

Guadalupe Crossing

200 North IH 35, San Marcos, TX 78666

Endeavor Real Estate Group
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Guadalupe Crossing

200 North IH 35, San Marcos, TX, 78666

For Lease

- Intersection with strongest restaurant sales in the market
- Prime IH 35 visibility with pylon sign and excellent access
- 42,292 Texas State students located 1 mile away
- 3.5 miles from San Marcos Outlets

VIEW PROPERTY VIDEO

Space Available

Retail Building

- 1,537 SF
- 3,000 SF

Pad Site

2022 Estimated NNN Expenses

- \$11.00/SF

Demographics (2021)



Population Estimate

1 mi	3 mi	5 mi
8,952	52,708	72,358

Daytime Population

1 mi	3 mi	5 mi
23,932	95,130	109,946



Traffic Counts (2022 Projection)

- 17,995 VPD (W Hopkins, SW of site)
- 25,116 VPD (W Hopkins, E of site)
- 12,456 VPD (Moore Street, just N of W Hopkins)



Major Retailers



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SITE

Pad Available





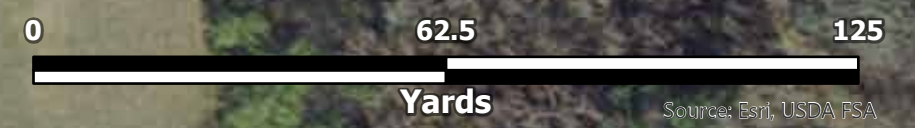
SITE

149,112 VPD

Pad Available
Conceptual
Layout

1,537 SF
Available

3,000 SF
Available



Source: Esri, USDA FSA



Estimated Student Housing Population
68,040 students



SANCTUARY LOFTS

Pointe

Vistas

BLACK'S

Garcia's

PATIO DOLCETTO

ROGELIO'S

SONIC

Wok n Roll

S. Guadalupe St.

pluck's

149,112 VPD

42' Pylon Sign

Pad Available
Conceptual Layout

SITE

EYEMART EXPRESS

SMOOTHIE KING

DUTCH BROS

1,537 SF Available

QUALITY urgent care

3,000 SF Available

HOOTERS

Freddy's STEAKBURGERS

Flores St.

WINGATE BY WYNDHAM
105 Rooms

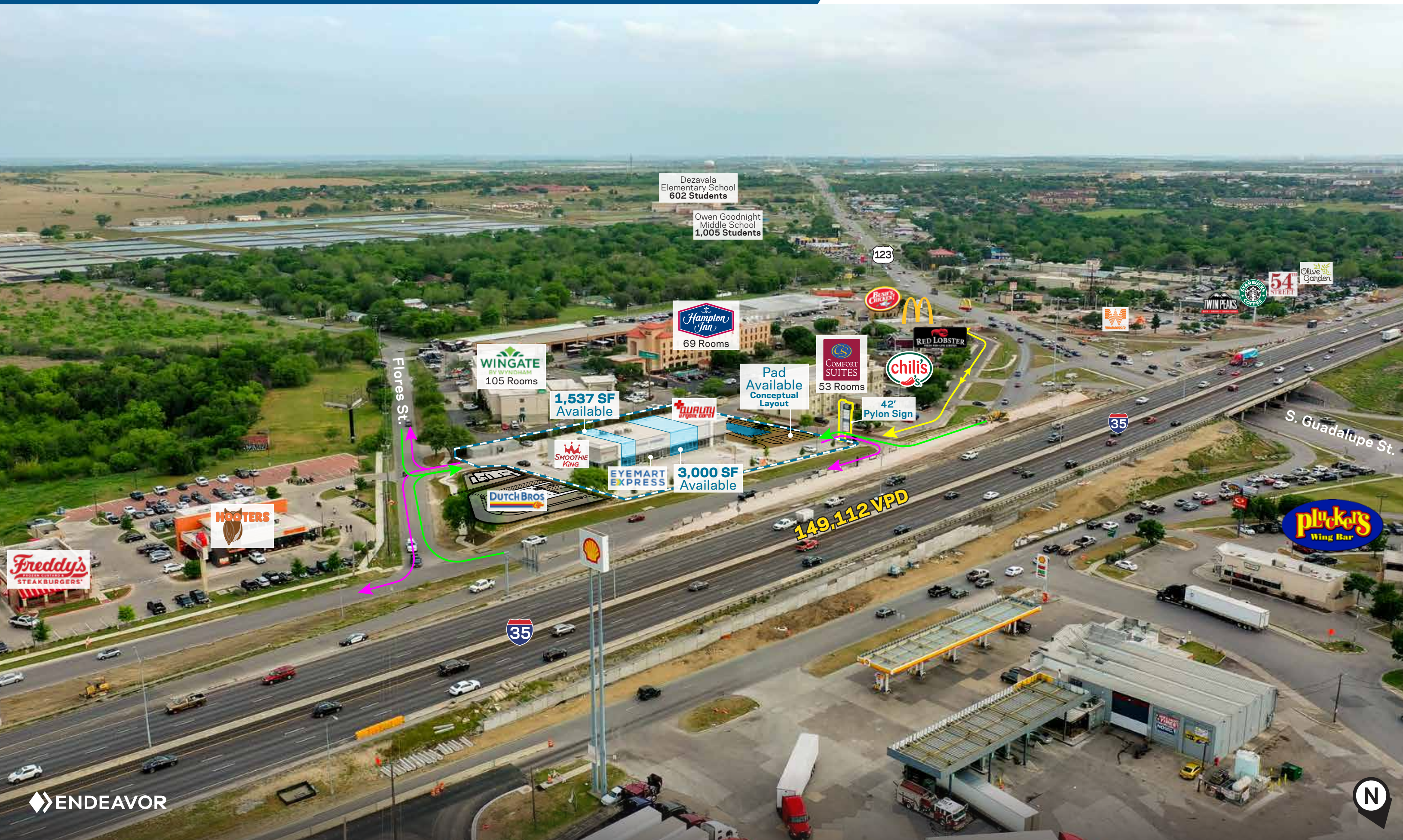
COMFORT SUITES
53 Rooms

chili's

Hampton Inn
69 Rooms

RED LOBSTER
FRESH FROM-LIVE LOBSTER





Dezavala Elementary School
602 Students

Owen Goodnight Middle School
1,005 Students

WINGATE
BY WYNDHAM
105 Rooms

Hampton Inn
69 Rooms

COMFORT SUITES
53 Rooms

1,537 SF Available

Pad Available
Conceptual
Layout

42'
Pylon Sign

SMOOTHIE KING

EYEMART EXPRESS

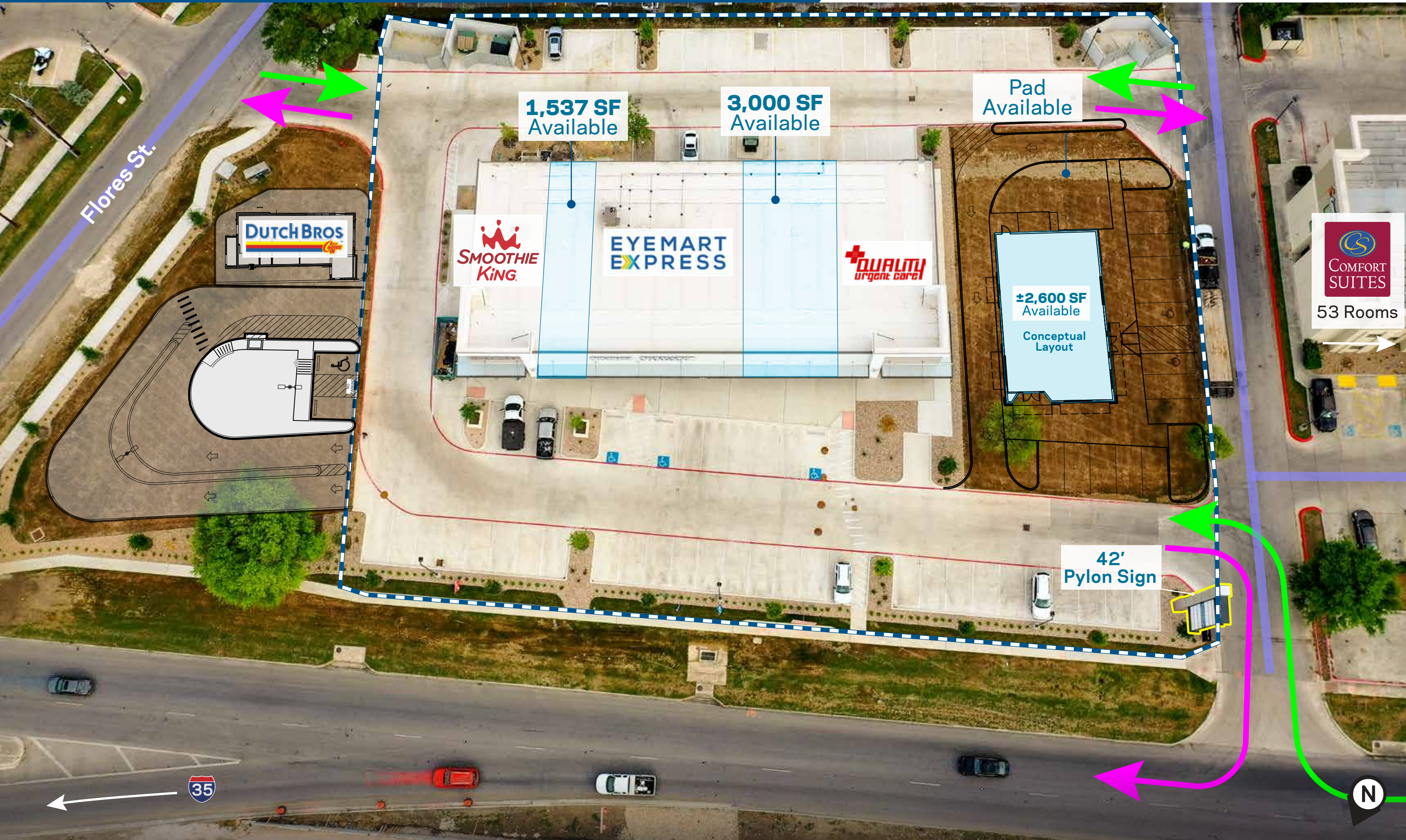
3,000 SF Available

149,112 VPD

HOOTERS

Freddy's
STEAKBURGERS

pluckers
Wing Bar



Flores St.

1,537 SF Available

3,000 SF Available

Pad Available

SMOOTHIE KING

EYEMART EXPRESS

QUALITY urgent care

±2,600 SF Available

Conceptual Layout

COMFORT SUITES
53 Rooms

42' Pylon Sign



- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working





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.

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Pierce Jones	725521	PJones@Endeavor-Re.com	512-682-5582
Sales Agent/Associate's Name	License No.	Email	Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date