

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Located at the NWQ of Hwy 80 & River Rd in San Marcos
- Walmart Supercenter anchored strip center
- Located approximately 2 miles from Texas State University with over 34,000 students and 1,200 staff

TRAFFIC COUNT

Hwy 80: 33,838 VPD
I-35: 101,009 VPD
(CoStar 2018)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



51,764
2021 POPULATION
3 MILE RADIUS



35,761
2021 DAYTIME POPULATION
3 MILE RADIUS



\$50,510
2021 AVERAGE INCOME
3 MILE RADIUS



33,838 VPD
HWY 80



Shadow Anchored!

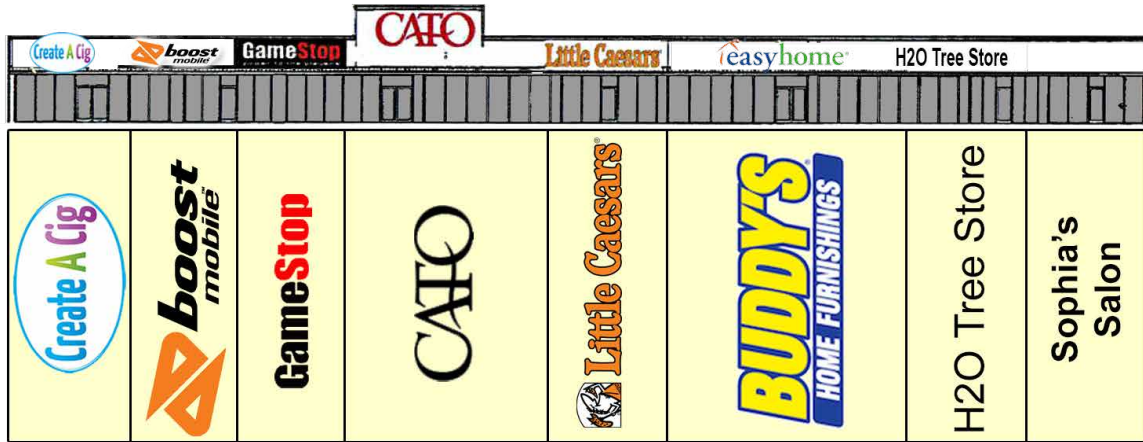
Est. Visitors for Walmart Supercenter
2.04M Annually*
(*Source: Placer.ai
Aug 1, 2020 - Jul 31, 2021)

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San Marcos Plaza

NWQ OF HWY 80 & RIVER RD
1023 HIGHWAY 80 | SAN MARCOS, TX 78666



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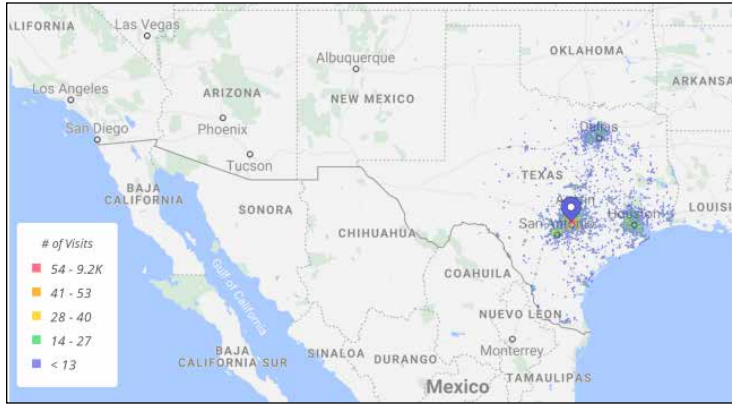


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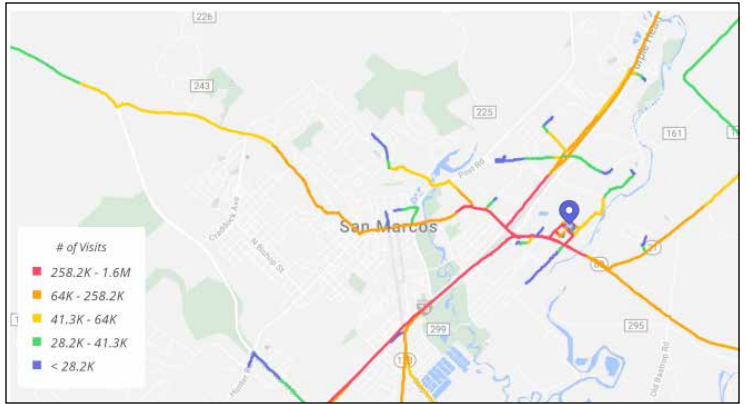
Metrics

	Est. # of Customers	Est. # of Visits	Est. # of Visits / sq ft	Avg. Visits / Customer
Walmart / Highway 80	405.8K	2.04M	10.25	5.04

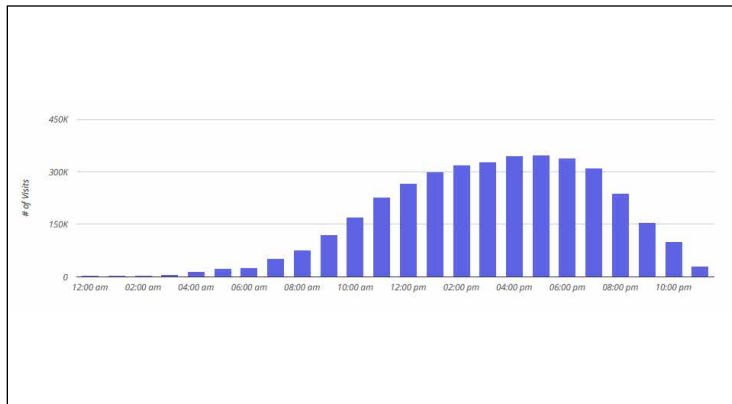
Walmart Supercenter - Trade Area - Home Location



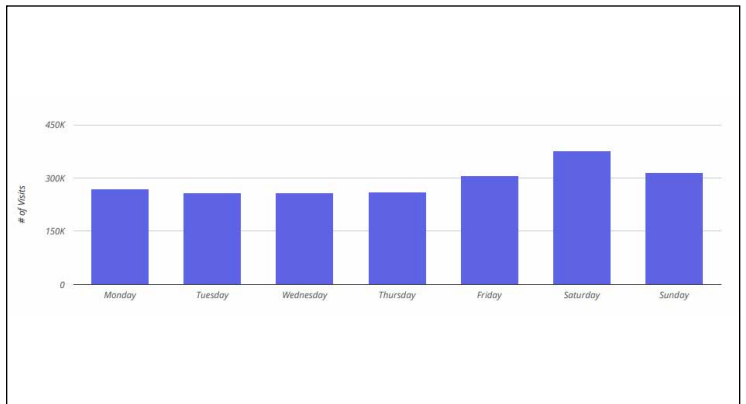
Walmart Supercenter - Customer Journey Routes - Prior Location



Walmart Supercenter - Hourly Visits



Walmart Supercenter - Daily Visits



Aug 1, 2020 - Jul 31, 2021
Data provided by Placer Labs Inc. (www.placer.ai)



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Map: Texas suburbs, not cities, to grow the fastest by 2050; one Central Texas county will top them all

Hays County, just south of Austin, is projected to be the fastest-growing county, by percentage, in all of Texas by 2050, according to county-level data released by the Texas Office of the State Demographer.

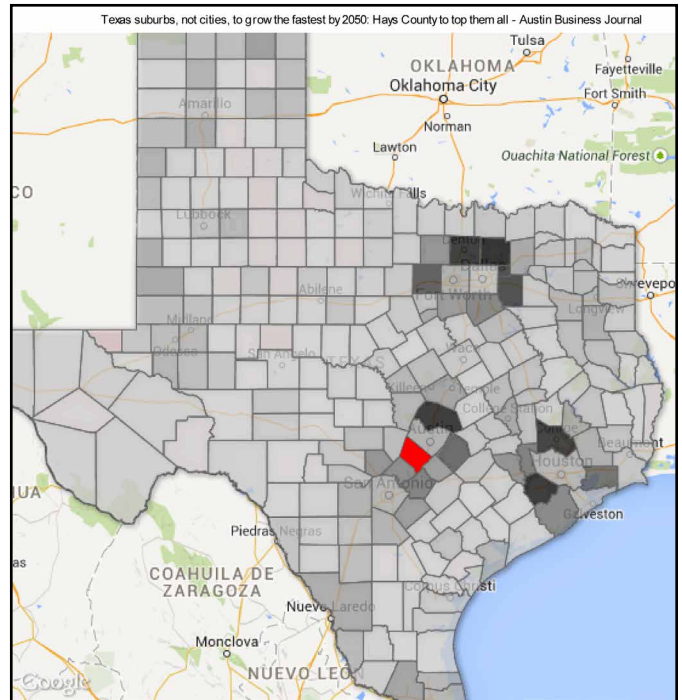
The Austin Business Journal mapped the data at the county level, which you can see embedded below this article. The counties are colored from red, for negative growth, to black for positive growth. The darker the shade, the greater the projected percent change in demographics. Clicking on a county will bring up its specific population data. Are you viewing this on a mobile device and don't see a map? Click the "view full page" link below the article to see it.

According to the numbers, demographers project Hays County will grow by 464 percent by 2050, with more than 666,900 new residents swelling its population to 825,070 over the next 35 years.

Next in terms of percent growth is Collin County, north of Dallas, which demographers project will grow by 386 percent over the next 35 years, with the addition of more than 3 million residents growing its population from 782,341 to 3.8 million.

In terms of absolute growth, though, Harris County, which encompasses Houston, is set to see the largest number of new residents in the state by 2050, with 3.4 million new residents projected by then. But because the county is already large – it had more than 4 million residents as of 2010 – that's only a growth rate of 83.9 percent.

It's interesting to note that the Texas counties that encompass its largest metropolises are projected to grow at a much slower rate than their bordering suburban counties. Travis County, in which Austin sits, is projected to grow by only 96.3 percent, far slower than Hays County, as well as Williamson County to the north, which is projected to grow by 367.7 percent with the addition of 1.5 million new residents by 2050.



Source: http://www.bizjournals.com/austin/news/2015/03/09/map-texas-suburbs-not-cities-to-grow-the-fastest.html?ana=e_du_pub&s=article_du&ed=2015-03-09&u=wXCEzZipYoSzxboxLdQaD/nalE0&t=1428064370

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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:

- 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date