



OPPORTUNITY RETAIL

157 Opportunity Blvd., San Marcos, TX 78666

UP TO 12,500 SF RETAIL SPACE
FOR LEASE





- **Part of the Whisper Development, Opportunity Retail offers up to 14,500 SF retail space**
- Great access and visibility to I-35
- Close proximity to key Central Texas cities - Austin, San Marcos, Kyle
- Brand New Construction - Potential for tenant build-to-suit!
- Located in San Marcos, the fastest growing city in the U.S 3 years in a row
- **Call today to schedule a tour!**

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DEMOGRAPHICS (2025)			
MILE(S)	1	3	5
Total Population	3,228	29,950	89,410
Total Households	1,119	11,864	32,481
Average HH Income	\$74,401	\$86,775	\$85,415
Daytime Population	643	3,049	23,551

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KEY LOCATIONS	
Kyle, TX	10 minutes
San Marcos, TX	10 minutes
San Marcos Airport	8 minutes
Downtown Austin	30 minutes
Buda, TX	15 minutes

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