



POSEY PARK
25 AC

H&H
INDUSTRIAL PARK



SAN MARCOS
BUSINESS
PARK



UNDER
CONTRACT

OLD BASTROP
INDUSTRIAL PARK



PROPOSED
INDEPENDENCE TRAIL
SINGLE-FAMILY
DEVELOPMENT
74.72 AC
414 LOTS



TRACE
420-AC MIXED-USE DEVELOPMENT
SINGLE FAMILY: 1,000 LOTS
MULTI FAMILY: 731 UNITS / 46 AC
BUSINESS + COMMERCIAL: 1.2M SF
RETAIL COMMUNITY COMMERCIAL: 12.6 AC
GENERAL COMMERCIAL/BUSINESS PARK/CORPORATE CAMPUS: 9.2 AC

PROPOSED
1690 POSEY RD
SINGLE-FAMILY
DEVELOPMENT
165 LOTS

Rodriguez
Elementary School

Monarch Hwy

Van Horn Trace

Old Bastrop Rd

Francis Harris Ln



FOR SALE OR BUILD-TO-SUIT

San Marcos Multiphase IOS

5225 N Interstate 35 | San Marcos, TX



San Marcos Multiphase Industrial Outside Storage

5225 N Interstate 35 | San Marcos, TX



FOR SALE OR BUILD-TO-SUIT

32.51 AC

Land Size

ETJ

Zoning

Q4 2025

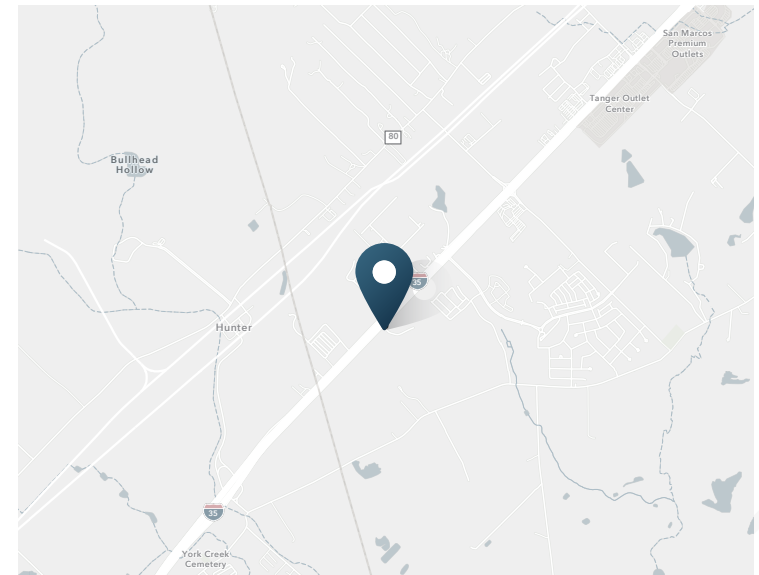
Estimated Delivery

Contact Broker

Rate & Pricing

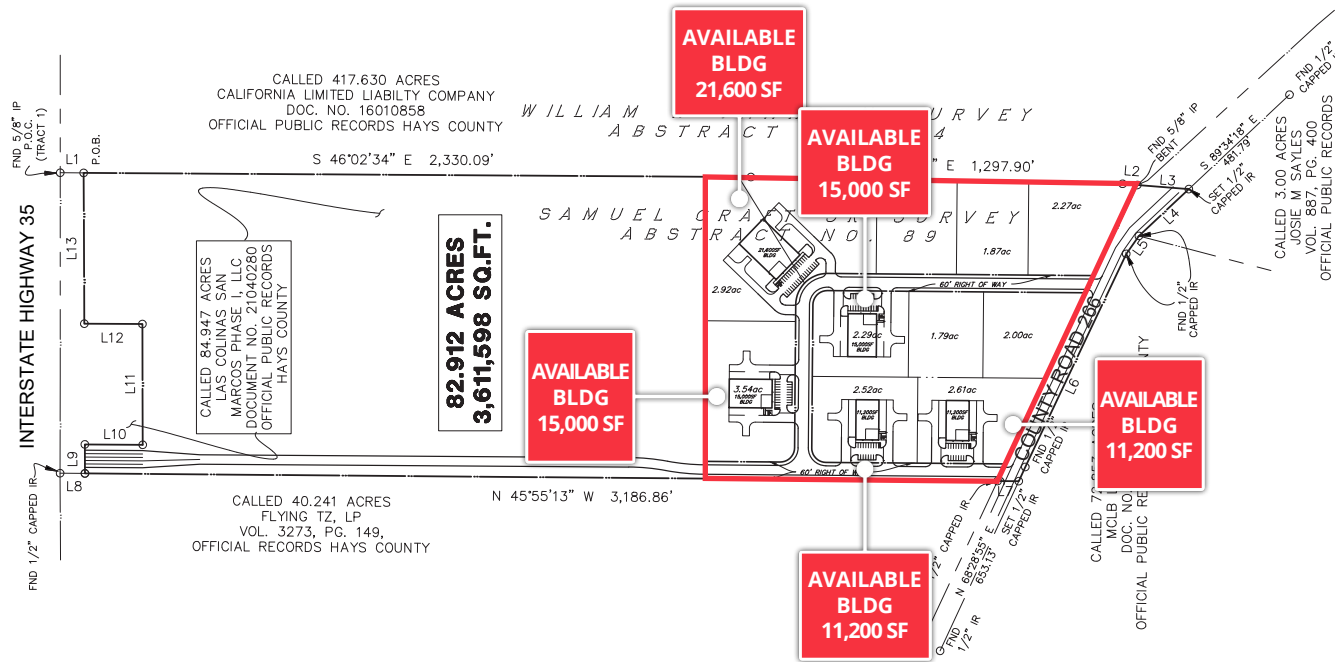
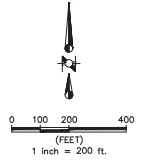
PROPERTY HIGHLIGHTS

Land AC	32.51
Zoning	EFJ (allows for IOS)
Lots Available	13
Current Bldgs Available	5
Old Bastrop Frontage SF	1,275
Water	Crystal Clear Water
Sewer	City of San Marcos Wastewater
Traffic Count IH-35	103,291 VPD
Traffic Count Old Bastrop	1,118 VPD



San Marcos Multiphase Industrial Outside Storage

5225 N Interstate 35 | San Marcos, TX



2. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service.

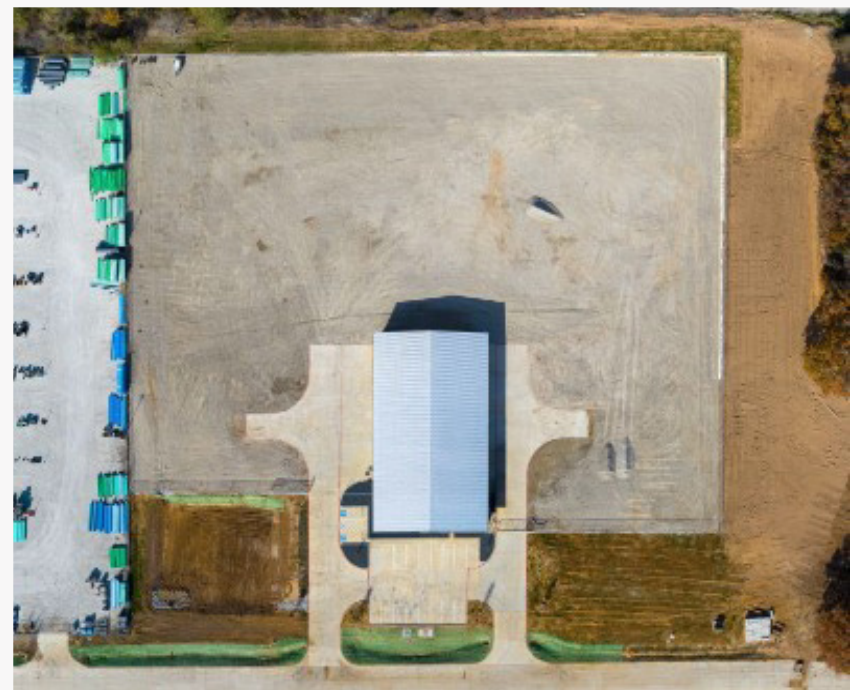
PROGRESS SET FOR REVIEW ONLY
 ISSUED 02/25/2025
 THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF EASTON TURNER TEXAS PE #147063

ACRONYMS:

RCP PS LLC 12404 PARK CENTRAL DR #250-S DALLAS, TX 75251 RESERVECAPARTNERS.COM TYPE FIRM REG. F-26154					
PRELIMINARY SITE PLAN					
BASTROP ROAD & IH35					
CITY OF SAN MARCOS, HAYS COUNTY, TX					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RCP	EJT	02/25/2025			

San Marcos Multiphase Industrial Outside Storage

5225 N Interstate 35 | San Marcos, TX



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San Marcos
10.5 Miles

Stonecreek Shopping

JCPenney Target Academy
 Michaels Ashley HOME STORE five BELOW
 SALLY BEAUTY ULTA
 Great Clips SPECS
 verizon maurices SONIC

Red Oak Village

Sam's Club BEST BUY LOWE'S
 Marshalls ROSS DRESS FOR LESS
 PET SMART ULTA
 BOOT BARN DOLLAR TREE
 FESLIE'S RUNNING SOX SUPPLY verizon
 MATTRESS FIRM DISCOUNT TIRE
 Panera

Tanger Outlets San Marcos

CAVENDER'S THE WORLD OF RH H&M
 OLD NAVY VANS Famous Footwear
 KIRKLAND'S SKECHERS SHOE CARNIVAL
 FOREVER 21 west elm TORRID
 EDDIE BAUER Abercrombie & Fitch
 SHAKE SHACK SHOE CARNIVAL
 AMERICAN EAGLE OUTFITTERS Wendy's TACO BELL
 RACK ROOM SHOES OUTBACK STEAKHOUSE
 rue21 CINNABON

Texas State University STAR Park

McDonald's Starbucks Zaxby's IHOP
 WHATABurger

amazon

San Marcos Premium Outlets

Burlington carter's ck adidas Neiman Marcus
 FOSSIL NikeFactoryStore PUMA BOSS
 COACH MICHAEL KORS CHAMPS D&G GUCCI
 ANN TAYLOR Abercrombie & Fitch WILLIAMS-SONOMA TOMMY HILFINGER BANANA REPUBLIC
 OSHKOSH Pottery Barn GAP
 UNDER ARMOUR kate spade LUCKY BRAND
 Columbia FACTORY STORE

TRACE

420-AC MIXED-USE DEVELOPMENT

- SINGLE FAMILY: 1,000 LOTS
- MULTI FAMILY: 731 UNITS / 46 AC
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New Braunfels
13.4 Miles



123 TEXAS

Beback Inn Rd

Hunter Rd

Le McCarty Ln

3,402 Lots

1,780 Lots

128 Lots

300 Lots

1,132 Lots

57 Lots

Under Contract

San Marcos Multiphase Industrial Outside Storage

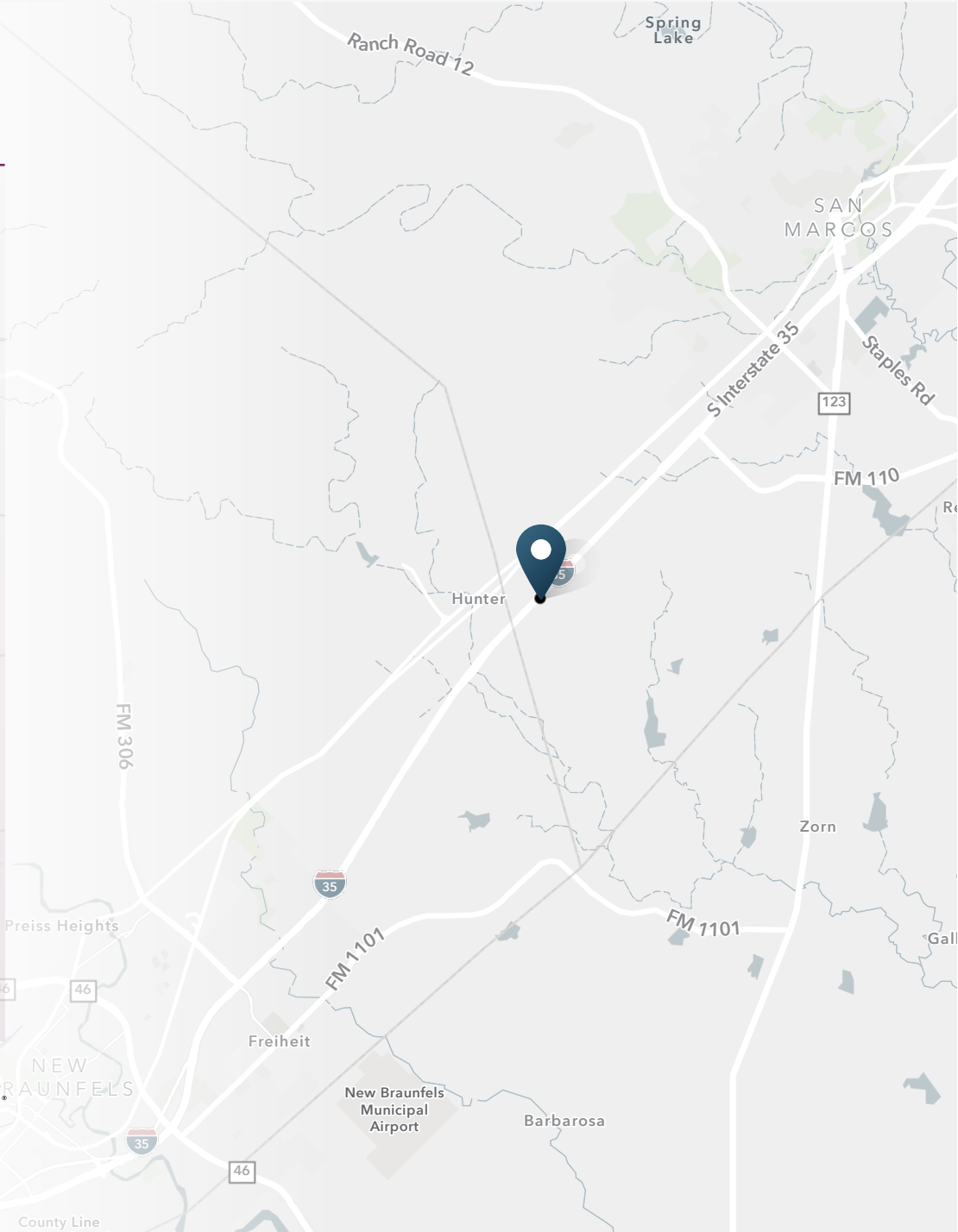
5225 N Interstate 35 | San Marcos, TX



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	1,424	7,195	28,953
2029 Projected Population	1,946	8,795	33,164
Proj. Annual Growth 2024 to 2029	6.45%	4.10%	2.75%
Daytime Population			
2024 Daytime Population	2,303	11,167	35,979
Workers	1,568	7,302	21,108
Residents	735	3,865	14,871
Income			
2024 Est. Average Household Income	\$55,603	\$109,180	\$105,957
2024 Est. Median Household Income	\$50,353	\$74,634	\$71,412
Households & Growth			
2024 Estimated Households	665	3,221	11,818
2029 Estimated Households	944	4,069	14,019
Proj. Annual Growth 2024 to 2029	7.26%	4.79%	3.47%
Race & Ethnicity			
2024 Est. White	53%	66%	62%
2024 Est. Black or African American	10%	5%	4%
2024 Est. Asian or Pacific Islander	3%	2%	2%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	33%	26%	30%
2024 Est. Hispanic (Any Race)	46%	34%	39%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 or 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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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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