

# THE LOCAL DOWNTOWN

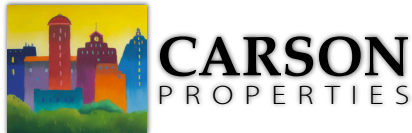


## HIGHLIGHTS

- One block to Texas State Campus (over 38,000 students enrolled)
- One block to the Central Square
- One block to the San Marcos River
- Over 300 residents at THE LOCAL
- Well-glazed, double-height spaces
- Café-ready space available
- Generous TI Allowance for Qualified Tenants
- White Box Options Available
- Units remaining from 800 to 2750 SF

## PREMIER DOWNTOWN RETAIL - READY FOR FINISH-OUT

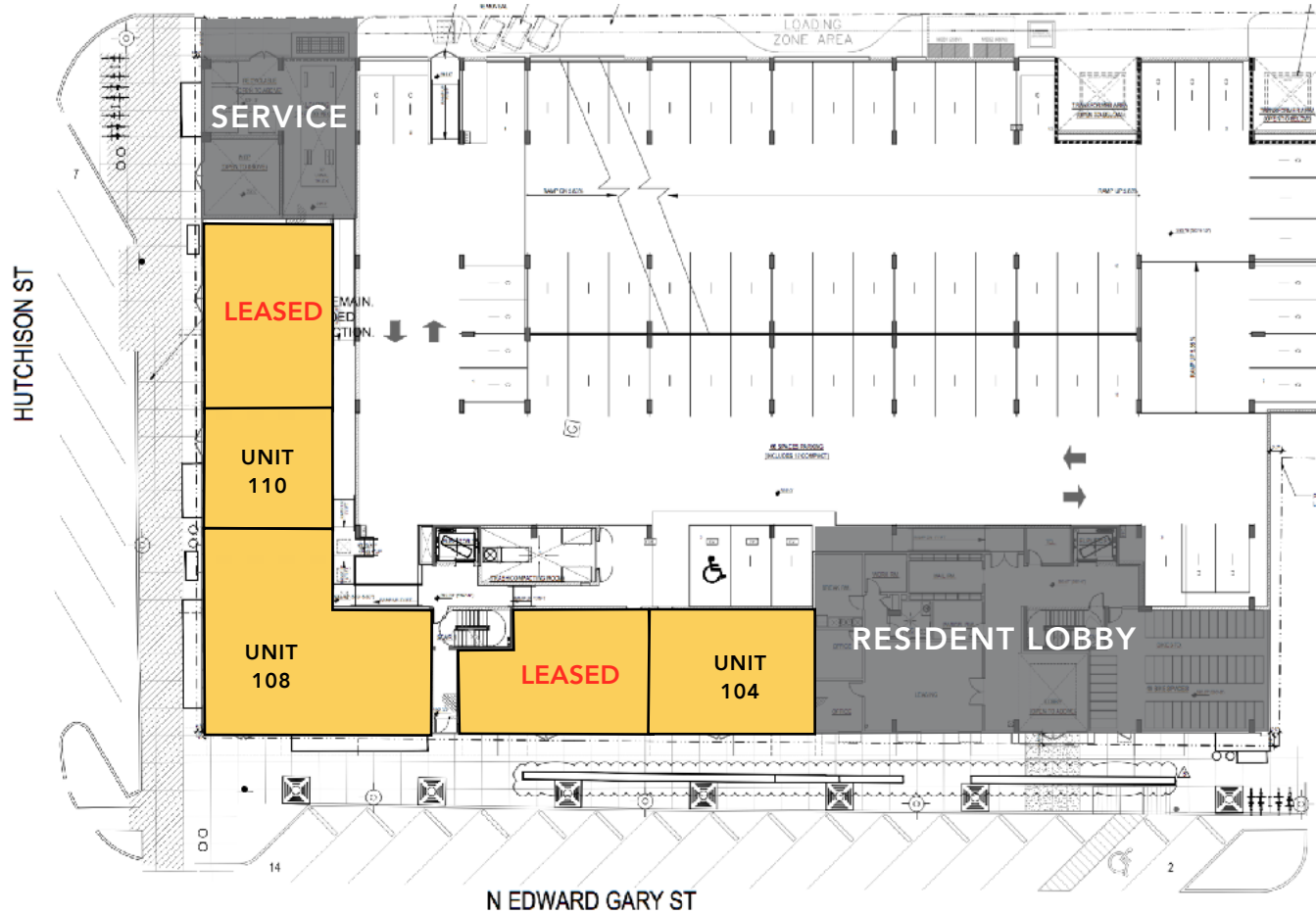
The Local is a mixed-use, mid-rise building in downtown San Marcos. Perfectly situated at the intersection of the Texas State University campus, downtown San Marcos, and the San Marcos River, The Local's featured ground floor retail and streetscape are designed to captivate the pedestrian and the over 300 individuals who reside in the apartments above. The building's unique vertical visibility makes The Local and its businesses well known to both the community and visitors. Retail and restaurant spaces are available from 800 to 2725 square feet with a generous finish-out allowance offered for qualified tenants. White box options are also available for select spaces.



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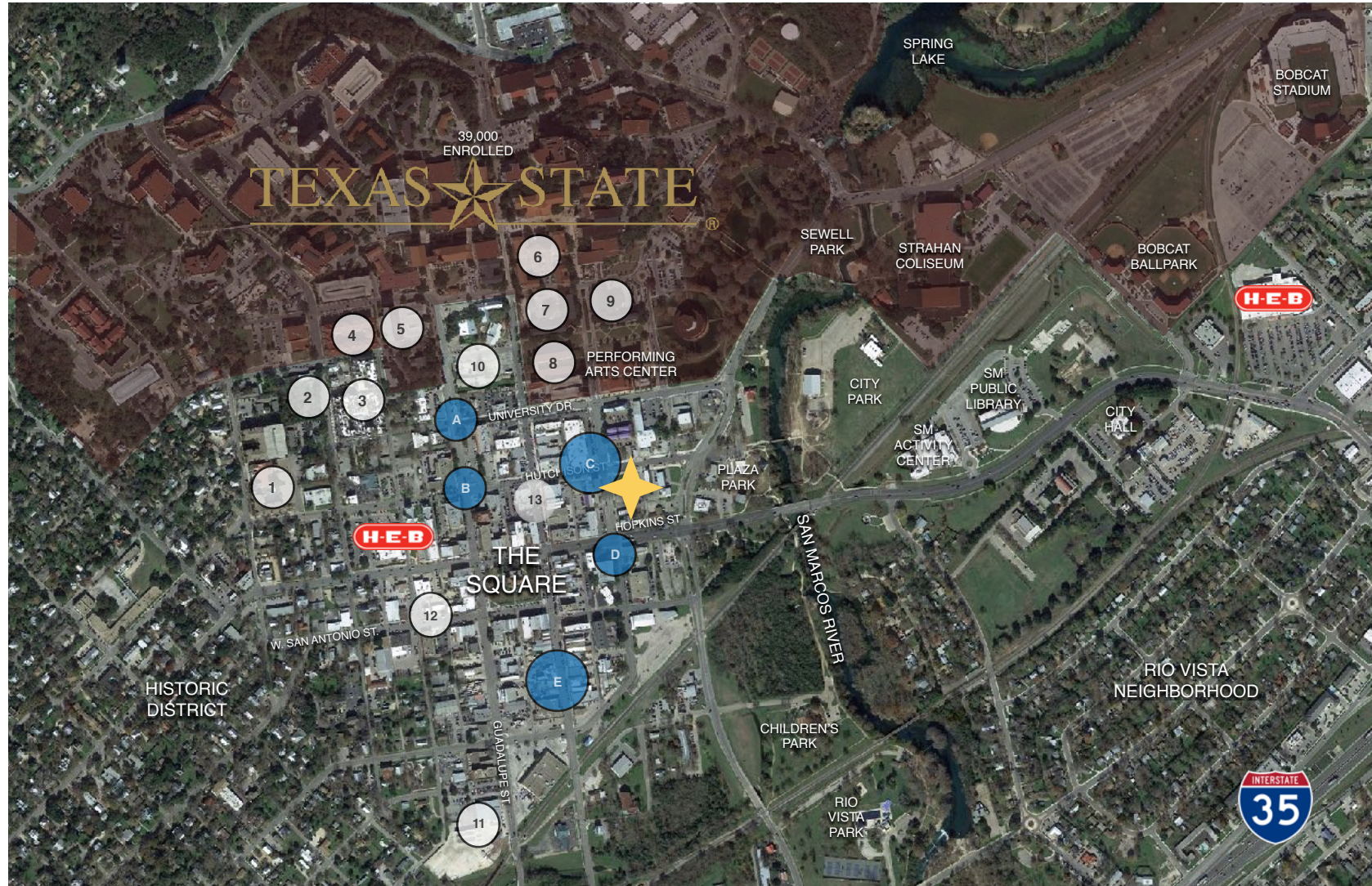
# AVAILABLE UNITS AND RATES



UNIT	SIZE	MAX SIZE	LEASE RATE
104	1009 SF	1009 SF	\$20 PSF / YR + NNN
106	1078 SF	<b>LEASED</b>	
108	1924 SF	2722 SF	\$22 PSF / YR + NNN
110	798 SF		\$24 PSF / YR + NNN
112	1200 SF	<b>LEASED</b>	

- WHITE BOX OPTION AVAILABLE
- ⚡ EXHAUST VENT CHASE POSSIBLE
- ⚡ GREASE TRAP ACCESSIBLE

AREA HOUSING	BEDS
★ THE LOCAL	304
1 SANCTUARY LOFTS	487
2 THE POINTE	344
3 THE VISTAS	600
4 SAN JACINTO HALL	469
5 TOWER HALL	434
6 LANTANA HALL	239
7 MULTIPLE HALLS	349
8 STERRY HALL	371
9 BUTLER HALL	238
10 ASPIRE	754
11 THE VIEW	391
12 THE PARLOR	400
13 Distributed Historic Lofts	200
<b>TOTAL</b>	<b>5580</b>



**A**

ups, CHASE, Domino's, Great Clips

**B**

MedSpring Urgent care, Blue Dahlia BISTRO, Frost

**C**

FedEx Office, FASTSIGNS, Chimzy's, SUBWAY

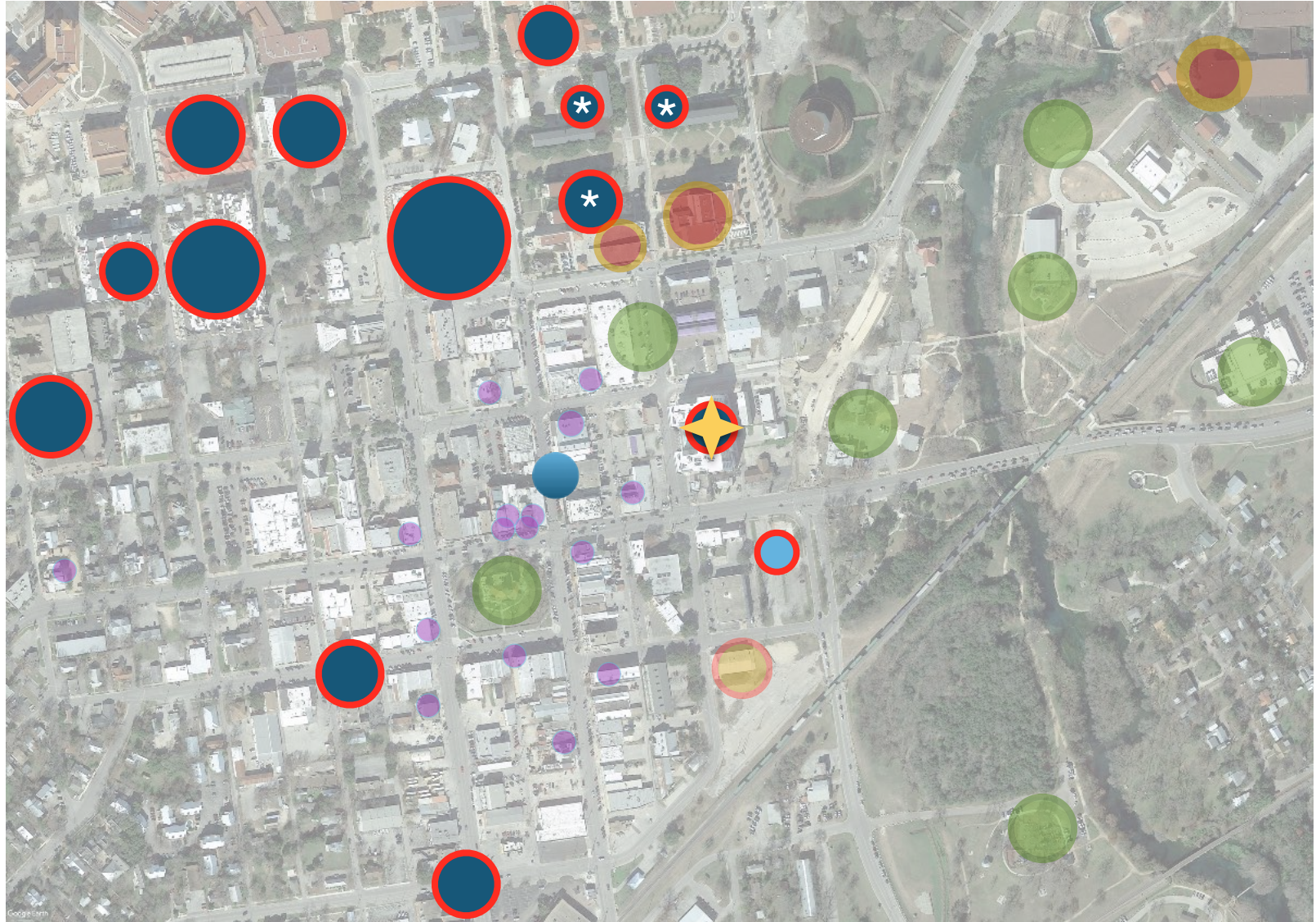
**D**

Bank of America, Wells Fargo, Goodyear

**E**

Green Pastures, Industry San Marcos, TX

-  Over 5,500 bedrooms within walking distance (counts on prior page)
-  TXST planned redevelopment to boost density (see following page)
-  Planned Hotel + Residences (continued area redevelopment expected)



Extracts from the 2027 Texas State Master Plan



**THE BIG PICTURE: (RE)POSITION THREE NEIGHBORHOODS**

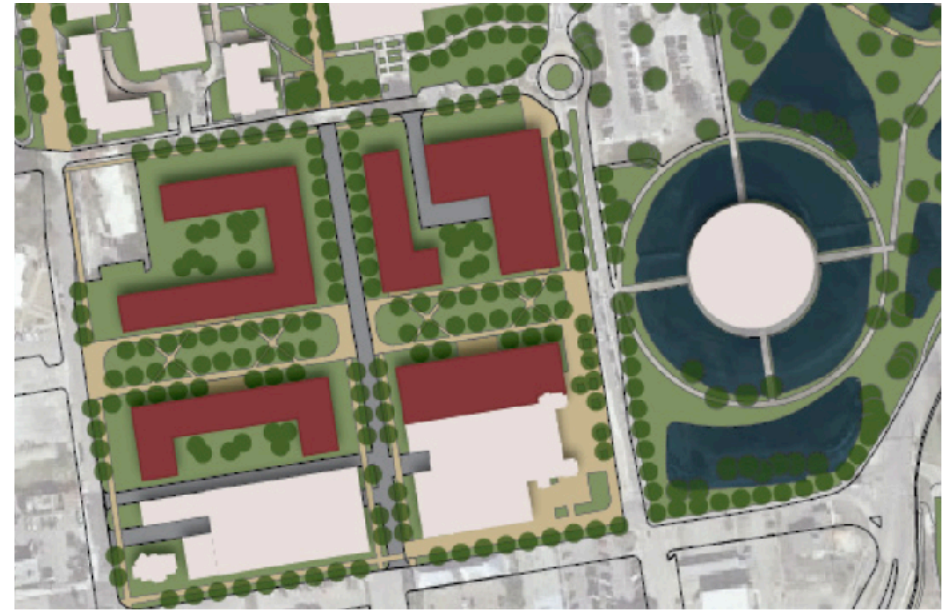
After a careful capacity evaluation, several areas of campus have been identified to absorb a majority of the change in the coming decade. They each occupy valuable locations within the 10-minute walking radii within the academic core:

- Redevelop the Hilltop as a vibrant, mixed-use (academics, research, and housing) neighborhood
- Enhance the Performing Arts neighborhood with additional undergraduate housing, a music building, and an addition to the Performing Arts Center
- Create a Science and Engineering neighborhood focused on Bruce and Gloria Ingram Hall, Roy F. Mitte, and Supple Science as a programmatic integration of the physical sciences and engineering disciplines

**PERFORMING ARTS NEIGHBORHOOD**

With the completion of the Performing Arts Center and Edward Gary Street Garage in 2013, the University created a high profile public destination and valuable integration point with the City of San Marcos. To build on this success, the University Master Plan recommends the development of a consolidated performing arts district and the expansion of a desirable on-campus residential community. Strategic attributes of this neighborhood include plans to:

- Develop a new music building adjacent to Concho Green across from the Theatre Center
- Expand the Performing Arts Center to accommodate a third performance venue, teaching space, and music practice space
- Create a living-learning housing community adjacent to Concho Green
- Renovate or consider replacement of Lantana, Butler, and Sterry Halls with higher density student housing

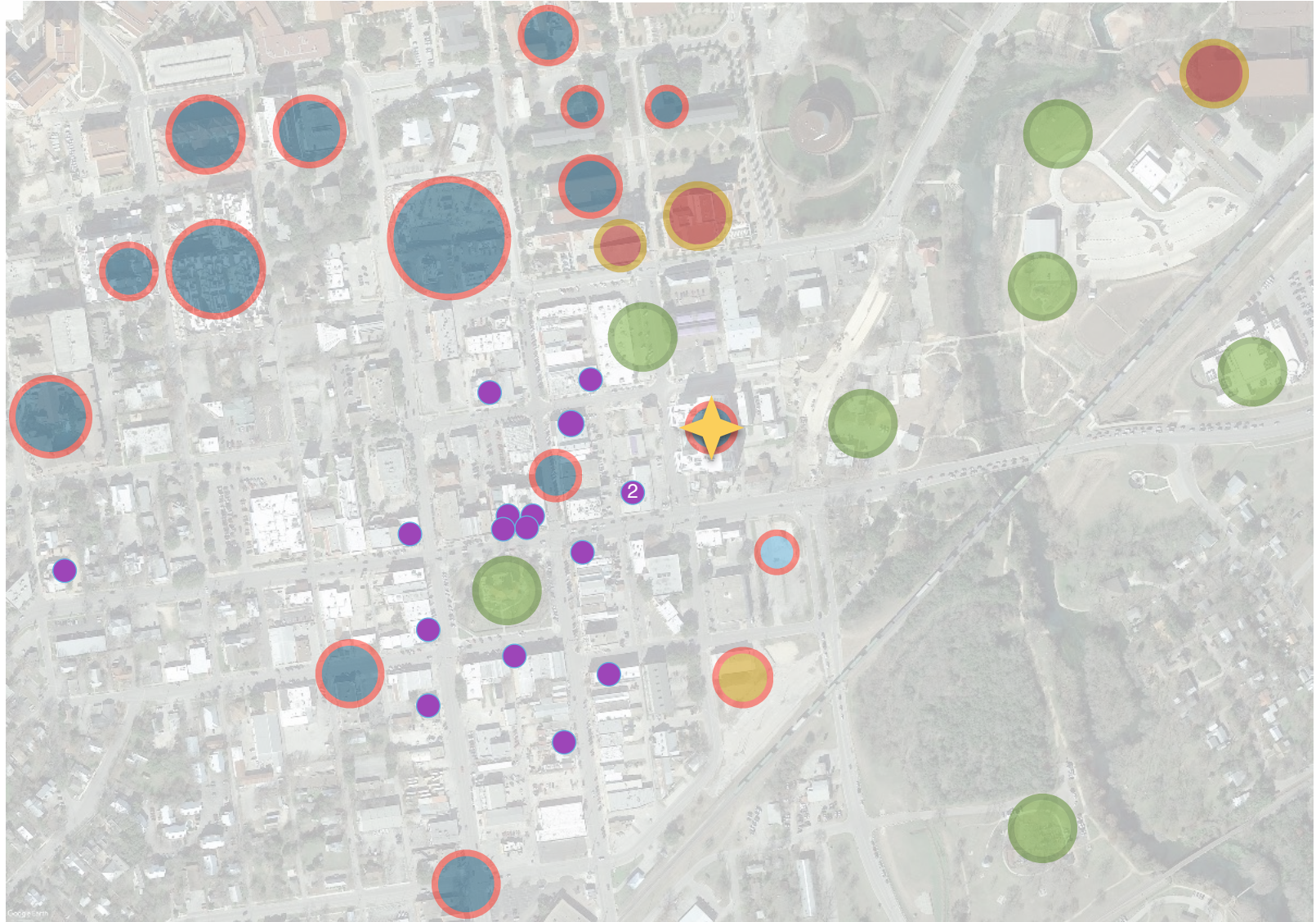


2027 MASTER PLAN



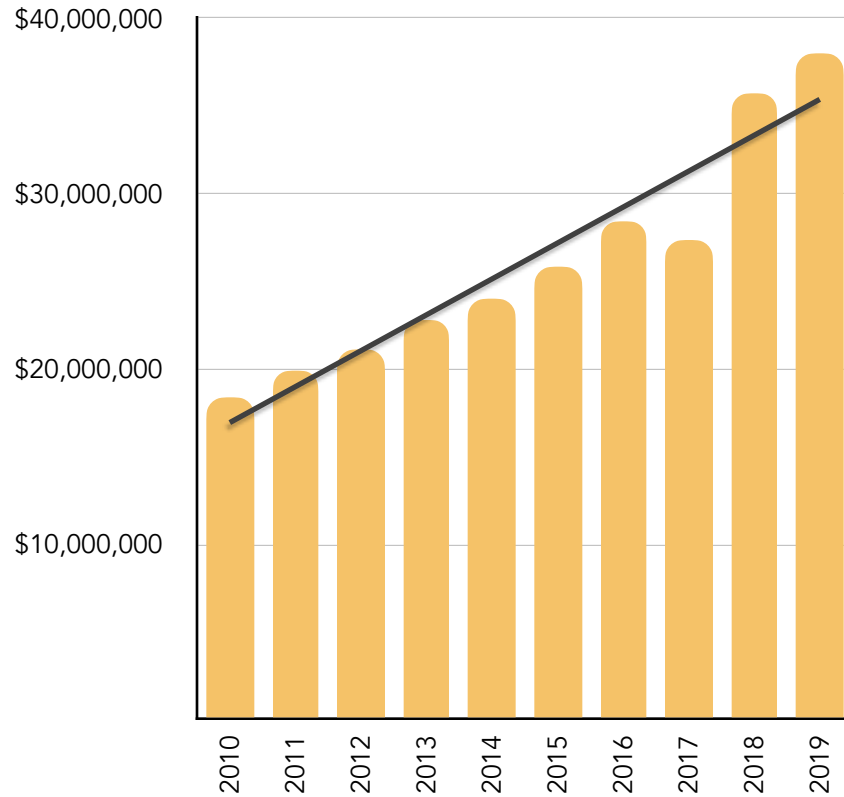
CONCHO GREEN 2027 AND BEYOND

- Approx. 60% of City TABC sales come from map view
- Locations in Top 25 of City TABC sales shown
- ② 2nd highest grossing location in City 500 ft away



## Strong Local Economy

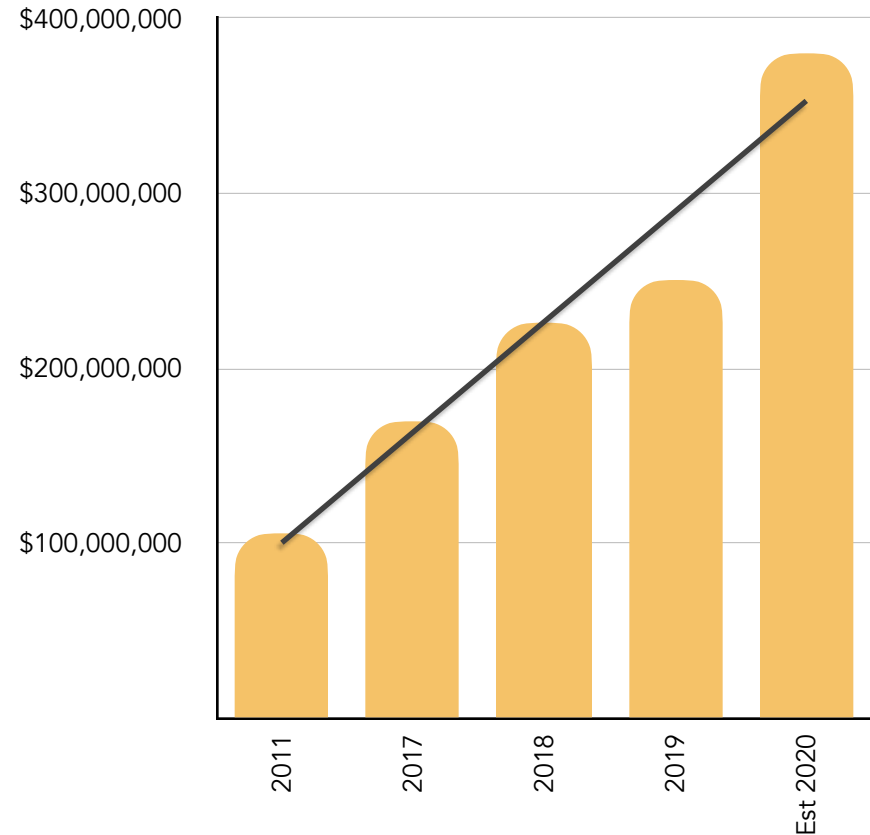
Overall City of San Marcos Sales Tax Collections



Source: City of San Marcos FY2020 Budget

## Growing Downtown Investment

Property Tax HCAD Appraised Value inside **Downtown** TIRZ



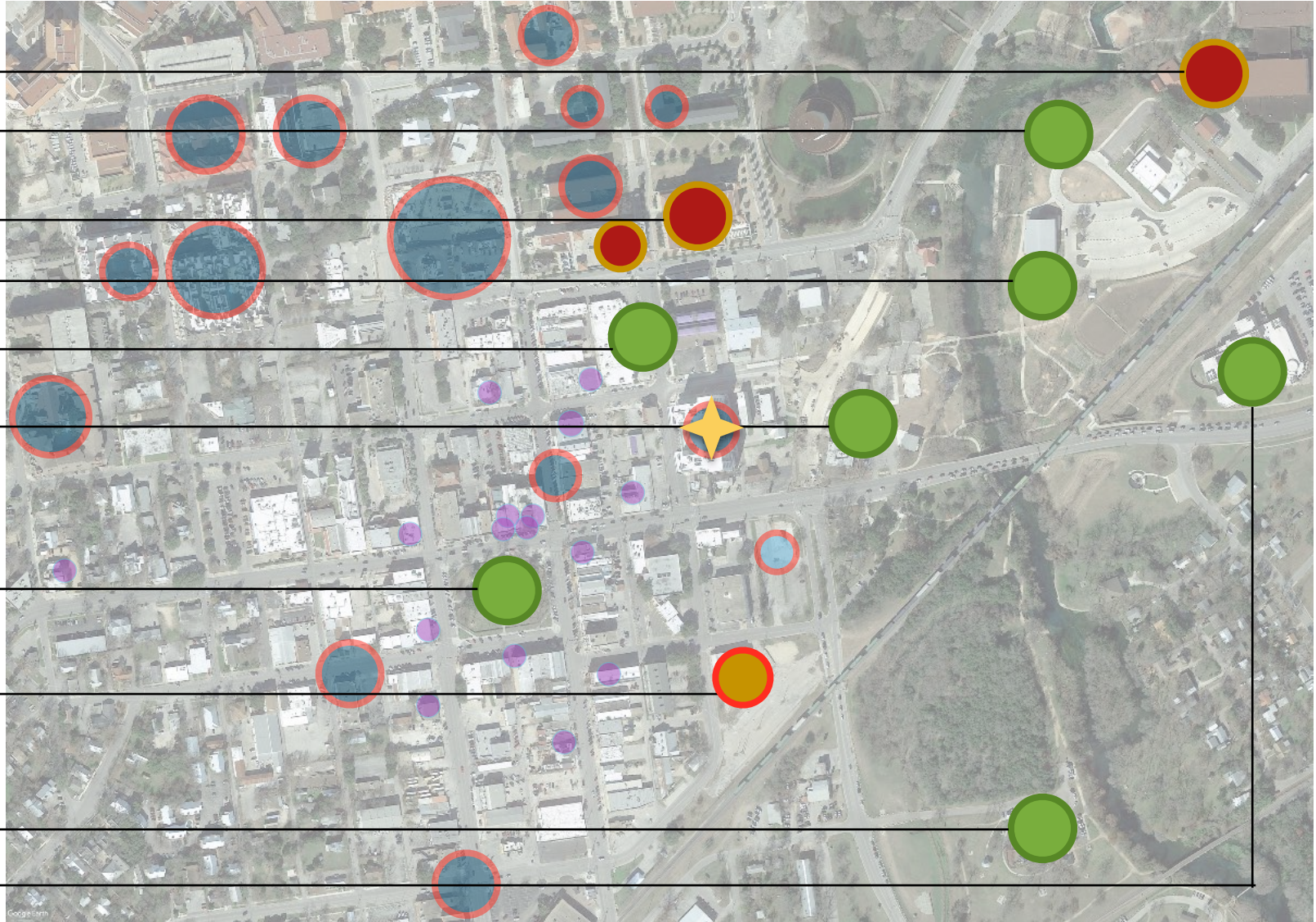
Source: Hays County Appraisal District (HCAD) Data, Internal Analysis  
Note: Base year of TIRZ shown (2011) then dates of recent data requests



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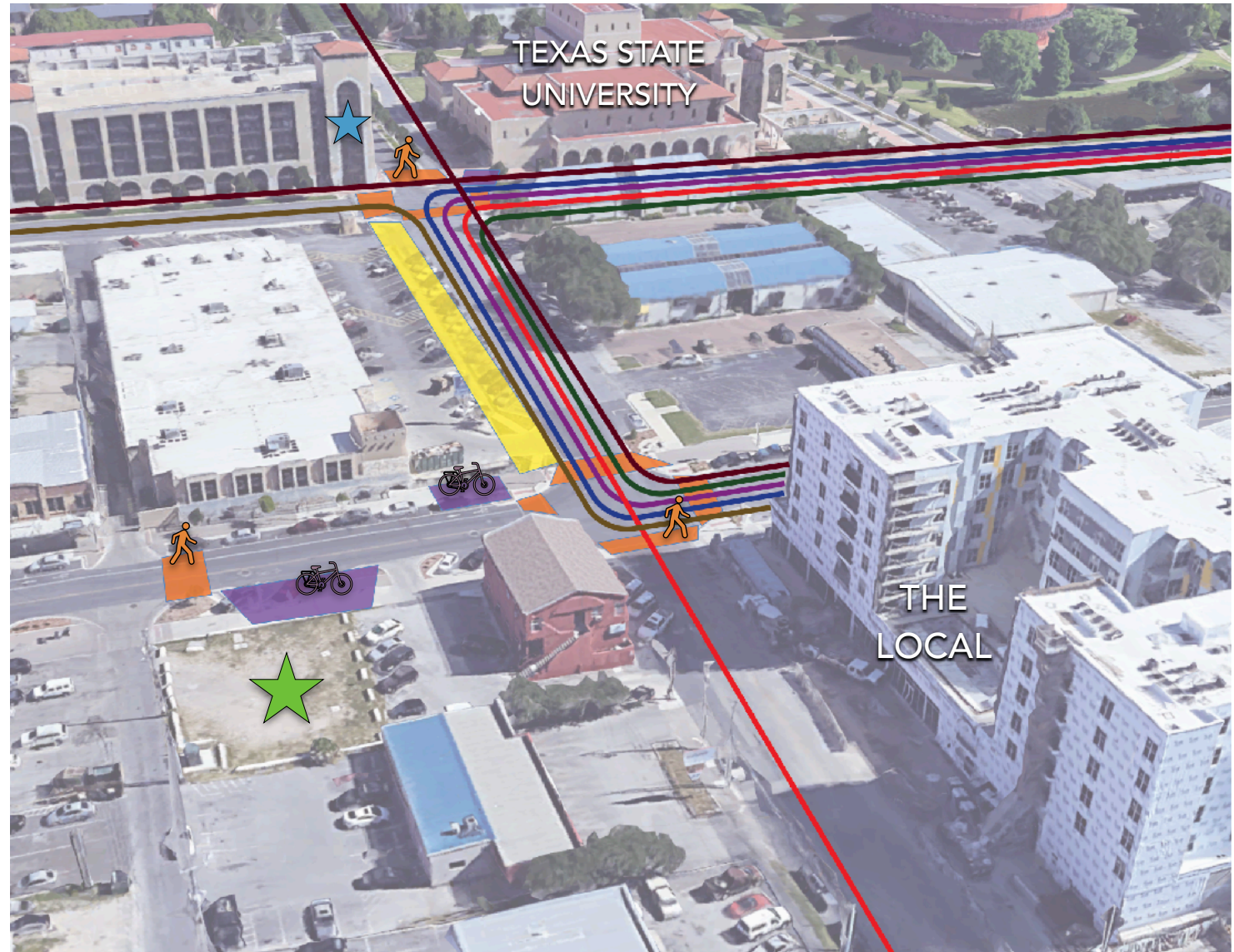
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- Strahan Arena  
(Graduation, Basketball, Etc.)
- Sewell Park  
(Famous River Destination)
- Performing Arts Center  
(+ 461 space parking garage)
- Lions' Club Tube  
Rental (primary tubing site)
- City + University Bus  
Transit Hub (see next page)
- Plaza Park  
(community event venue)
- Top Events:**
  - Sights + Sounds (50,000+)
  - Mermaid Festival (5,000+)
  - Summer in the Park (wkly)
- Hays County Seat +  
Courthouse (Farmer's Mrkt,  
Art Squared, + more, weekly)
- Proposed Office +  
Public Parking Garage  
(125,000 SF + 600+ spaces)
- Children's Park  
(125,000 SF + 600+ spaces)
- San Marcos Activity  
Center (+ Library beyond)





The City of San Marcos and Texas State University are in the process of combining transit systems. City council unanimously adopted a new Strategic Transit Plan at its Sept 15, 2020 meeting, which includes a “fare free” operating model and the Downtown Transit Plaza (adjacent to The Local, shown at right in yellow) for Phase 1 roll-out. Citywide routes 2, 3, and 5 and “Bobcat Shuttle” routes 10, 20, and 21 are shown within the new Strategic Plan routing through the Downtown Transit Plaza. Based on 2019 data, these routes service over 3350 riders per day, and the campus connector is shown with a transfer in close proximity as well. The [adopted transit plan \(link\)](#) is located on the City of San Marcos website for additional reference.



KEY	SYMBOL
TRANSIT PLAZA AREA	
BIKE + PEDESTRIAN AREAS	
CROSSWALK TREATMENTS	
BOBCAT SHUTTLE	
POST RD BUS	
UHLAND ST BUS	
OUTLETS BUS	
AQURENA SPRINGS DR BUS	
BLANCO RIVER BUS	
EDWARD GARY ST GARAGE	
EXISTING MOBILITY HUB	



HUTCHINSON STREET SIDE



HUTCHINSON + N EDWARD GARY CORNER



N EDWARD GARY SIDE



AERIAL VIEW OF THE LOCAL