

**FOR SALE:  
167± Acres, Fully Developed  
I-35 in San Marcos, Texas**



Presented by  
Joyce Jane Weedman  
Josh Hubka, CCIM

**ALL OR PART**  
**167± Fully Developed Acres on I-35 Corridor**  
**Between Austin and San Antonio**

- Location:** *Vista Del Blanco* is located on the west side of I-35, 25 miles south of Austin CBD and 50 miles north of San Antonio CBD. The project is in the city limits of San Marcos, Texas, just two miles north of the San Marcos business district and in front of Blanco Vista, a 575 acre upscale master planned community being built by Carma, with 2,000 single family units now under construction or planned. Yarrington Road is just north of this 167 acre project.
- Size:** Approximately 167 acres net of flood plain and roadways, in six lots. Approximately 82 acres along the Blanco River was donated to the City of San Marcos for parkland. This land wraps the western portion of *Vista Del Blanco*.
- Description:** Property has \$10 million in infrastructure in place, including streets, utilities, and underground electric. It is zoned, platted and ready to go. This is one of the most visually appealing and easily developable sites with interstate frontage in the Austin / San Antonio Corridor.
- Frontage:** A total of 4,921 feet of frontage on I-35.
- Area:** Texas State University, with more than 50,000 students, faculty and staff on a 471 acre campus, is 2.5 miles to the south of the site. Tanger Factory Outlet Malls and the San Marcos Prime Factory Outlets, with 210+ retailers and more than 3,000 employees – and more than 12 million shoppers per year – are 7 miles south of the property.
- Zoning:** *Vista Del Blanco* is zoned CC and MU, allowing for a variety of uses appropriate for this location, including medical, retail, hotel/motel, health club, and high density residential.

**Sites:** Tract A – 30.4 gross acres with 1,474 ft. of frontage on I-35; 25.16 acres net useable  
Tract B – 31.2 gross acres with 2,521 ft. of frontage on I-35; 24.505 acres net useable  
Tract C – 37.23 gross acres, and 29.348 acres net useable  
Tract D – 13.74 gross acres; 10.44 acres net useable  
Tract E – 22.027 gross acres with 806 ft of frontage on I35; 14.861 acres net useable  
Tract F – 32.971 gross acres; 10.3 acres net useable

**Utilities:** All high capacity utilities are within the existing streets, including water, wastewater and underground electric (Blanco Electric).

**Water Quality:** No detention is required. Drainage goes into existing swells and then to the Blanco River.

**Price:** Asking price is \$5.27/sf for total site. Please call broker to discuss.

**For More Information Contact:**

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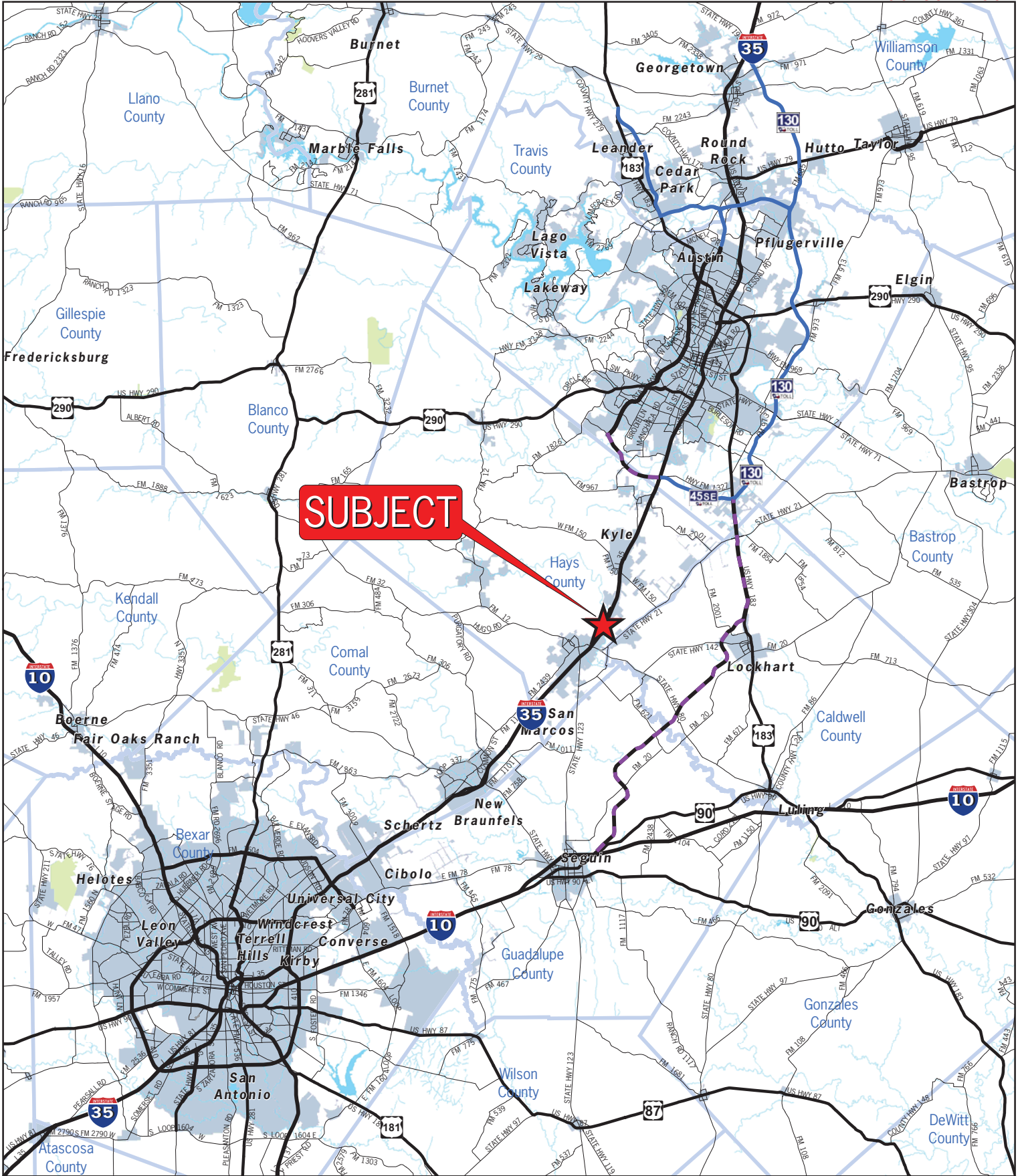
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# 167± AC - SAN MARCOS

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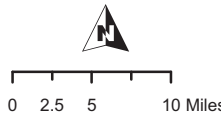


**SUBJECT**



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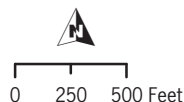
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**Ring: 5 Mile Radius**

Summary	2010	2011	2016
Population	52,724	54,435	63,391
Trends: 2011-2016 Annual Rate	Area	State	National
Population	3.09%	1.51%	0.67%
Households by Income	2011		2016
Median Household Income	\$40,043		\$50,135
Average Household Income	\$53,054		\$59,627
Race and Ethnicity	2010	2011	2016
White Alone	76.3%	76.2%	76.0%
Black Alone	5.9%	5.8%	5.7%
Some Other Race Alone	12.2%	12.3%	12.7%
Hispanic Origin (Any Race)	40.9%	41.4%	46.5%

**Ring: 10 Mile Radius**

Summary	2010	2011	2016
Population	113,141	117,140	136,894
Trends: 2011-2016 Annual Rate	Area	State	National
Population	3.17%	1.51%	0.67%
Households by Income	2011		2016
Median Household Income	\$45,869		\$54,449
Average Household Income	\$58,406		\$65,140
Race and Ethnicity	2010	2011	2016
White Alone	75.3%	75.3%	75.3%
Black Alone	4.6%	4.6%	4.5%
Some Other Race Alone	14.7%	14.8%	14.8%
Hispanic Origin (Any Race)	46.5%	47.0%	51.8%

**Ring: 15 Mile Radius**

Summary	2010	2011	2016
Population	167,127	172,984	201,073
Trends: 2010-2015 Annual Rate	Area	State	National
Population	3.06%	1.51%	0.67%
Households by Income	2011		2016
Median Household Income	\$50,393		\$57,616
Average Household Income	\$63,746		\$71,091
Race and Ethnicity	2010	2011	2016
White Alone	77.6%	77.6%	77.6%
Black Alone	4.3%	4.3%	4.2%
Some Other Race Alone	13.1%	13.3%	13.3%
Hispanic Origin (Any Race)	42.6%	43.1%	47.6%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Bureau of Census, 2010 Census of Population and Housing. ESRI forecasts for 2011 and 2016.

# NAI REOC Austin

## INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represent the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: 1) shall treat all parties honestly; 2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; 3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and 4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**PROPERTY:** 167 acres in San Marcos, TX on IH-35 south of Yarrington

Disclosure of agency, if any: The Broker named below represents  Owner  Buyer  Landlord  Tenant

**BROKER:** NAI REOC Austin

**ACKNOWLEDGEMENT OF RECEIPT OF AGENCY DISCLOSURE FORM:** I acknowledge I have received a copy of this form. I understand that agreements I may sign may affect or change agency relationships and that the broker may only represent both the Owner/Landlord and the Buyer/Tenant with their full knowledge and consent.

Owner (Landlord) or Buyer (Tenant)

Date \_\_\_\_\_

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.