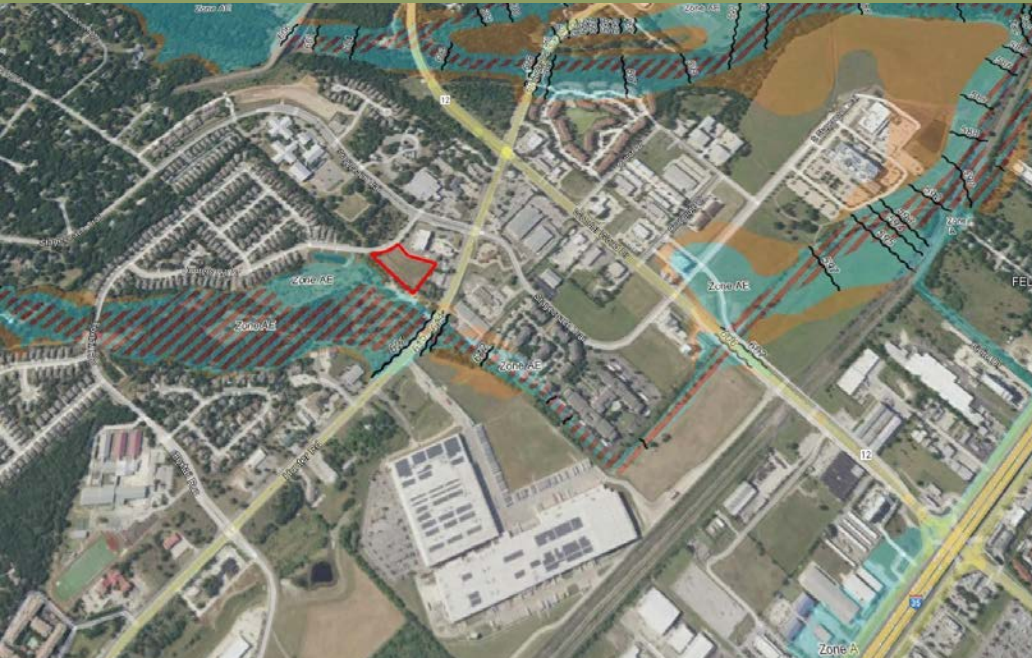
Phone: 512.391.0718 | Fax: 512.870.9371 | stcroixcra.com



AVAILABLE

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PROPERTY HIGHLIGHTS

- Relatively flat Plot, no Floodplain.
- Seller will also consider Build to Suit or Ground Lease.
- Corner of Hunter Rd (15,719 VPD) & Stagecoach Trail (4,804 VPD) at a Fully Signalized Intersection.
- Just off Wonderworld Drive/ Ranch Road 12 (29,238 VPD) that pulls traffic directly from IH-35 (124,360 VPD)
- Located within 1 mile of the Central Texas Medical Center, San Marcos Outlet Malls, major distribution facilities and Texas State University.
- Located within minutes of major attractions including the San Marcos River, LBJ Museum, Historic Downtown Business District, Aquarena Center, Wonder World Park and numerous hike and bike trails.
- For more information about Legacy Zoning, please [click here.](#)

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	2.21 Acres
Zoning:	Community Commercial (CC) Legacy Zoning
Utilities:	Full Utilities to Site

**FOR MORE
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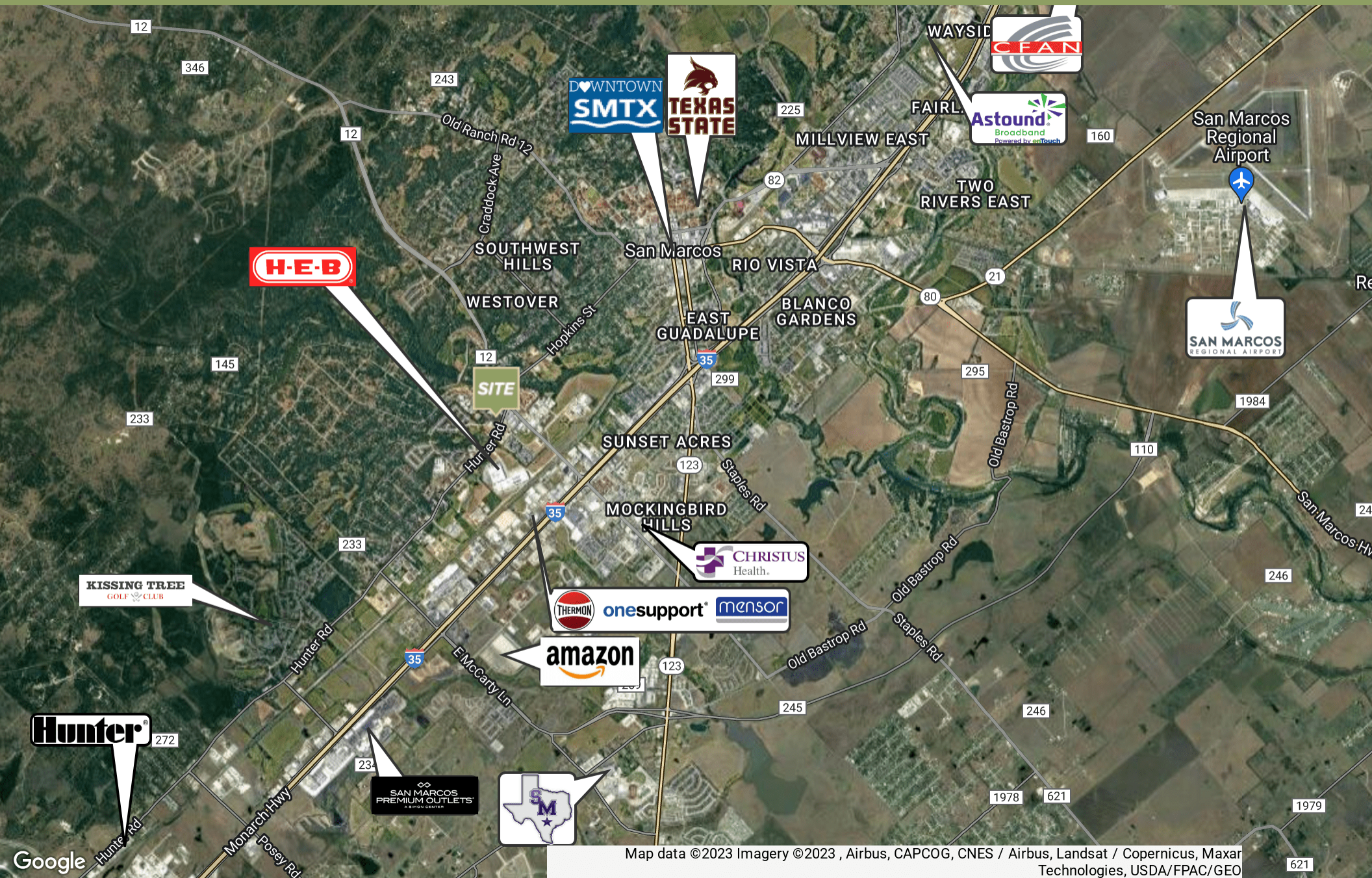
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Lot 2

2202 Hunter Rd, San Marcos, TX 78666

Building Type: **Land**

Class: -

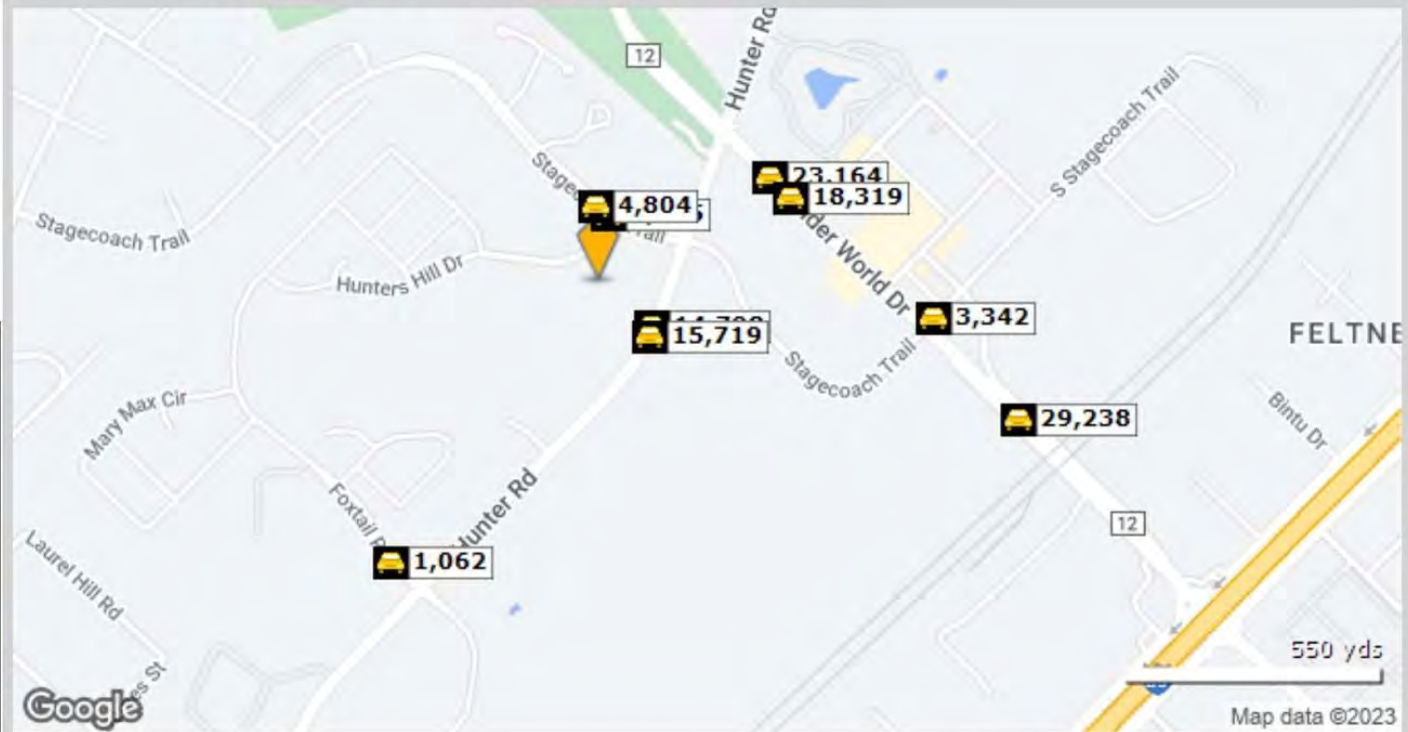
RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hunter Road	Stagecoach Trl	0.13 NE	2020	14,798	AADT	.09
2	Stagecoach Trail	Hunters Hill Dr	0.02 SE	2022	3,435	MPSI	.09
3	Hunter Rd	Stagecoach Trl	0.13 NE	2022	15,719	MPSI	.09
4	Stagecoach Trl	Hunters Hill Dr	0.02 SE	2022	4,744	MPSI	.10
5	Stagecoach Trl	Hunters Hill Dr	0.02 SE	2021	4,804	MPSI	.10
6	Wonder World Dr		0.00	2022	23,164	MPSI	.25
7	Wonder World Drive	Dutton Dr	0.04 SE	2020	18,319	AADT	.26
8	South Stagecoach Trail		0.00	2022	3,342	MPSI	.42
9	Foxtail Run	Hunter Rd	0.05 SE	2022	1,062	MPSI	.43
10	Wonder World Drive		0.00	2022	29,238	MPSI	.55

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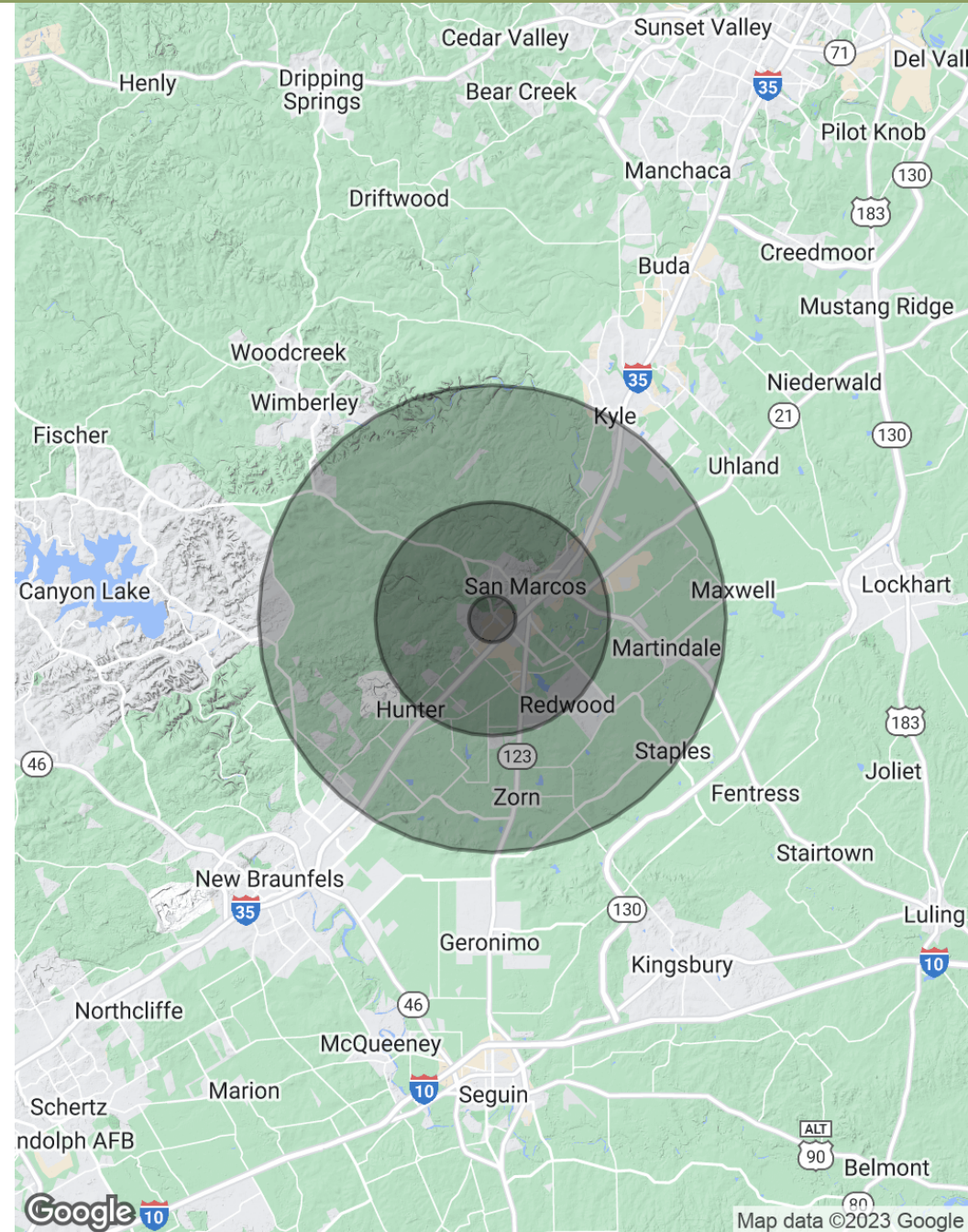
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,398	64,350	102,584
Average Age	37.4	31.0	32.5
Average Age (Male)	37.3	30.8	32.8
Average Age (Female)	38.2	32.3	33.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,116	25,884	39,390
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$66,157	\$52,845	\$64,481
Average House Value	\$153,340	\$125,474	\$161,668



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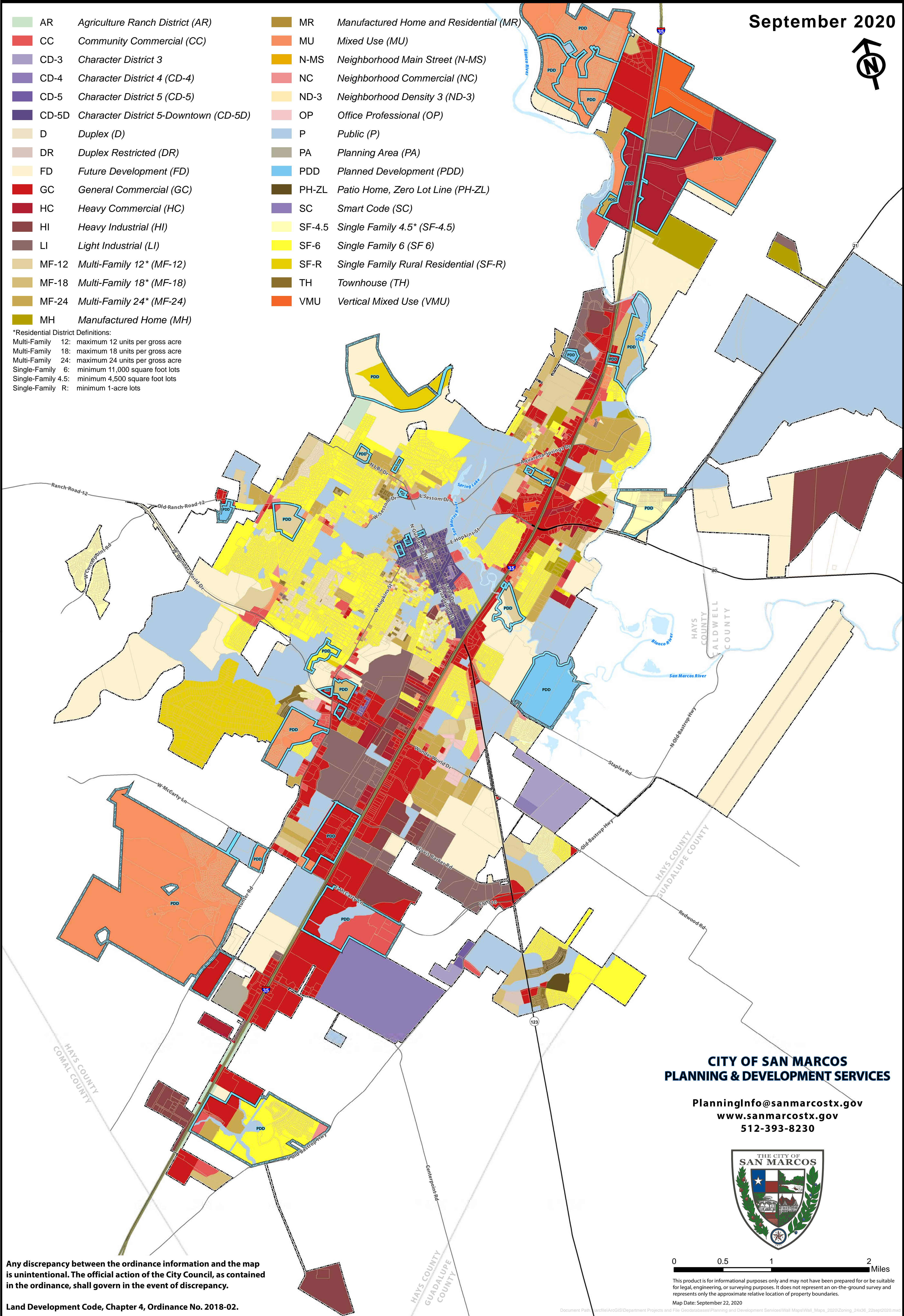
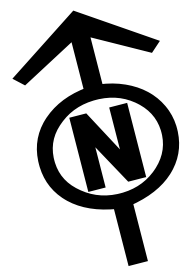
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Current Zoning Districts

September 2020



- AR Agriculture Ranch District (AR)
- CC Community Commercial (CC)
- CD-3 Character District 3
- CD-4 Character District 4 (CD-4)
- CD-5 Character District 5 (CD-5)
- CD-5D Character District 5-Downtown (CD-5D)
- D Duplex (D)
- DR Duplex Restricted (DR)
- FD Future Development (FD)
- GC General Commercial (GC)
- HC Heavy Commercial (HC)
- HI Heavy Industrial (HI)
- LI Light Industrial (LI)
- MF-12 Multi-Family 12* (MF-12)
- MF-18 Multi-Family 18* (MF-18)
- MF-24 Multi-Family 24* (MF-24)
- MH Manufactured Home (MH)

*Residential District Definitions:
Multi-Family 12: maximum 12 units per gross acre
Multi-Family 18: maximum 18 units per gross acre
Multi-Family 24: maximum 24 units per gross acre
Single-Family 6: minimum 11,000 square foot lots
Single-Family 4.5: minimum 4,500 square foot lots
Single-Family R: minimum 1-acre lots

- MR Manufactured Home and Residential (MR)
- MU Mixed Use (MU)
- N-MS Neighborhood Main Street (N-MS)
- NC Neighborhood Commercial (NC)
- ND-3 Neighborhood Density 3 (ND-3)
- OP Office Professional (OP)
- P Public (P)
- PA Planning Area (PA)
- PDD Planned Development (PDD)
- PH-ZL Patio Home, Zero Lot Line (PH-ZL)
- SC Smart Code (SC)
- SF-4.5 Single Family 4.5* (SF-4.5)
- SF-6 Single Family 6 (SF 6)
- SF-R Single Family Rural Residential (SF-R)
- TH Townhouse (TH)
- VMU Vertical Mixed Use (VMU)

CITY OF SAN MARCOS
PLANNING & DEVELOPMENT SERVICES

PlanningInfo@sanmarcostx.gov
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512-393-8230



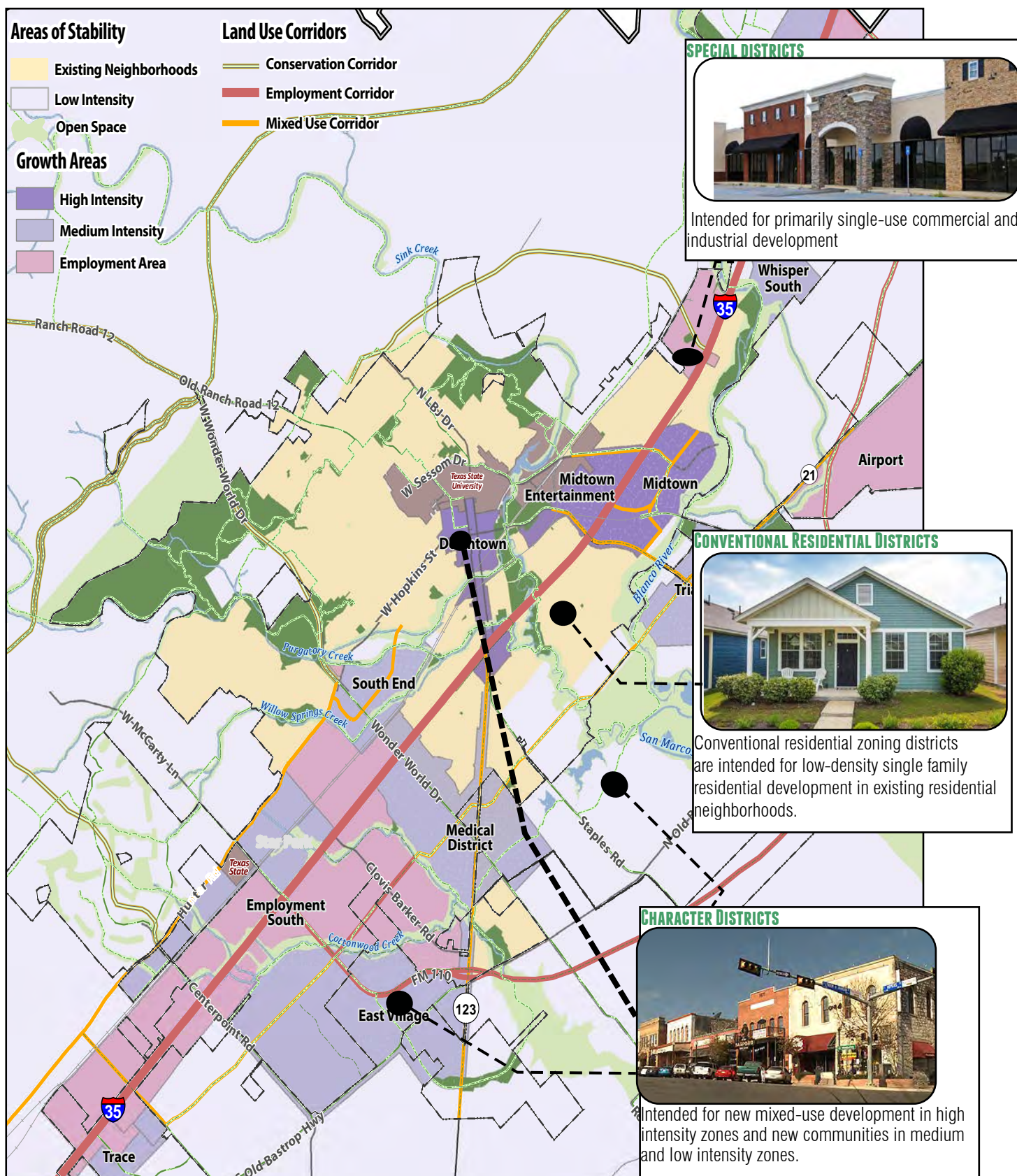
Any discrepancy between the ordinance information and the map is unintentional. The official action of the City Council, as contained in the ordinance, shall govern in the event of discrepancy.

Land Development Code, Chapter 4, Ordinance No. 2018-02.



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Map Date: September 22, 2020

FIGURE 4.1 PREFERRED SCENARIO MAP





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Simon Hall	607339	shall@stcroixca.com	(512)391-0718
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date