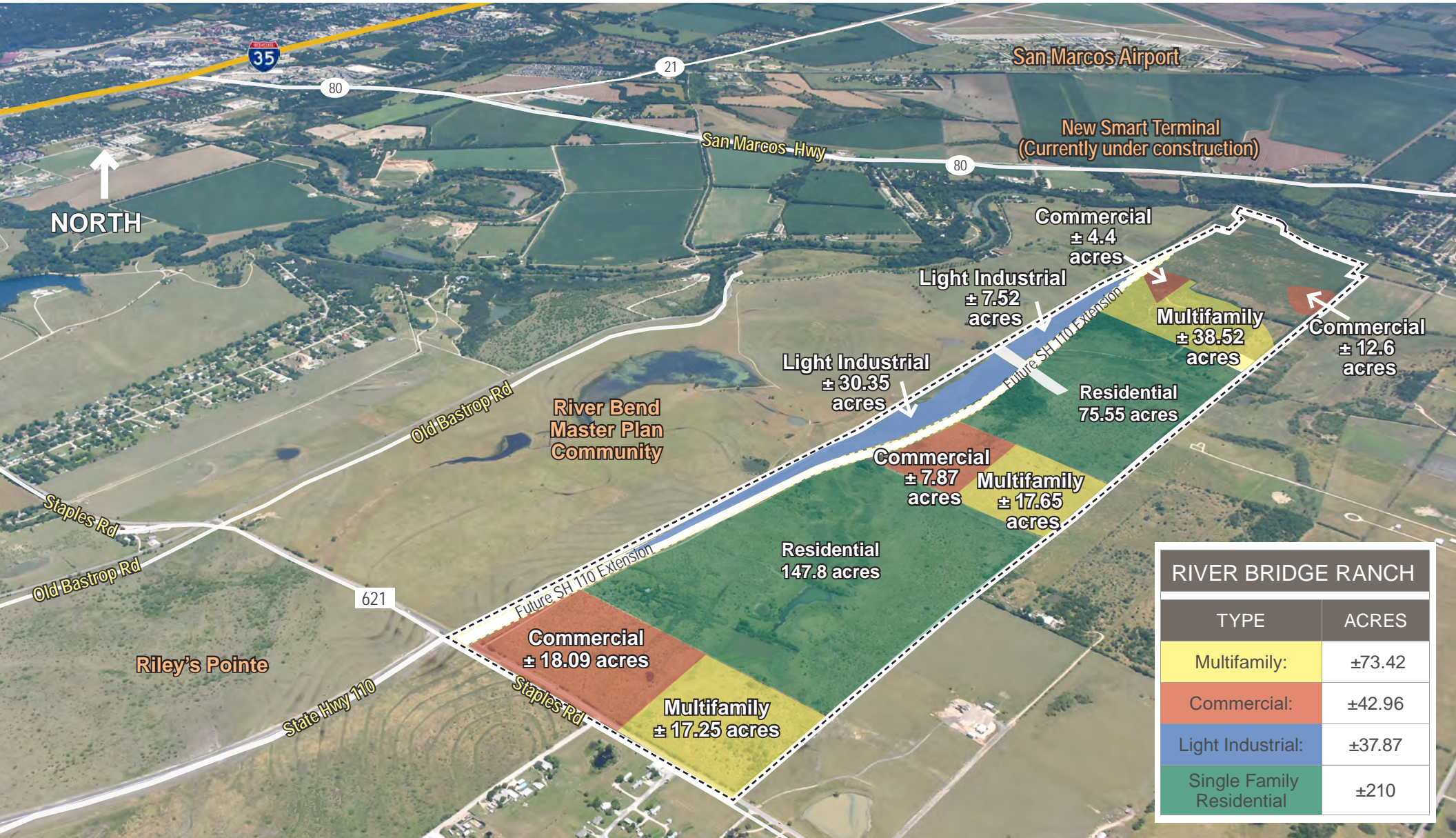


# RIVER BRIDGE RANCH a Master Plan Community

2.1 Miles of Loop 110 Frontage  
San Marcos, TX 78666



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# RIVER BRIDGE RANCH / OVER VIEW

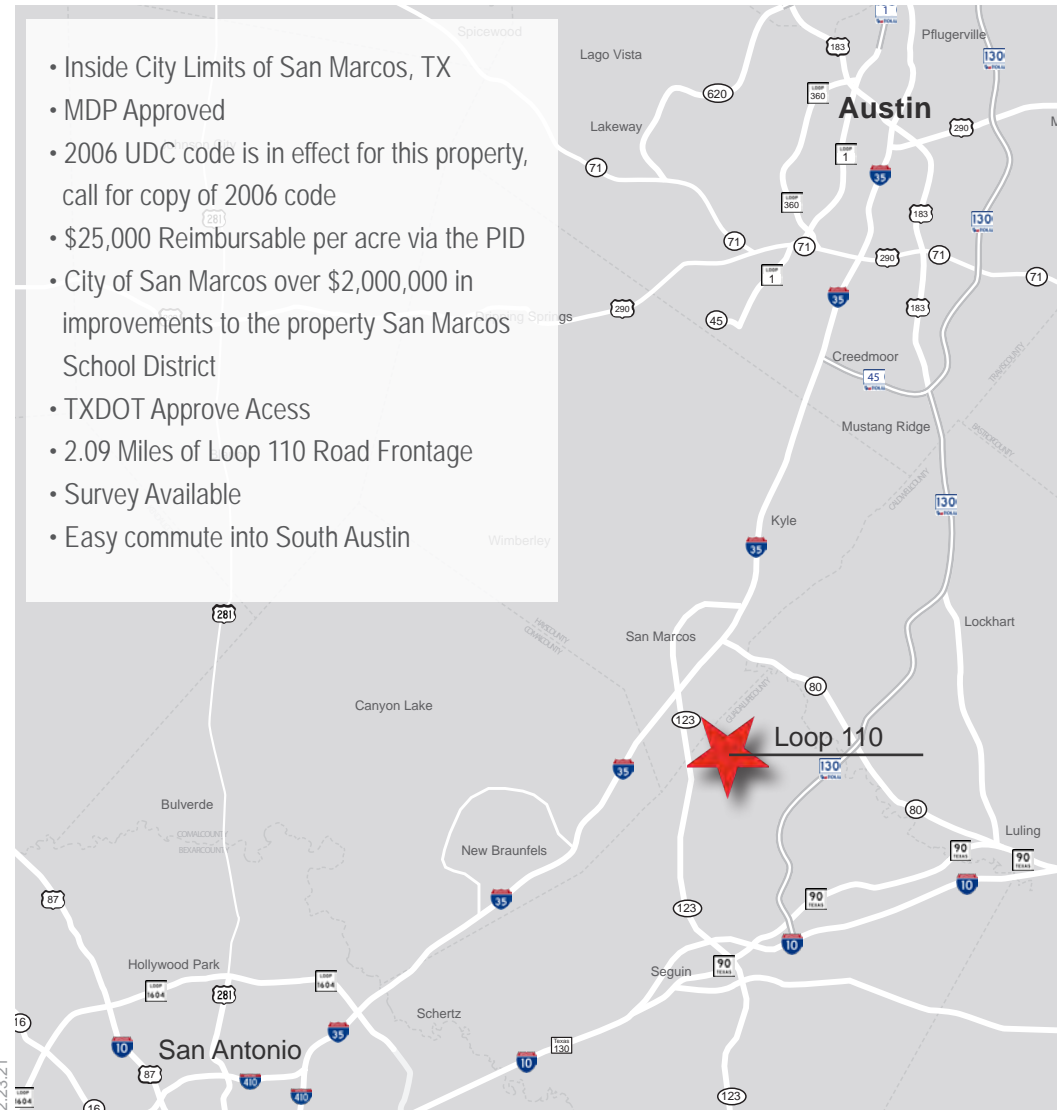
FOR SALE

Staples Rd (FM 621), San Marcos, TX 78666

Total Acres:	±463 (Multi-Family, Single Family, Commercial & Light Industrial)
Asking Price:	Contact broker
Zoning:	Various Zoning, Contact Broker
Traffic Count:	Redwood Rd near Old Bastrop Hwy: 4,062 vpd Old Bastrop Hwy & Capistrano Dr.: 3,638 vpd Source: TXDOT
Utilities:	Water - Martindale Water Electric - Bluebonnett Electric Sewer - Under Construction Gas - Available  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 and the SH 110 extension (currently under construction) in the rapidly developing area of San Marcos, Texas ( Hays & Guadalupe counties). This site has approximately 220 acres that will be utilized for residential homes and approximately 154 acres used for multi-family, commercial and light industrial properties.

There are approximately 5,300 residential lots currently under planning of development in the area. 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.



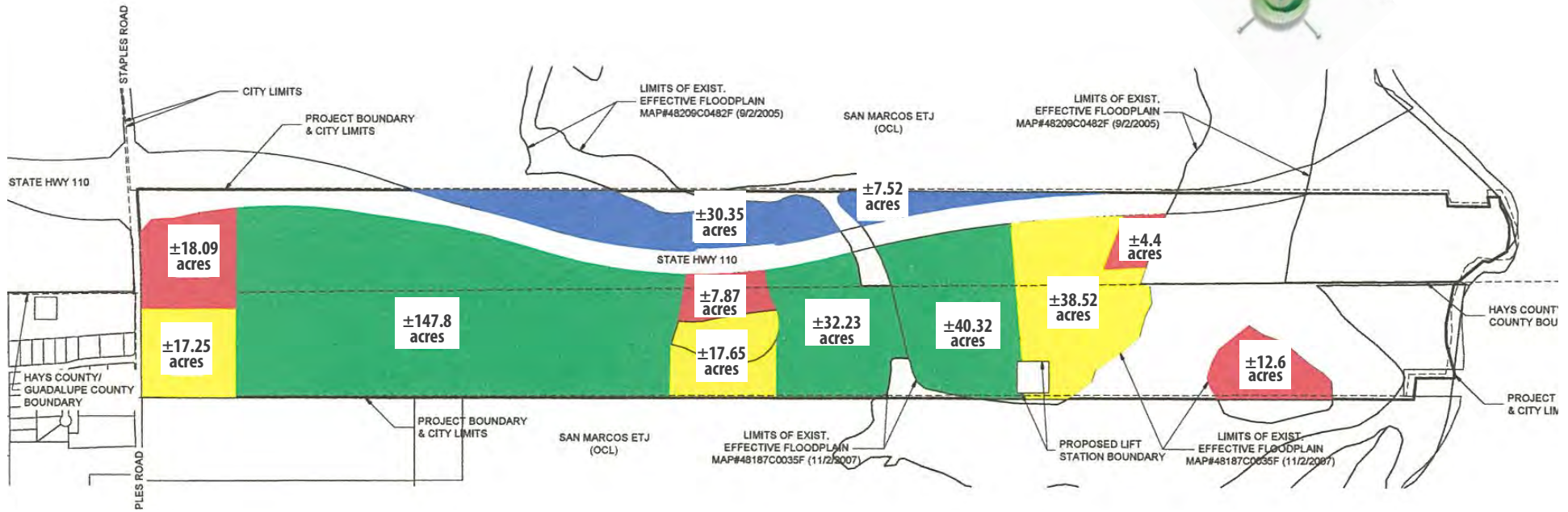
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# RIVER BRIDGE RANCH / SURVEY

FOR SALE

Staples Rd (FM 621), San Marcos, TX 78666



## RIVER BRIDGE RANCH

TYPE	ACRES
Multifamily:	±73.42
Commercial:	±42.96
Light Industrial:	±37.87
Single Family Residential	±210

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# RIVER BRIDGE RANCH / MASTER PLAN COMMUNITY

FOR SALE

Staples Rd (FM 621), San Marcos, TX 78666



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# RIVER BRIDGE RANCH / AERIAL VIEW

FOR SALE

Staples Rd (FM 621), San Marcos, TX 78666



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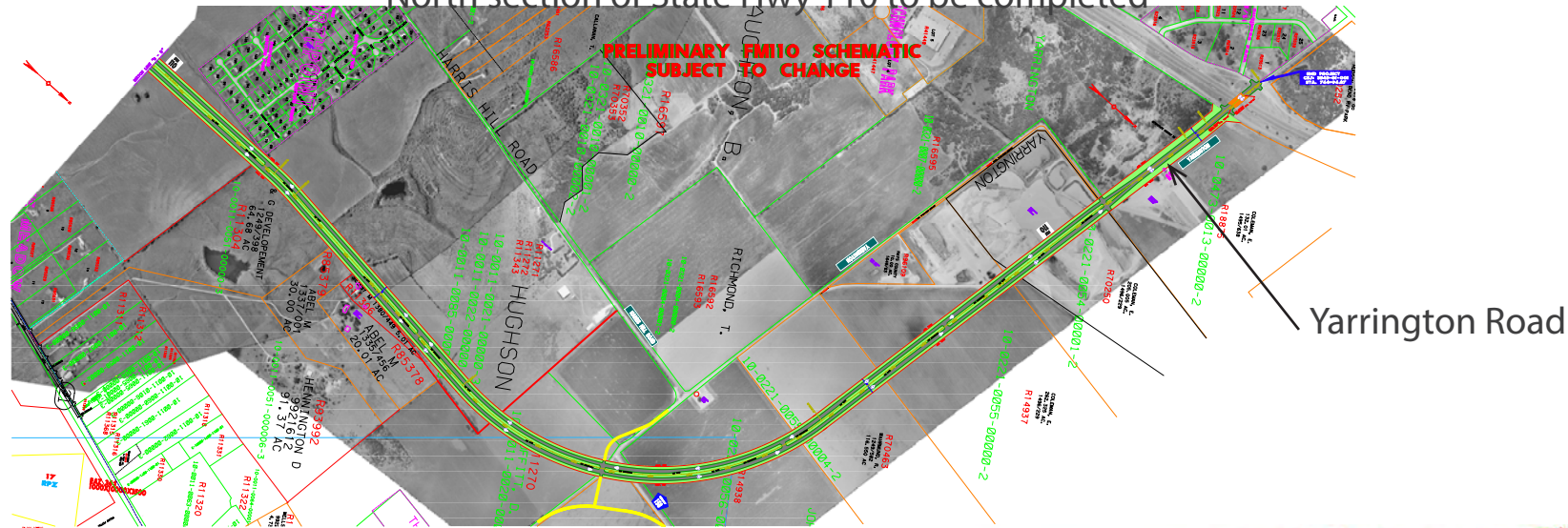


# RIVER BRIDGE RANCH /VICINITY MAP

FOR SALE

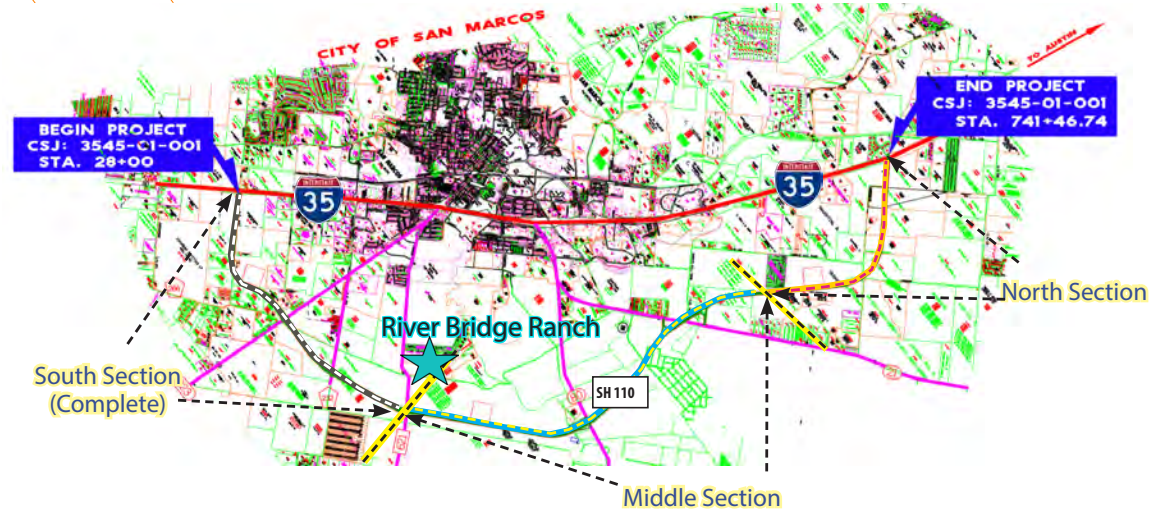
Staples Rd (FM 621), San Marcos, TX 78666

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.





# RIVER BRIDGE RANCH / SMART TERMINAL DEVELOPMENT

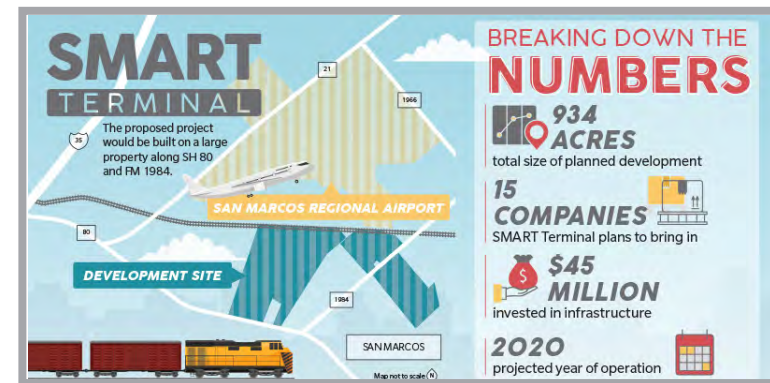
FOR SALE

Staples Rd (FM 621), San Marcos, TX 78666



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.”



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# RIVER BRIDGE RANCH / DEMOGRAPHICS

FOR SALE

Staples Rd (FM 621), San Marcos, TX 78666

Source: CoStar	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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
<b>Households</b>			
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
<b>Housing</b>			
Median Home Value:	\$147,410	\$155,876	\$204,056
Median Year Built:	2004	1994	1993
<b>Daytime Employment</b>			
Total Businesses:	322	2,079	3,005
Total Employees:	2,492	21,963	32,430
<b>Vehicle Traffic</b>			
Staples Rd @ Old Bastrop Rd: (Source: TXDOT)	5,037 vpd		
San Marcos Hwy (80) @ FM 1984 (Source: TXDOT)	14,498 vpd		

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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:
  - 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.

<b>Endura Advisory Group</b>	<b>581037</b>	<b>jlundblad@endurasa.com</b>	<b>(210) 366-2222</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>James G. Lundblad</b>	<b>337803</b>	<b>jlundblad@endurasa.com</b>	<b>(210) 366-2222</b>
Designated Broker of Firm	License No.	Email	Phone
<b>James G. Lundblad</b>	<b>337803</b>	<b>jlundblad@endurasa.com</b>	<b>(210) 366-2222</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Robert Wayne Ashbraner</b>	<b>562388</b>	<b>washbraner@endurasa.com</b>	<b>(210) 279-6505</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_