



FranklinStreet

Proposal



Subject Property
±36.47 Acres

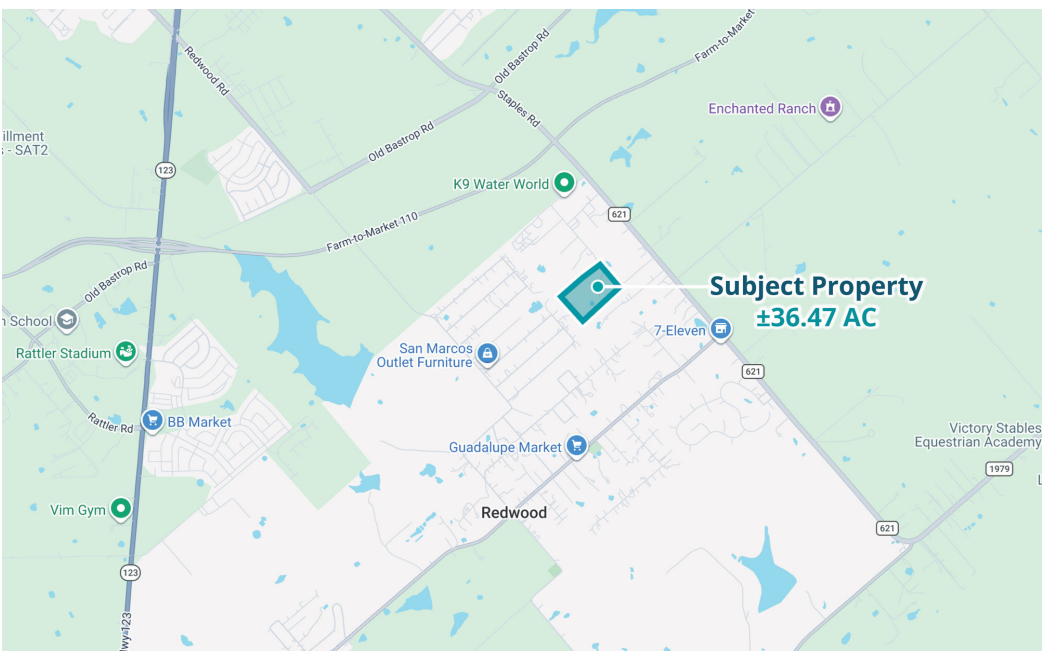
SAN MARCOS INVESTMENT LAND

FM 621, San Marcos, TX 78666

Raw Land Site

±36.47 AC

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Franklin Street is proud to present FM 621 – an exceptional ±36.47-acre development opportunity in the rapidly growing corridor of San Marcos, Texas. The property consists of two contiguous ±18-acre tracts, offering flexibility for phased development or a larger-scale project.

Ideally positioned along FM 621, the site features flat topography, making it highly suitable for a wide range of uses including residential or commercial development. Located within the San Marcos ETJ, the property currently has no entitlements in place, providing a blank canvas for developers seeking to capitalize on the area's growth trajectory.

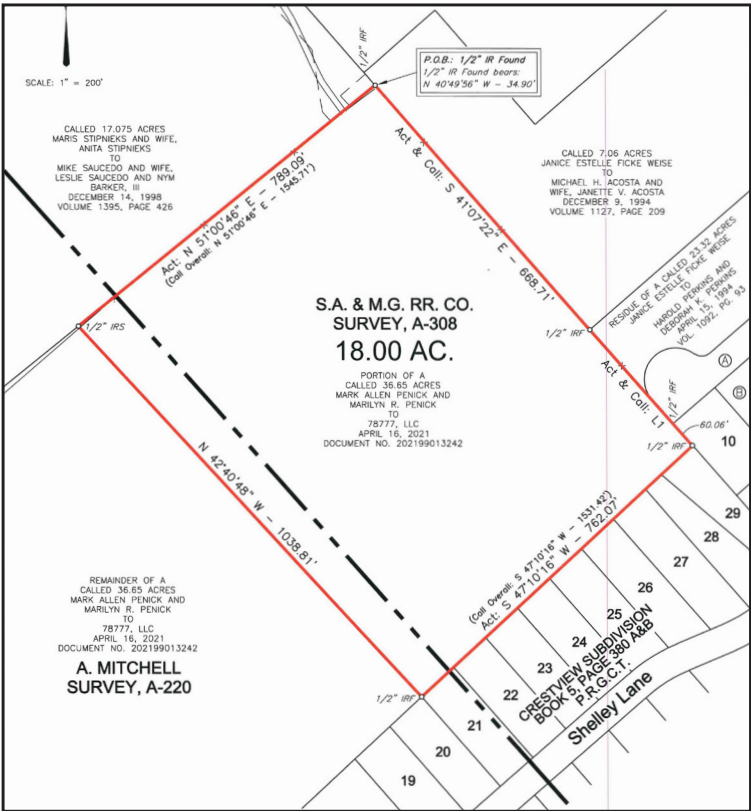
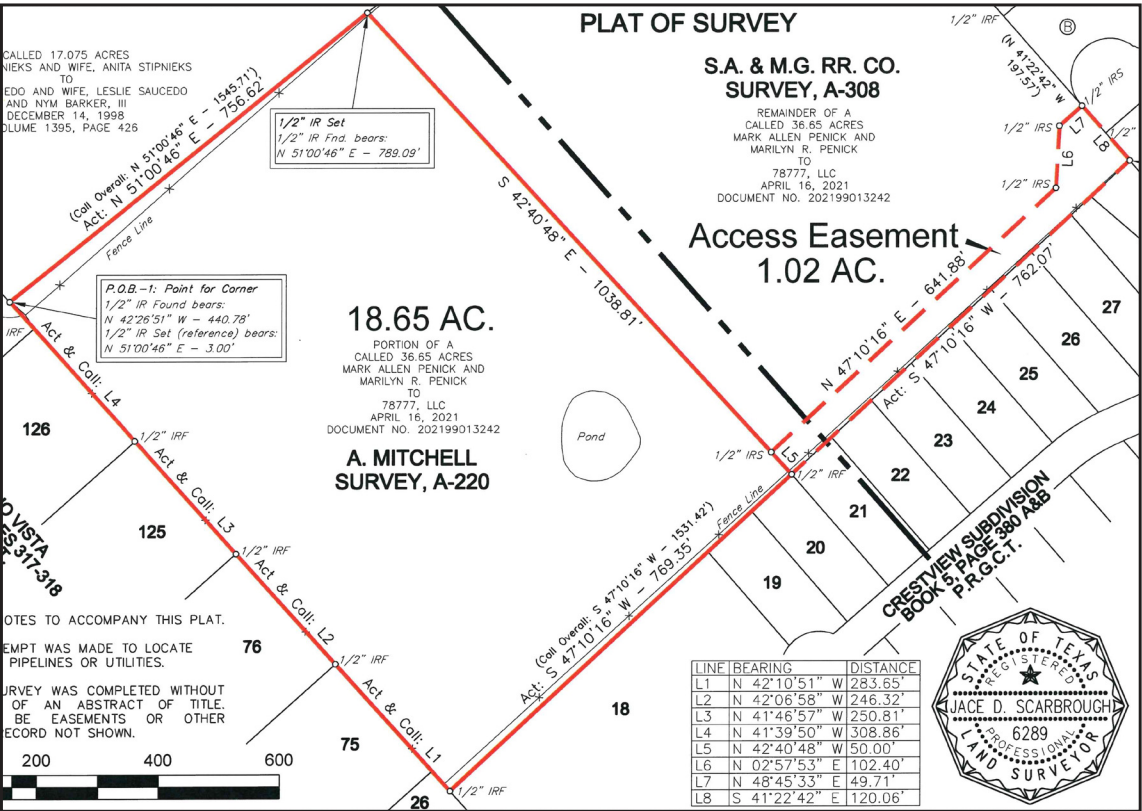
San Marcos continues to experience strong population growth and increased development activity, driven by its strategic location between Austin and San Antonio. The FM 621 corridor, in particular, is emerging as a key path of progress, with expanding infrastructure and new residential communities fueling demand. This offering presents a rare opportunity to secure a sizable land position in one of Central Texas' most dynamic and evolving markets.

PROPERTY HIGHLIGHTS

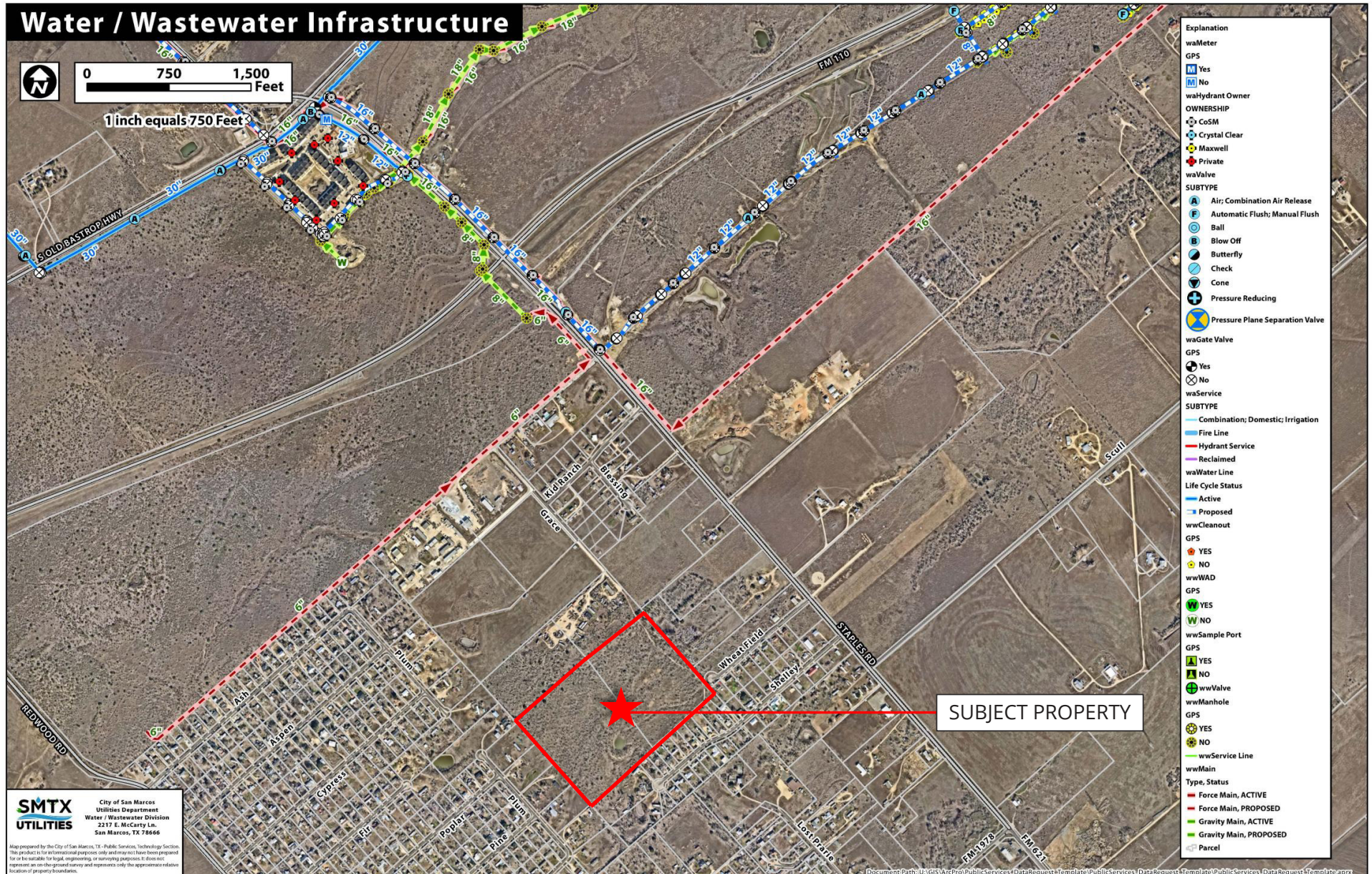
- ±36.47 acres between two parcels
- Proximity/access to major roadways (Hwy 123, FM 110, SH 80, IH-35 and the 130 Toll)
- Property is located within San Marcos ETJ
- Few small ponds present on property
- Current Ag exemption is in place

OFFERING SUMMARY

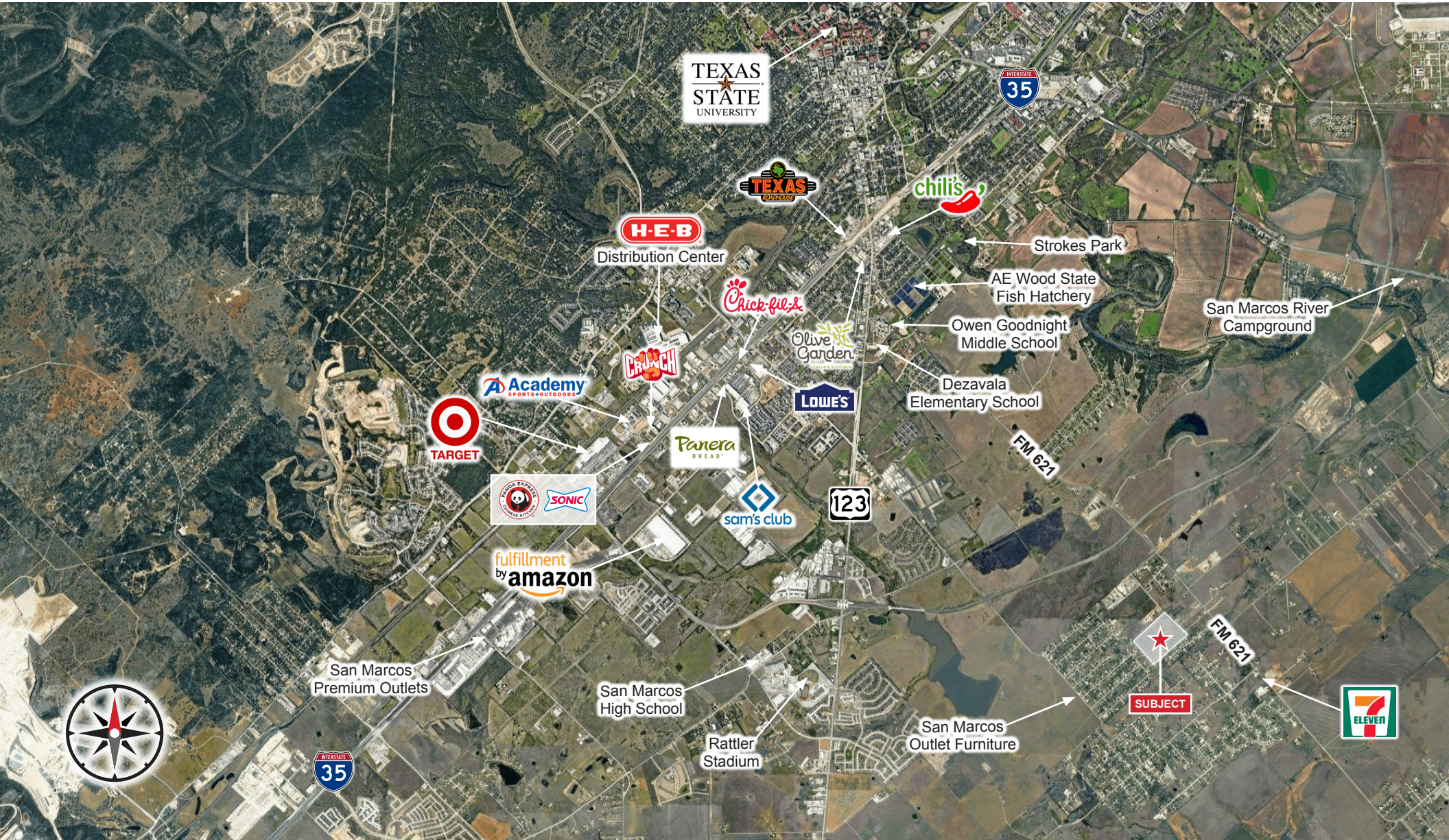
Address:	FM 621, San Marcos, TX 78666
Asking Price:	\$3,900,000 (~\$106,937 per/Acre, ~\$2.45 per/SF)
Acreeage:	±36.47 Acres
Parcel ID Number:	R67344, R70702
Legal Description:	ABS: 308 SUR: S A & M G RR 18.1500 ACABS: 220 SUR: ANDREW MITCHELL 18.3200 AC
Zoning:	San Marcos ETJ
Utilities:	Crystal Clear SUD – Water Bluebonnet Electric Septic Required
Floodplain:	Minimal w/ some potential wetlands present
AADT Traffic Counts:	FM 621: 5,273 VPD
Survey:	No
Entitlements:	None



SITE UTILITIES



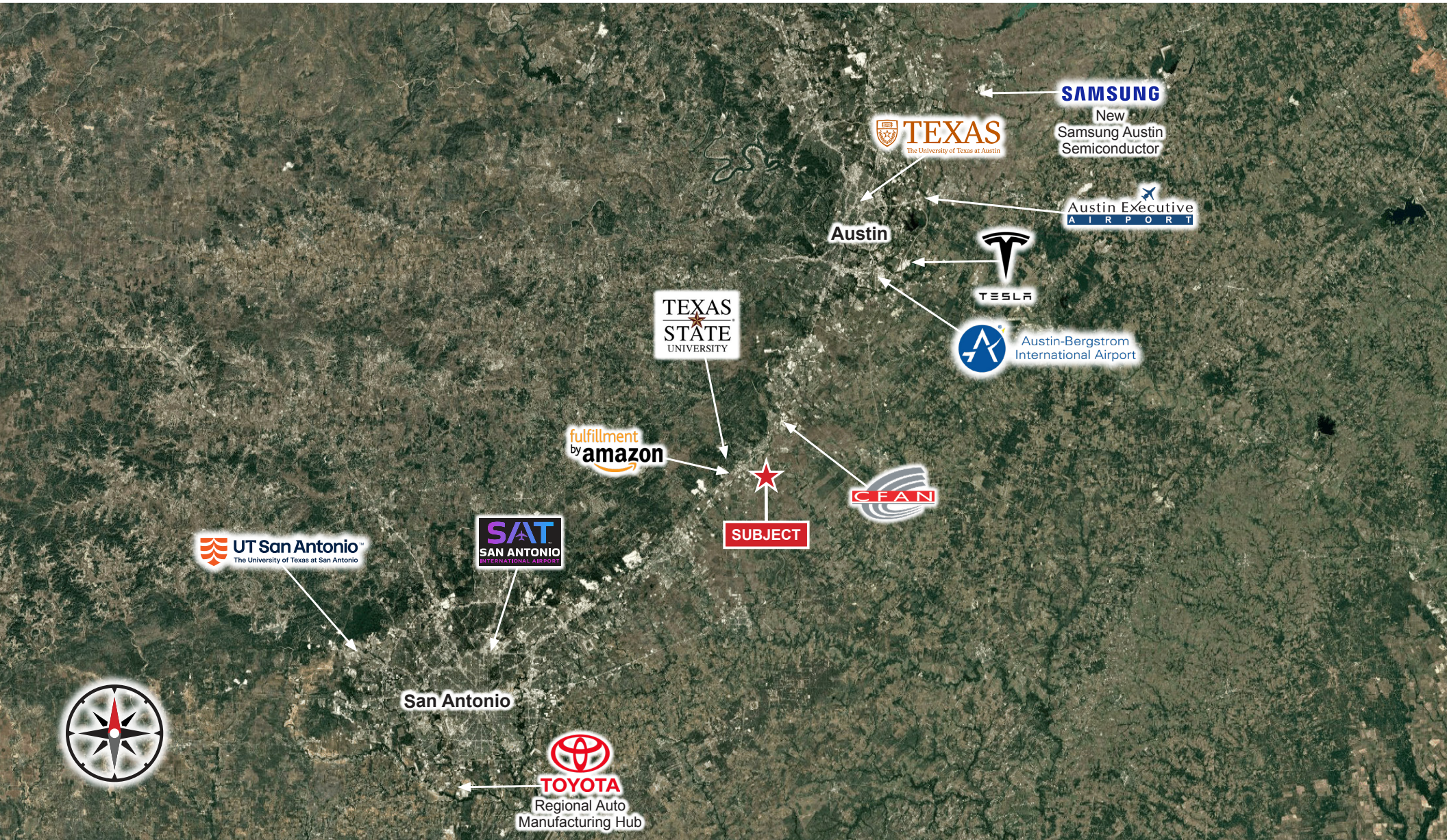
AREA AMENITIES



NEARBY DEVELOPMENTS



REGIONAL MAP

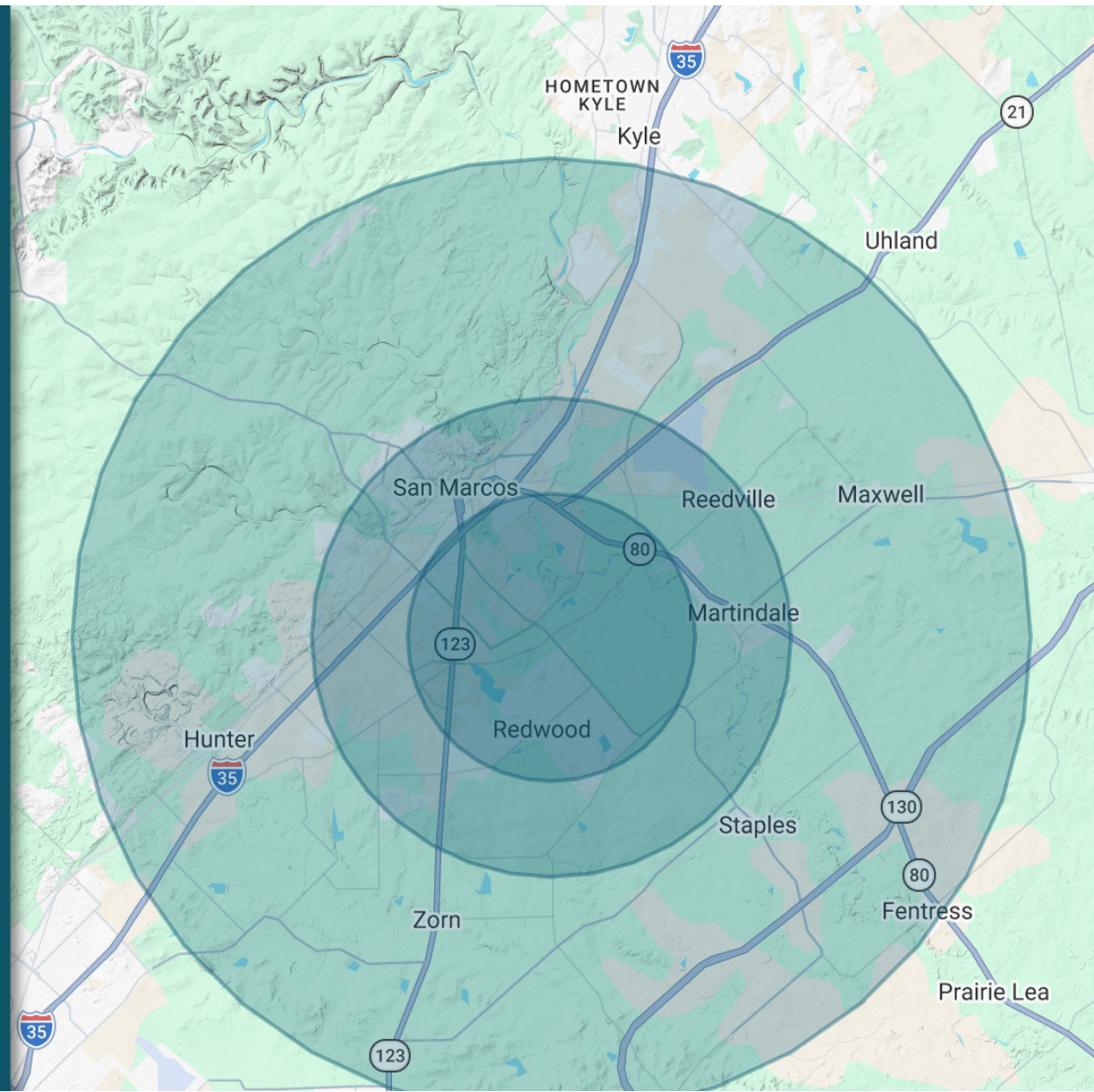


AREA OVERVIEW

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
Total population	18,018	62,881	105,765
Median age	36.2	30.8	32.8
Median age (Male)	35.6	30.8	32.7
Median age (Female)	35.4	30.7	32.9
HOUSEHOLDS & INCOME			
Total households	6,764	24,382	40,104
# of persons per HH	2.7	2.6	2.6
Average HH income	\$69,935	\$62,756	\$75,575
Average house value	\$191,217	\$229,266	\$286,344

* Demographic data derived from 2020 ACS - US Census



SAN MARCOS INVESTMENT LAND

FM 621, San Marcos, TX 78666
Raw Land Site
±36.47 AC

Presented By:

MARSHALL DURRETT (LEAD)

Senior Managing Director

TX #464407
737.279.9850
marshall.durrett@franklinst.com

LAURA FRETWELL

Associate Director

TX #754469
737.932.8279
laura.fretwell@franklinst.com

JAMES LATIMER

Senior Associate

TX #830737
512.871.8681
james.latimer@franklinst.com



Subject Property
±36.47 Acres