

Guadalupe Crossing

200 North IH 35, San Marcos, TX 78666



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Guadalupe Crossing

San Marcos, TX 78666

THE SITE

- 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

SPACE AVAILABLE

- Retail Space: 1,537 - 3,000 SF

RATES

- Estimated 2025 NNN's: \$10.42/SF

NEARBY RETAILERS



DEMOGRAPHICS (2026)



POPULATION ESTIMATE

1 mi	3 mi	5 mi
8,967	64,294	86,275



DAYTIME POPULATION

1 mi	3 mi	5 mi
28,342	104,256	120,573



TRAFFIC COUNTS

- 170,410 VPD (IH-35)
- 32,477 VPD (Guadalupe St)



Crockett Elementary
624 Students

TEXAS STATE UNIVERSITY

TARGET H-E-B CVS pharmacy Frost WELLS FARGO

DUNKIN' TACO BELL CUPOTE TACOS CHASE

WELLS FARGO SUBWAY Great Clips

H-E-B

Walgreens KFC BURGER KING

ihop Great Clips TACO CABANA DOMINOS POPCORN

Walmart

Jason's deli Little Caesars Pizza

DQ CVS pharmacy Cane's Pizza Hut

WingStreet SUBWAY PLATOS

Bonham Pre-K School
433 Students

SONIC

Krispy Kreme

Freddy's STEAKBURGER

HOOTERS

STARBUCKS

Wendy's

chili's

Olive Garden

BURGER KING

McDonald's

CVS pharmacy

Orangetheory FITNESS

SUBWAY Frost

PIONEERBANK

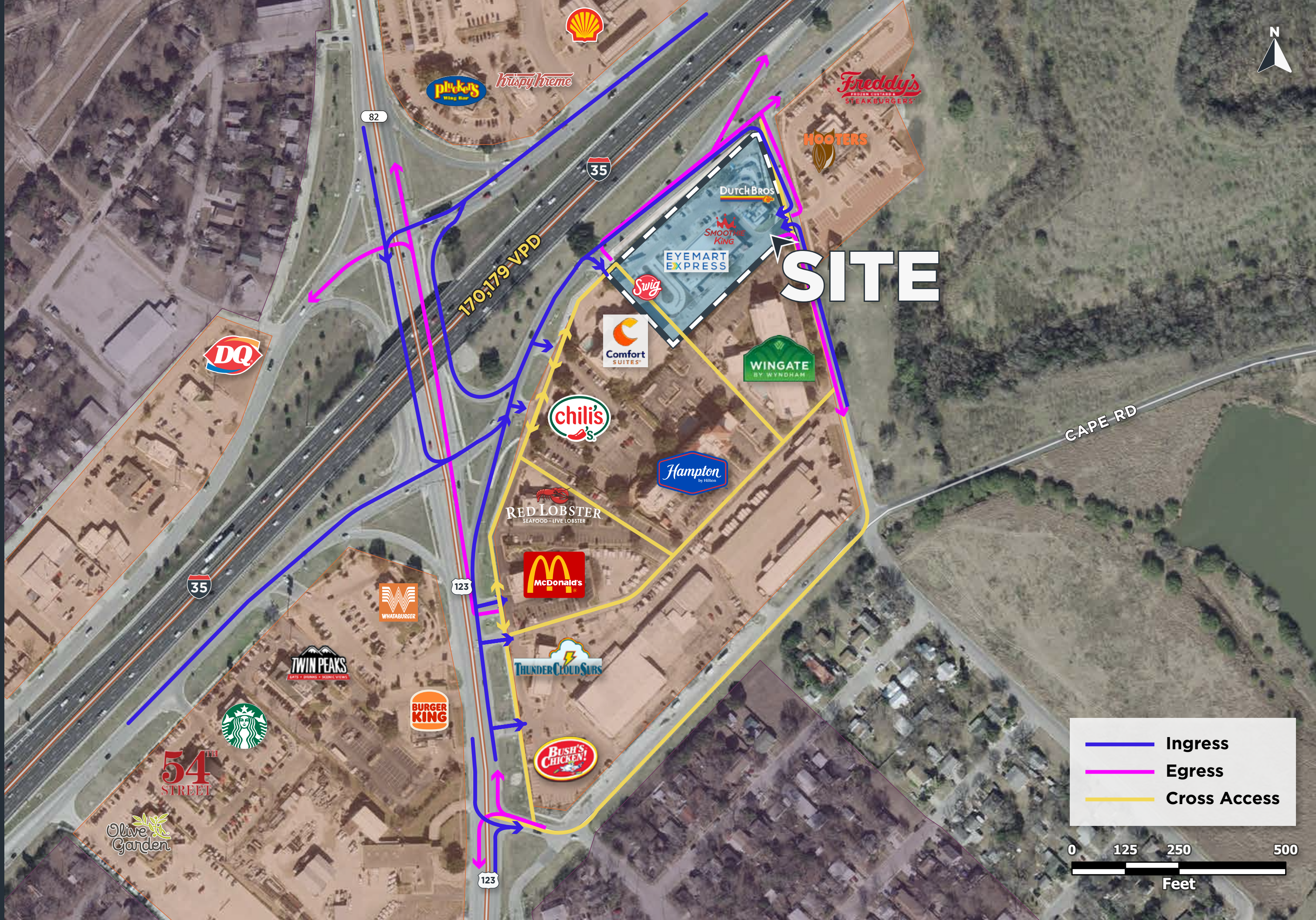
Goodnight Middle School
1,005 Students

Dez Avala Elementary
602 Students

SITE

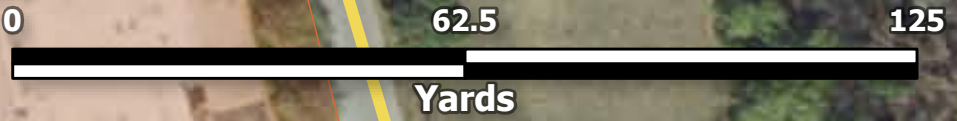
STUDENT HOUSING







	Ingress
	Egress
	Cross Access





Estimated Student
Housing Population
68,040 students

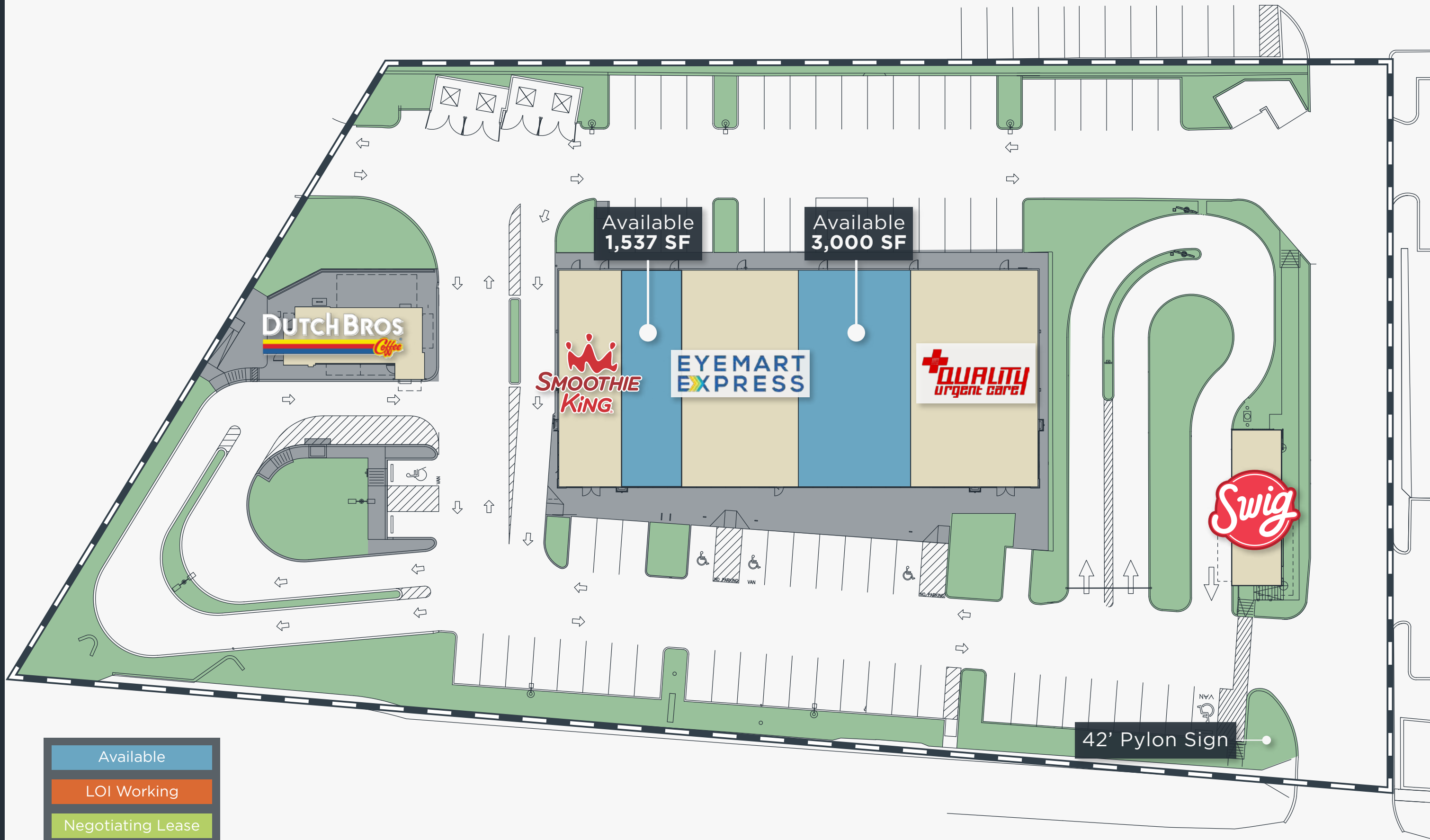








Available
LOI Working
Negotiating Lease
Lease Executed





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 counteroffer 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

