



## Property Highlights

- Within walking distance to Texas State University
- Within walking distance to the heart of Downtown San Marcos
- Two 2nd generation restaurant spaces available
- Vacancies can be combined up to 5,399 contiguous square feet
- Existing tenants include: Torchy's Tacos, Sport Clips & Smoothie King

### Bryan / College Station

2800 South Texas Avenue, Suite 401  
Bryan, Texas 77802  
O: 979.268.2000

### Houston

7102 West Sam Houston Parkway N, Suite 230  
Houston, Texas 77040  
O: 281.256.2300

### San Antonio / South Texas

200 East Grayson Street, Suite 102  
San Antonio, Texas 78215  
O: 210.404.4600

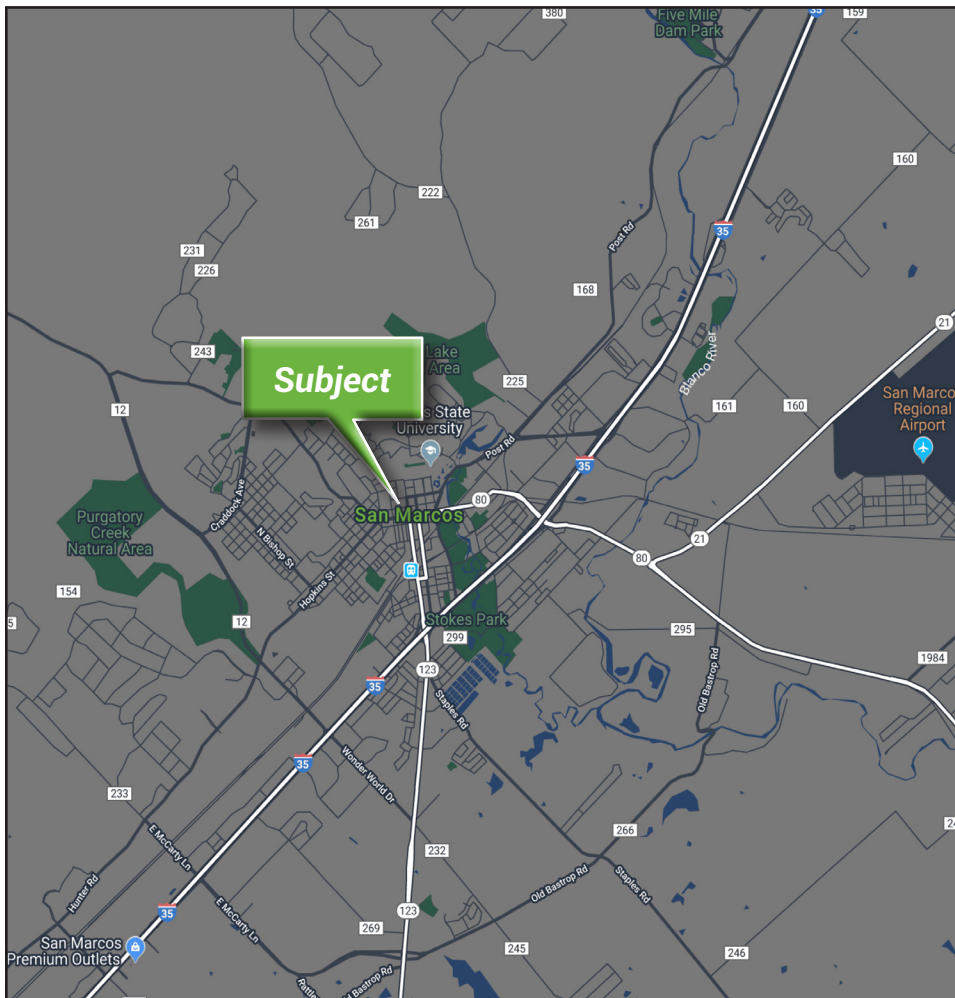
PROPERTY SUMMARY • DEMOGRAPHICS • IABS • CONTACT

**PROPERTY ATTRIBUTES**

Gross Leasable Area	17,923 SF
Site Size	1.04 AC
Rent Rate	Contact broker for pricing
Year Built	1980
Zoning	Commercial use
Parking	Unreserved surface; rear parking available

**TRAFFIC COUNTS**

N Guadalupe St	~4,874 VPD
E Hopkins St	~ 21,363 VPD



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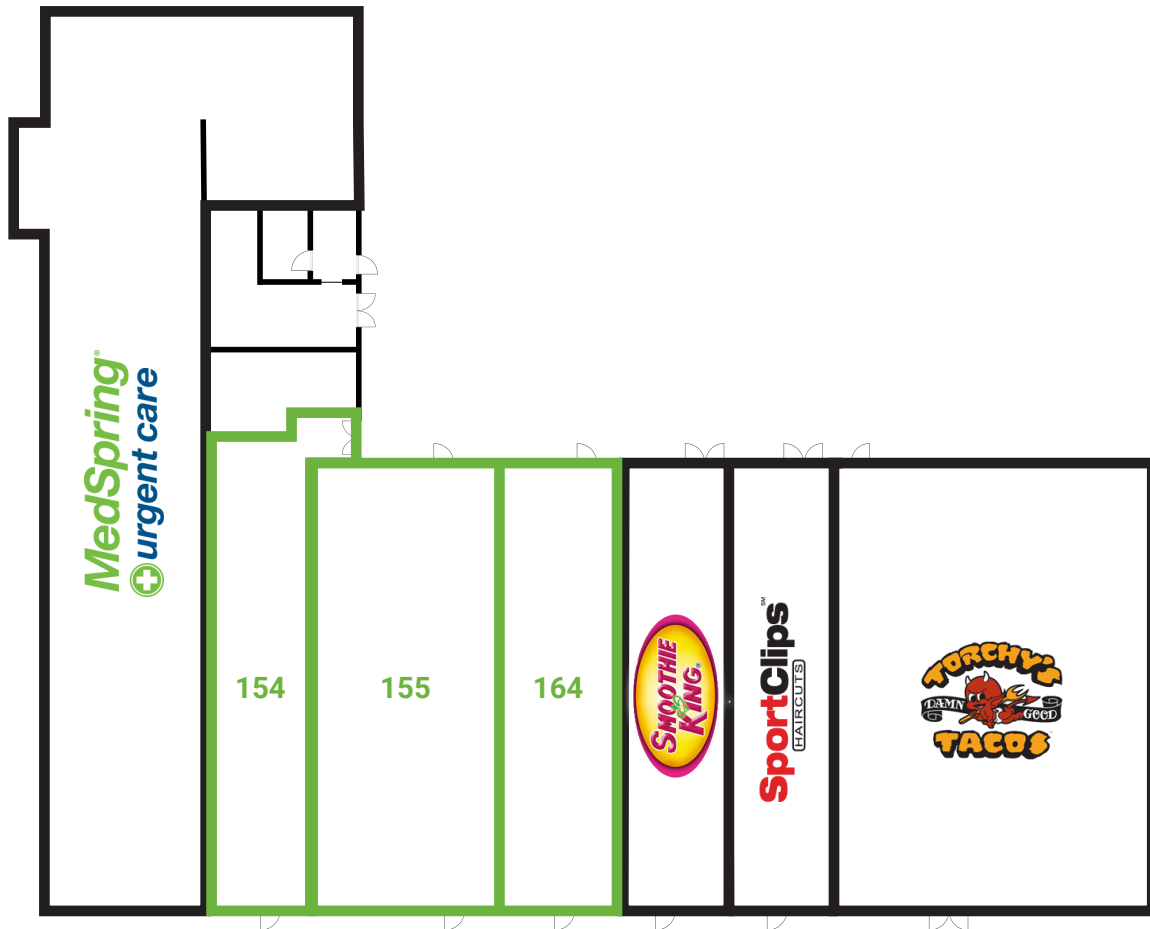
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## Site Plan



Suite	Availability	RSF
144	Med Spring	~5,115
<b>154</b>	<b>Available</b>	<b>~1,469</b>
<b>155</b>	<b>Available</b>	<b>~2,400</b>
<b>164</b>	<b>Available</b>	<b>~1,530</b>
174	Smoothie King	~1,350
184	Sports Clips	~1,300
194	Torchy's Tacos	~4,000

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## Demographic Profile



E HOPKINS STREET  
**OVER 21,000**  
VEHICLES PER DAY  
(TxDOT AADT 2016)



TOTAL POPULATION OF  
**OVER 64,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



TOTAL HOUSEHOLDS  
**OVER 24,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



AVERAGE HH INCOME  
**OVER \$53,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



TOTAL EMPLOYEES  
**OVER 30,700**  
WITHIN FIVE MILE RADIUS  
(ESRI 2018)



AVERAGE HOME VALUE  
**OVER \$236,000**  
WITHIN ONE MILE RADIUS  
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
<b>2018 Total Population</b>	14,367	53,145	64,864
<b>2023 Total Population</b>	15,451	60,832	74,252
<b>2018-2023 Annual Growth Rate</b>	1.47%	2.74%	2.74%
<b>2018 Households</b>	4,444	20,717	24,086
<b>2023 Households</b>	2,023	24,250	28,244
<b>2018 Average Home Value</b>	\$236,237	\$223,455	\$216,341
<b>2023 Average Home Value</b>	\$280,484	\$262,600	\$257,522
<b>2018 Average HH Income</b>	\$40,855	\$50,741	\$53,141
<b>2023 Average HH Income</b>	\$45,021	\$56,312	\$58,933

Sources: Infogroup, Inc & ESRI

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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.

### 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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

Sales Agent/Associate's Name

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Buyer / Tenant / Seller / Landlord Initials

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