

FOR SALE

NORTH

123

123

621

232

Old Bastrop Hwy

Redwood Rd

Staples Rd

± 25.38
ACRES

Detention
Pond

Future
Residential Development

Park

Old Bastrop Hwy

Old Bastrop Hwy

245

± 26.98
ACRES

Redwood Rd

Tank

State Hwy 110

± 51.18
ACRES

Detention
Pond

Staples Rd

Future
State Hwy 110

± 30.8
ACRES

Park

Detention
Pond

Future
Residential Development

± 16.04
ACRES

621

245

RILEY'S POINT

State Highway 110, Old Bastrop Hwy, Redwood Rd & Staples Rd
San Marcos, Texas 78666



RILEY'S POINT

State Hwy 110, Old Bastrop Hwy, Redwood Rd, Staples Rd, San Marcos, TX 78666

FOR SALE

±150.38 ACRES



Riley's Point Pad Sites	
1) ±25.38 Acres	4) ±51.18 Acres
2) ±26.98 Acres	5) ±16.04 Acres
3) ± 30.80 Acres	

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State Hwy 110, Old Bastrop Hwy, Redwood Rd, Staples Rd, San Marcos, TX 78666

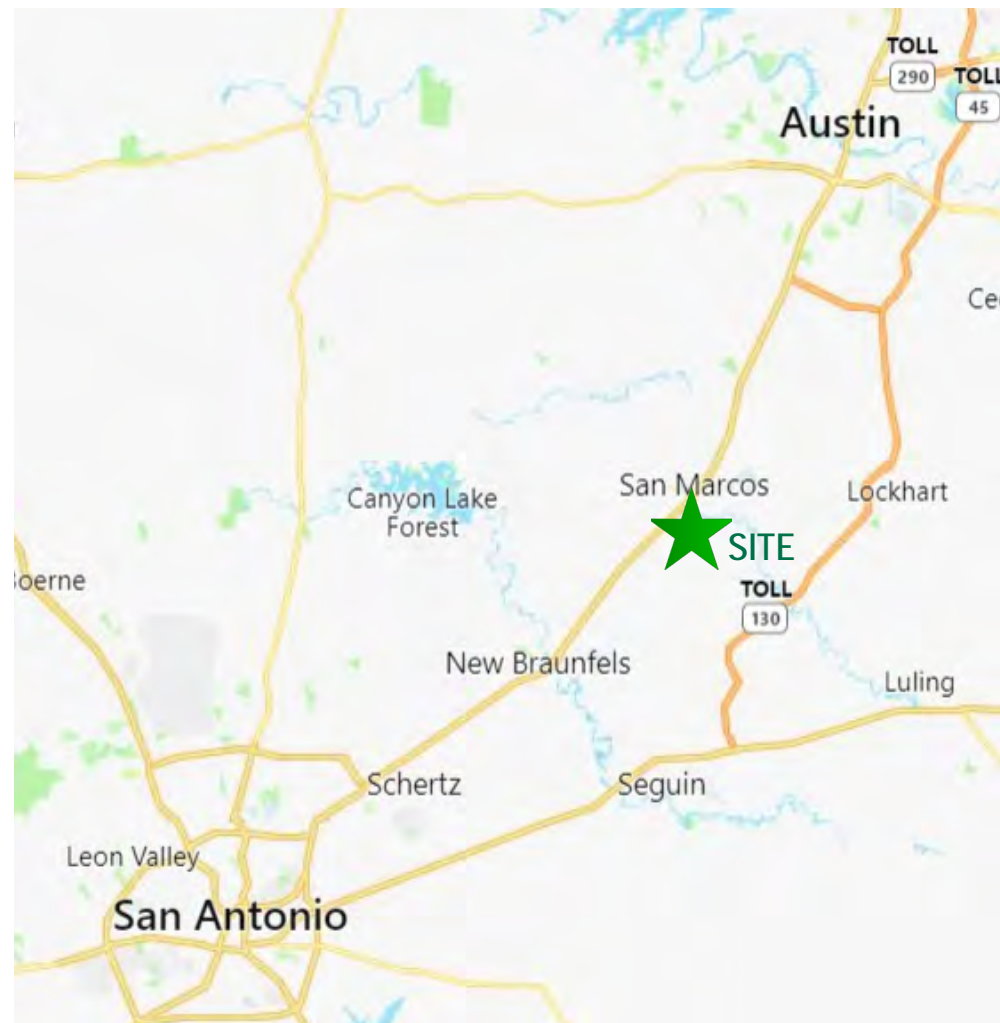
FOR SALE

±150.38 ACRES

OVER VIEW

Location:	State Hwy 110, Old Bastrop Hwy, Redwood Rd, Staples Rd San Marcos, TX 78666
Land Size:	5 tracts: up to ±150.38 acres
Asking Price:	Available Upon Request
Zoning:	OCL (Outside City Limits)
Potential Uses:	Retail, Office, Multi-Family, Industrial and Other Commercial Uses
Utilities:	Available to Site (Contact Broker for Details) (Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.)

- Commercial, Industrial and Multi-family opportunities in one of the fastest growing MSA's in the country.
- Excellent access to the Property via major arterials:
 - Within 2.5 +/- miles from Interstate 35 via Staples Road.
 - Within 1 +/- mile from State Highway 123, which connects with Interstate 35 (2.6 +/- miles to the north) and Interstate 10 (16 +/- miles to the south in Seguin).
- In close proximity to major employment centers, including the recently announced SMART Terminal.
- Texas State University is just minutes from the Property with an enrollment of approximately 38,000 students.
- There are currently 5,300 +/- residential lots under planning or development in this immediate area.
- Flat topography for ease of development.



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11.19.20



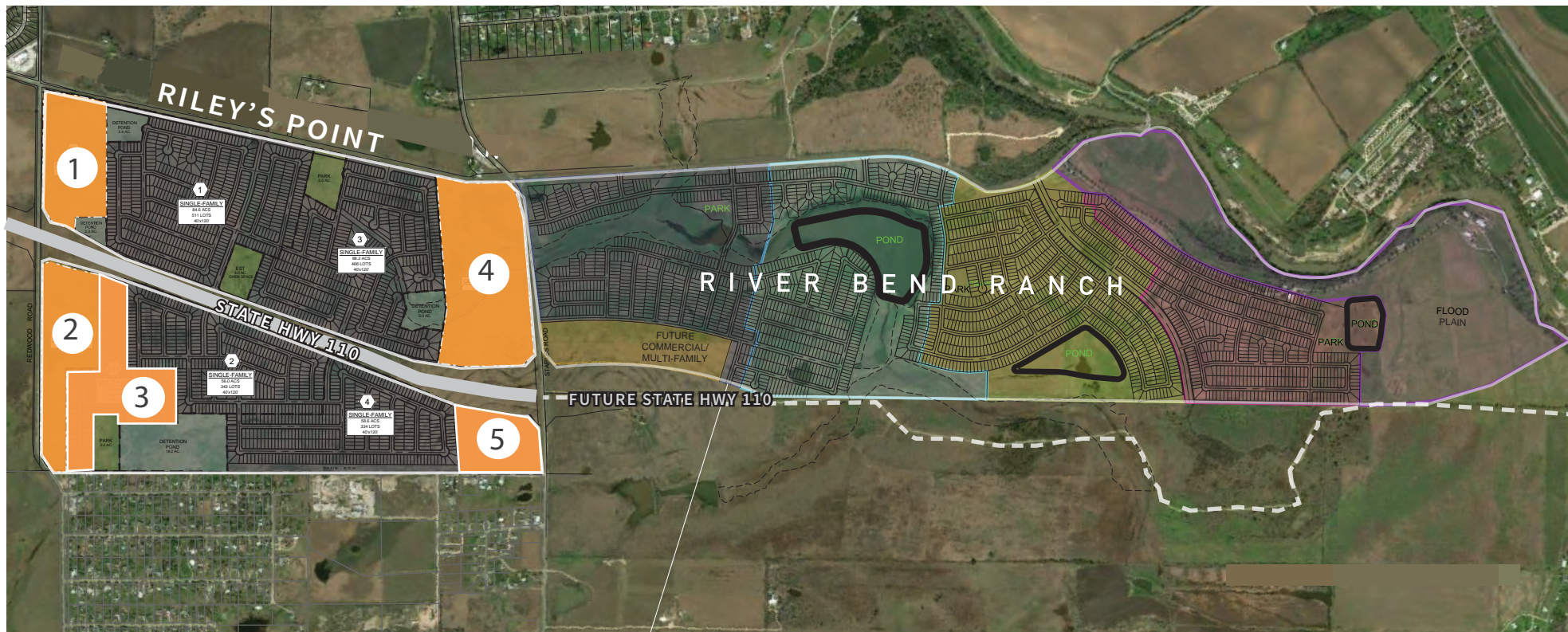
RILEY'S POINT

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FOR SALE

±150.38 ACRES

VICINITY SITE PLAN



Riley's Pointe Pad Sites

- 1) ±25.38 Acres
- 2) ±26.98 Acres
- 3) ± 30.80 Acres
- 4) ±51.18 Acres
- 5) ±16.04 Acres

- Riley's Pointe is a Master Planned Community delivering ±1,654 residential lots scheduled for completion by 2026
- River Bend Ranch is estimating an additional 2,051 residential lots by 2030

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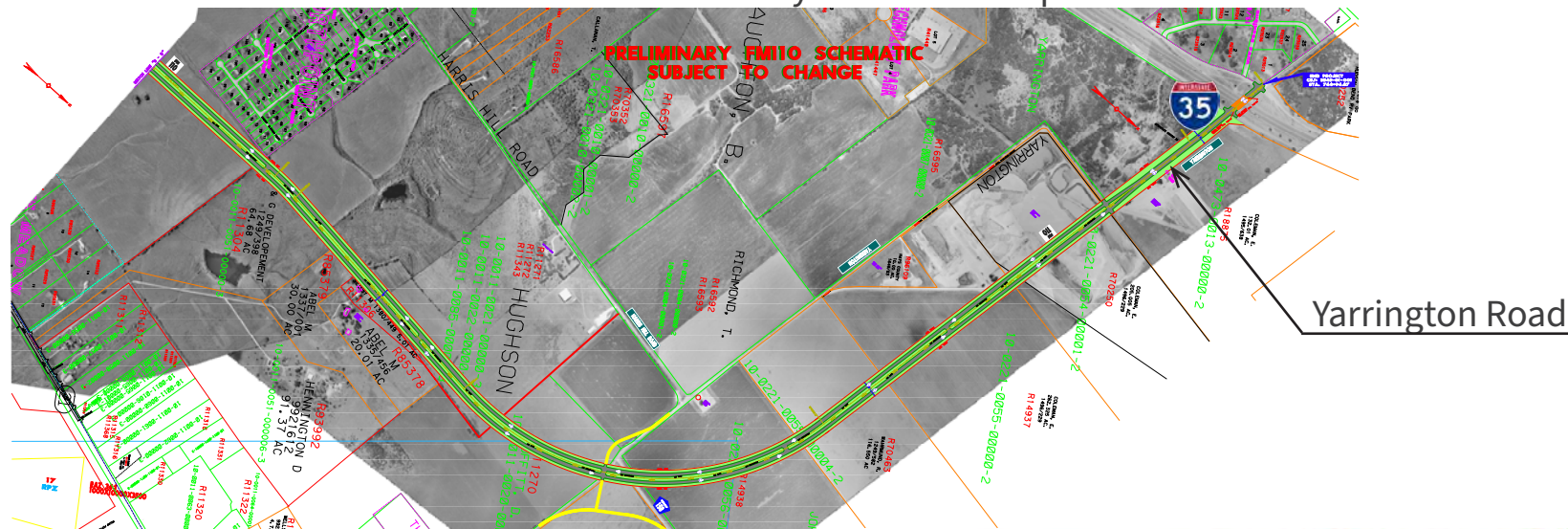
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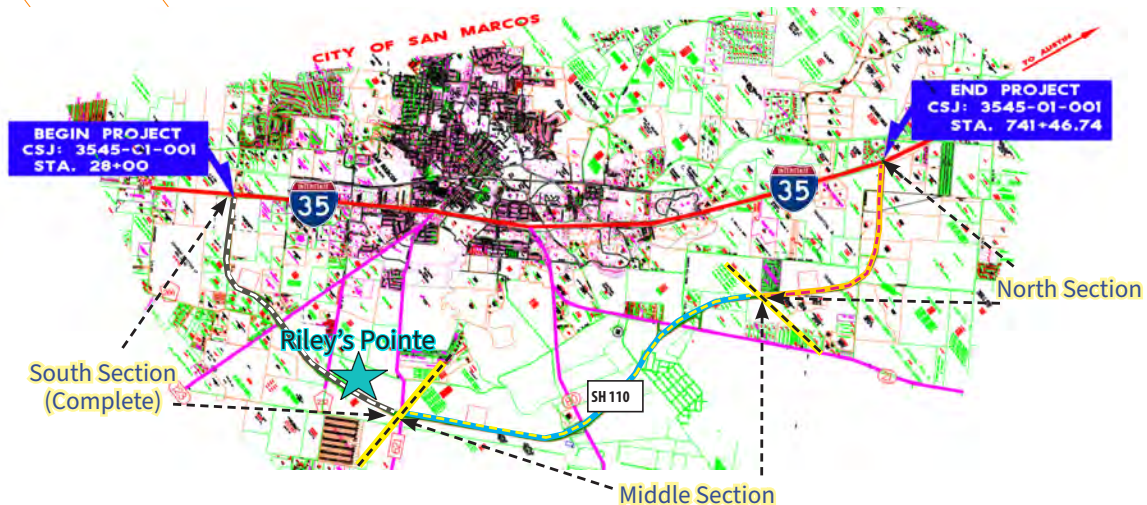
±150.38 ACRES

North section of State Hwy 110 to be completed



The new State Highway 110 (SH 110) will run east of San Marcos starting at E McCarty Ln. and I-35 and loop around to Yarrington Rd and I-35. This 11.3 mile corridor will have two travel lanes (one in each direction) with a 10-foot shoulder. There will be an interchange at SH 21 and a railroad overpass at the Union Pacific Railroad tracks. The main lanes will have a speed limit of 60 mph with the ramps at 35 mph.

The south section of SH 110 is complete and runs from I-35 at E McCarty Ln. to Staples Rd. As traffic increases over time, two additional lanes and additional interchanges would be constructed.





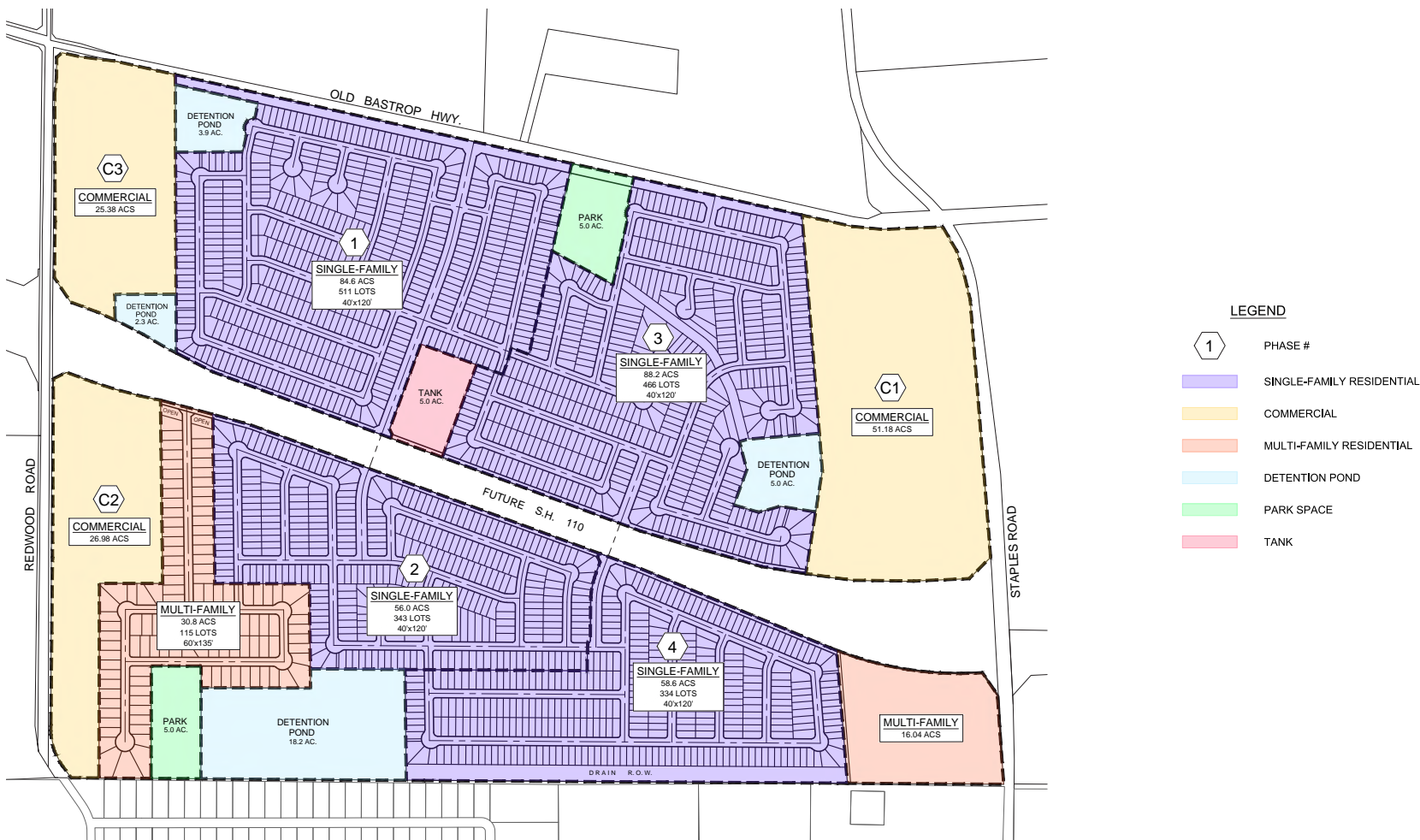
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SITE PLAN



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AERIAL VIEW



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NEW SMART TERMINAL



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.

SAN MARCOS REGIONAL AIRPORT

DEVELOPMENT SITE

SAN MARCOS

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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DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population			
2020 Total Population:	20,504	71,492	102,180
2025 Population:	23,852	83,499	119,583
Population Growth 2020-2025:	16.33%	16.79%	17.03%
Average Age:	33.60	32.20	32.90
Households			
2020 Total Households:	6,874	25,385	36,192
Household Growth 2020-2025:	17.01%	17.82%	17.95%
Median Household Income:	\$44,461	\$37,595	\$42,472
Average Household Size:	2.80	2.40	2.50
2020 Average Household Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$111,635	\$188,208	\$216,211
Median Year Built:	1996	1993	1996
Daytime Employment			
Total Businesses:	783	2,810	3,368
Total Employees:	9,253	30,942	35,326
Vehicle Traffic			
Redwood Rd near Old Bastrop Rd: (Source: TXDOT)	4,062 vpd		
Old Bastrop Rd & Capistrano Dr (Source: TXDOT)	3,638 vpd		

Source: CoStar

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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.

Endura Advisory Group	581037	jlundblad@endurasa.com	(210) 366-2222
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Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Wayne Ashabraner	562388	washabraner@endurasa.com	(210) 279-6505
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



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