

FOR SALE

±16.04 ACRES - ±150.38 ACRES
Commercial Development

NORTH

123

123

621

232

Old Bastrop Hwy

Redwood Rd

Staples Rd

Commercial
± 25.38
ACRES

Old Bastrop Hwy

Old Bastrop Hwy

Commercial
± 26.98
ACRES

Residential Development

Commercial
± 51.18
ACRES

Redwood Rd

State Hwy 110

Staples Rd

Multifamily
± 30.8
ACRES

Residential Development

Multifamily
± 16.04
ACRES

1
SINGLE-FAMILY
84.6 ACS
511 LOTS
40'x120'

SINGLE-FAMILY
88.2 ACS
486 LOTS
40'x120'

DETENTION
POND
5.0 AC.

2
SINGLE-FAMILY
56.0 ACS
343 LOTS
40'x120'

RILEY'S POINT

REDWOOD RD & S OLD BASTROP HWY, SAN MARCOS, TX

ENDURA
ADVISORY GROUP
commercial real estate solutions
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OVER VIEW

Location:	Redwood Rd & Old Bastrop Hwy San Marcos, TX 78666
Land Size:	5 tracts: ±16.04 to ±150.38 acres
Asking Price:	Contact broker
Zoning:	Commercial
Traffic Count:	Redwood Rd near Old Bastrop Hwy: 4,062 vpd Old Bastrop Hwy & Capistrano Dr::3,638 vpd Source: TXDOT
Utilities*:	All Utilities / San Marcos

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

Property located ±5.5 miles off IH-35 in a rapidly developing area of San Marcos, and the SH 110 extension (currently under construction)

Currently offering 5 tracts of dedicated Commercial Property in San Marcos, TX. With over 5,300 residential lots currently in development, these highly desirable properties also sit near the newly announced, ±888 acre, SMART Terminal which is estimated to bring thousands of jobs and travelers to the area.



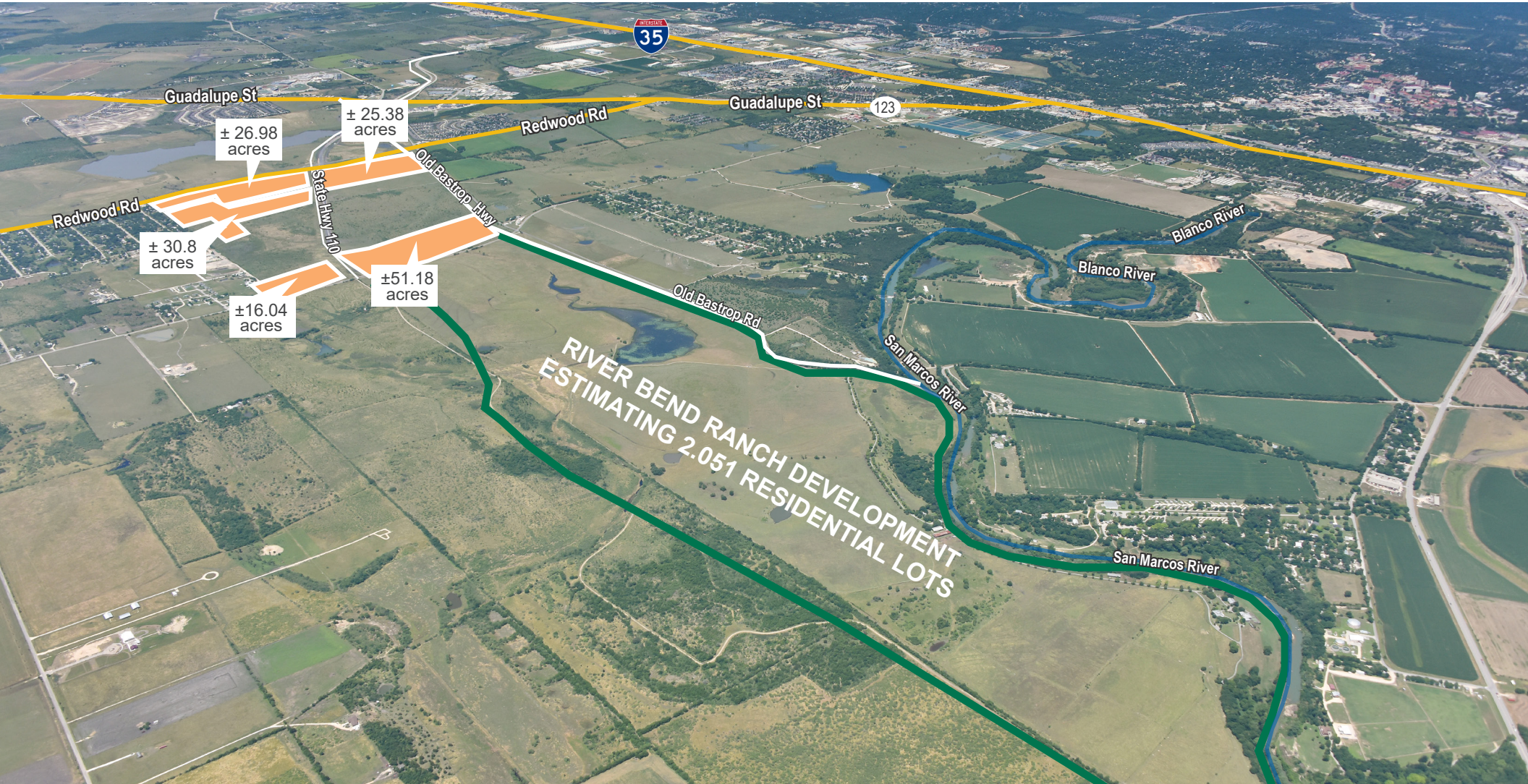
The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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RILEY'S POINT - Redwood Rd & Old Bastrop Hwy, San Marcos

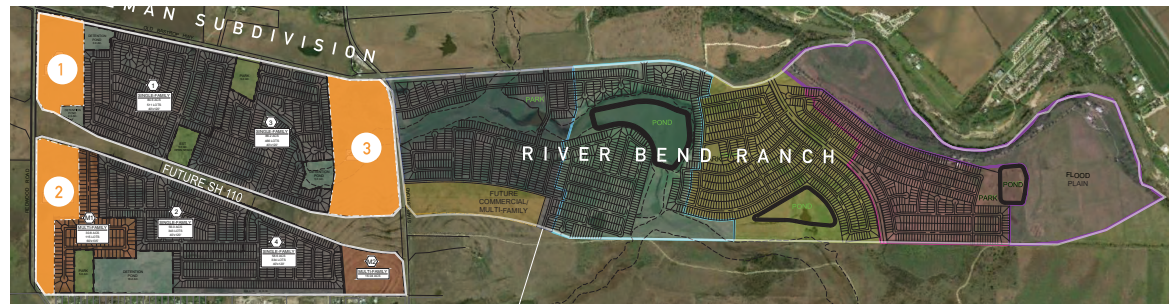
FOR SALE
± 150.38 ACRES



± 150.38 Acres available of Commercial Development near 5,300 residential lots currently in development.

25.38 acres - Commercial
 51.18 acres - Commercial
 26.98 acres - Commercial
 30.8 acres - Multifamily
 16.04 - Multifamily

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The San Marcos Air, Rail and Truck (SMART) Terminal is a ±888 acre dual Class I rail served industrial park under development in San Marcos, Texas. Strategically located in Central Texas between Austin and San Antonio, the SMART TERMINAL will be served by both Union Pacific and BNSF.

The SMART TERMINAL promises to provide growing companies the opportunity to efficiently receive raw materials, and distribute product to their customers by rail, major highway, and air transport in the heart of the "Texas Innovation Corridor."

SMART TERMINAL

The proposed project would be built on a large property along SH 80 and FM 1984.

BREAKING DOWN THE NUMBERS

- 934 ACRES** total size of planned development
- 15 COMPANIES** SMART Terminal plans to bring in
- \$45 MILLION** invested in infrastructure
- 2020** projected year of operation

Map not to scale

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RILEY'S POINT - Redwood Rd & Old Bastrop Hwy, San Marcos

FOR SALE

± 150.38 ACRES
Source: CoStar

	1 Mile	3 Mile	5 Mile
Population			
2020 Total Population:	5,951	34,509	77,117
2025 Population:	7,081	40,499	90,366
Population Growth 2020-2025:	18.99%	17.36%	17.18%
Average Age:	33.10	34.10	32.20
Households			
2020 Total Households:	2,225	12,300	27,933
Household Growth 2020-2025:	19.06%	17.95%	18.13%
Median Household Income:	\$45,802	\$43,323	\$37,617
Average Household Size:	2.50	2.50	2.40
2020 Average Household Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$147,410	\$155,876	\$204,056
Median Year Built:	2004	1994	1993
Daytime Employment			
Total Businesses:	322	2,079	3,005
Total Employees:	2,492	21,963	32,430
Vehicle Traffic			
Redwood Rd near Old Bastrop Dr: (Source: TXDOT)	4,062 vpd		
Old Bastrop Rd & Capistrano Dr (Source: TXDOT)	3,638 vpd		

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- **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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Sales Agent/Associate’s Name	License No.	Email	Phone

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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date