

Office/Retail Space for Lease

1346 Thorpe Lane, San Marcos, TX 78666



CLINICA FAMILIAR



SUITE C
CLINICA FAMILIAR
7038800
Lunes a Viernes
9:00 AM - 5:00 PM
Sabado
10:00 AM - 5:00 PM
Domingo
10:00 AM - 5:00 PM

OPEN

- Office/Retail Building
- Up to 1,638 SF Available
- Private Offices, Reception, Interior Restrooms, and secondary exit
- Building Signage Opportunities
- Ample Parking - 5.1:1,000

Space Available

- 1,638 SF In-line: Available Immediately

2020 Estimated NNN Expenses

- \$8.50/SF

Area Highlights

- Located on Thorpe Lane with quick access to IH-35
- Located in Hays County, the 4th fastest growing county in US
- Close proximity to The Lyndon at Springtown, Springtown Shopping Center, Midtown District and Texas State University
- Adjacent to Uptown Square and Haven at Thorpe Lane student housing



Demographics



Population Estimate

1 mi	3 mi	5 mi
15,921	56,892	76,686

Daytime Population

1 mi	3 mi	5 mi
11,359	38,394	52,454



Texas State University

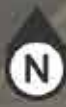
2019-2020 Enrollment: 39,000 students
5th Largest University in Texas



Traffic Counts

- 14,300 VPD (Thorpe Ln at Hopkins St)
- 12,600 VPD (Thorpe Ln at Aquarena Springs)

1346 Thorpe Ave
San Marcos, TX



1346 Thorpe ●

Texas State University
39,000 Students

Mixed Use
Redevelopment - 233 Units

THE LYNDON AT SPRINGTOWN

SAN MAR PLAZA

STONE CREEK CROSSING

RED OAK VILLAGE

CVS
MCCOY'S

Hays County
Govt

HEB
Distribution
Center

Austin
Community College

Central Texas Regional Medical Center

1346 Thorpe Lane 1346 Thorpe Lane, San Marcos, TX 78666

TEXAS STATE UNIVERSITY
39,000 Students

Interstate Hwy 35

Hopkins St

Post Road

1346 Thorpe Lane

Springtown Shopping Center
Redevelopment - Mixed Use -
The Lyndon MF - 233 Units

Texas State
Baseball
Stadium

Texas State
Football Stadium

Texas State
Soccer Stadium

Haven at Thorpe Lane
MF - 183 Units

Midtown District
Rezoning
& Transportation
Transformation
Area

MULTIFAMILY

MULTIFAMILY

MULTIFAMILY

MULTIFAMILY

MULTIFAMILY

CVS

DOLLAR GENERAL

CVS

AutoZone

HOBBY LOBBY

IHOP

GREEN MESQUITE

hopdoddy

BLAZE

H-E-B

SPOT

HAYEN

POPEYES

Chick-fil-A

SONIC

IN-N-OUT

1346 Thorpe Lane
San Marcos, TX

TEXAS STATE UNIVERSITY
Track

HAVEN
AT THORPE LANE
183 Units

PALMS
1540 RICHMOND

Courtyard
Apts

Site

UPTOWN
Square
316 Units
Completed Fall 2015

6

The SUMMIT

The Village
AT SPRINGTOWN
76 Units

Express Lube

ENDEAVOR
endeavor-re.com

0 250 500 ft

N

35

Interstate Hwy 35 Access Road

Thorpe Lane

Jackson Lane

Neurology Associates

Logo

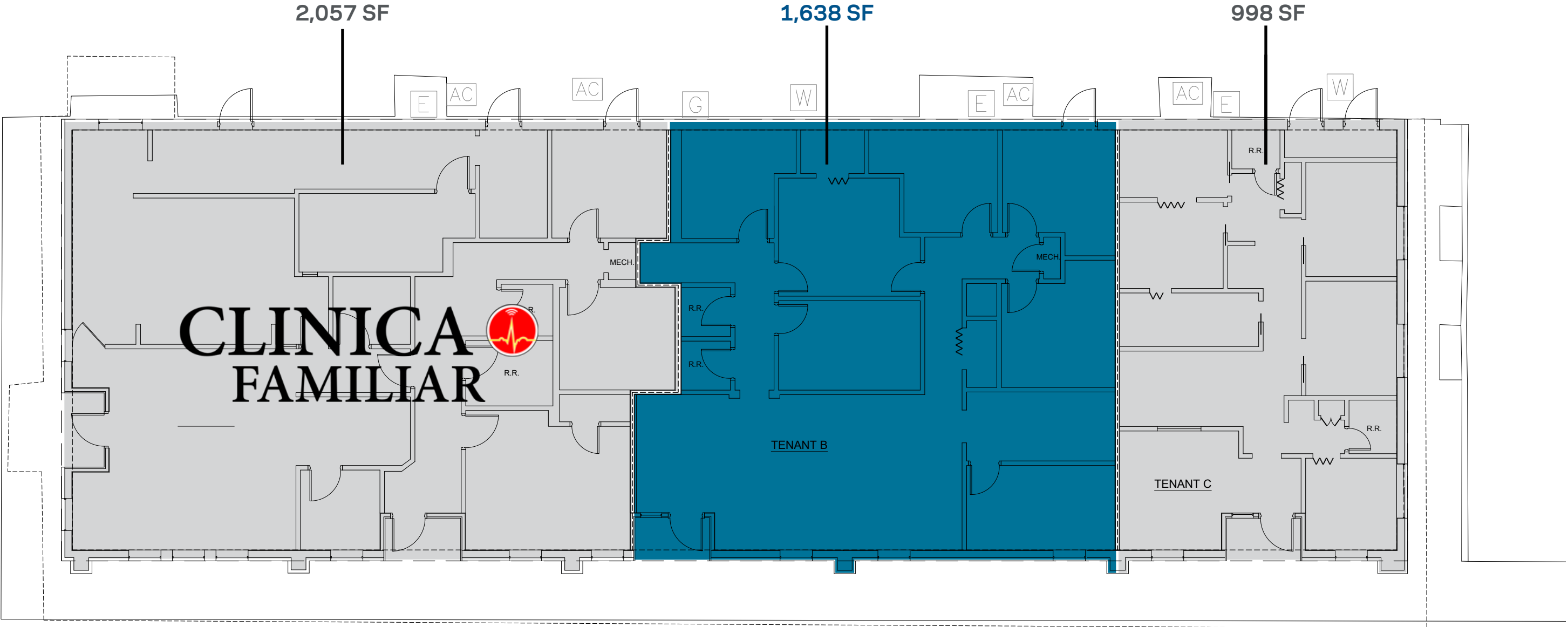
Surgical Solutions

Federal Credit Union

Logo

TEXAS STATE UNIVERSITY

Thorpe Lane



- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

Zoning for Character - Midtown District

MIDTOWN ILLUSTRATED

CURRENT

Midtown is generally bounded by Aquarena Springs Drive, River Road, Hopkins, and the railroad tracks to the west. Midtown has about 5 areas that appear distinct. In all of them, the roadway network is limited, making it difficult to implement walkable solutions as the area densifies, but not impossible with cooperation among neighbors.

- West of I-35 contains Thorpe Lane and Springtown Mall. This is the oldest part of Midtown, with properties that vary widely in size, shape, and uses.
- The multifamily area on both sides of Aquarena Springs Drive east of I-35 has large complexes, each cut off from its neighbor, and all of relatively new construction, in 2 and 3 stories.
- The area on both sides of Davis Lane south to the railroad tracks is not as built out, and has the best opportunity for new development. The McCoy Building Supply Headquarters is here.
- The area west of I-35, between the railroad tracks and Hwy 80. This area has the Walmart and Sanmar Shopping Plaza.
- The houses facing River Road along the Blanco River have their own rural character.

FUTURE VISION

Midtown will be a high-density mixed use area, possibly the densest area in San Marcos, with a network of interconnected streets making the area pedestrian and bike friendly. Midtown residents will have easy access to services, city facilities, the university, and the San Marcos River, and future trails along the Blanco River. They will have the most diverse options for transportation, including transit connections to the university and the rest of the city. A variety of services will be within walking distance, along the multiple bicycle routes, and through vehicular access



ILLUSTRATIVE PLAN AND 5-MINUTE WALKING CIRCLES

to major roads including I-35. The area will complement, not compete with, Downtown. Due to the lack of historically significant structures, more contemporary architecture will be appropriate. This architecture will differentiate Midtown from Downtown. To improve pedestrian and bicycle access as properties redevelop over time, property owners/developers may need to provide new streets or access ways that will connect to neighboring properties. The plan shows in the western portion of Midtown a greenway that can be used to handle storm water but looks like a park and provides a walking/biking trail through the neighborhood.

PLAN DETAILS

- A** Neighborhood Greens, for the use of local residents are intended to offer a small open space and identify a sense of place for the neighborhood.
- B** Thorpe Lane, should be thought of as the Main Street
- C** New mid-block lanes, for cars, or at a minimum for pedestrians and bicyclists, to take some vehicular traffic off the neighboring streets and provide addition routes for walking and biking.
- D** Railroad tracks
- E** Existing water bodies, some of which could become part of the Midtown Greenway.
- F** New water bodies interconnect for form a neighborhood wide drainage system, called the Midtown Greenway.
- G** Proposed street with a landscaped median with a trail that someday could connect a river trail to the Midtown Greenway to increase the network of trails within the neighborhood.
- H** Soccer Stadium, Texas State University
- I** Football Stadium, Texas State University



STREET NETWORK



LEGEND

	Primary Streets		CSD 5		Intensity Zone Boundary
	Secondary Streets		CSD 4		
	Local Streets		CSD 3		
	Green Streets		CSD 2		
	Alleys		Civic		
	Bike Facility		Floodway		

CHARACTER DISTRICTS



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)