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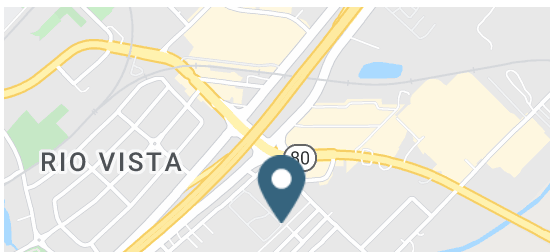
San Marcos Place

900 Bugg Ln | San Marcos, TX



Overview

SPACE 110B	13,238 SF
SPACE 111AB	1,070 SF
SPACE 230	1,450 SF
SUITE 124	10,754 SF



Contact

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CARSON HAWLEY

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Description

- Located at the high traffic intersection of Hwy 80 and I-35
- Close proximity to Texas State University
- Pylon signage
- Excellent parking

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2021 Population	8,465	49,339	68,641
Households	3,560	18,874	25,785
Daytime Population	9,689	50,275	69,134

Year: 2021 | Source: Esri

Traffic Counts

IH 35	185,364 VPD
San Marcos Hwy	40,149 VPD
Wonder World Dr	29,661 VPD

Year: 2019 | Source: TxDot

SRS REAL ESTATE PARTNERS | 901 S Mopac Expressway, Building 2, Suite 500 | Austin, TX 78746 | 512.236.4600

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

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Logos for: Olive Garden, TACO BELL, Jack in the box, Bank of America, FedEx, SUBWAY, MedSpring urgent care, Schlitzsky's, WELLS FARGO, PAPA JOHN'S, GOODYEAR, DOLLAR GENERAL.

Logos for: PIONEER BANK, Frost, elevate, Gordia's RESTAURANT MEXICAN FOOD, a-tan, Dos Gatos, Orangetheory, T-Mobile, PERKUP, FIGARO'S, PIZZA PUB.

Logos for: MCCOY'S BUILDING SUPPLY, MedPost Urgent Care, Sage Capital Bank, TWIN LIQUORS, MOCHAS & JAVAS, Yogurt In love, Edward Jones, J&B, SCHERTZ BANK & TRUST.

Logos for: Tuesday Morning, five BELOW, Starbucks, Michaels, TARGET, SALLY BEAUTY, Great Clips, JCPenney, at&t.

Logos for: Academy, SPECS, Furniture Direct, Firestone, MATTRESS FIRM.

Logos for: Sams Club, EVO.

Logos for: DOLLAR TREE, ULTA, PET SMART, LESLIE'S SWIMMING POOL SUPPLIES, Jack in the box, Carls Jr., MATTRESS FIRM, RBFCU, BED BATH & BEYOND, Chick-fil-e, WELLMED, Ross, BEST BUY, DISCOUNT TIRE, MAGNUM, ACM Tractor.

Logos for: Long John Silvers, TACO CABANA, KFC, jiffylube, BRAKE CHECK, BURGER KING, SPEED CASH, FIVE GUYS.

Logos for: CHINA PALACE SUPER BUFFET, Pizza Hut, SOCIAL SECURITY ADMINISTRATION, HALF PRICE BOOKS.

Logos for: CVS pharmacy, DO, Care's, TAKE 5, SUBWAY.

Logos for: HOBBY LOBBY, TRACTOR SUPPLY CO, Aaron's, Payless, SALLY BEAUTY, Auto Zone, verizon, Jason's deli, GameStop, DOLLAR GENERAL, Check O Go, WellBridge.

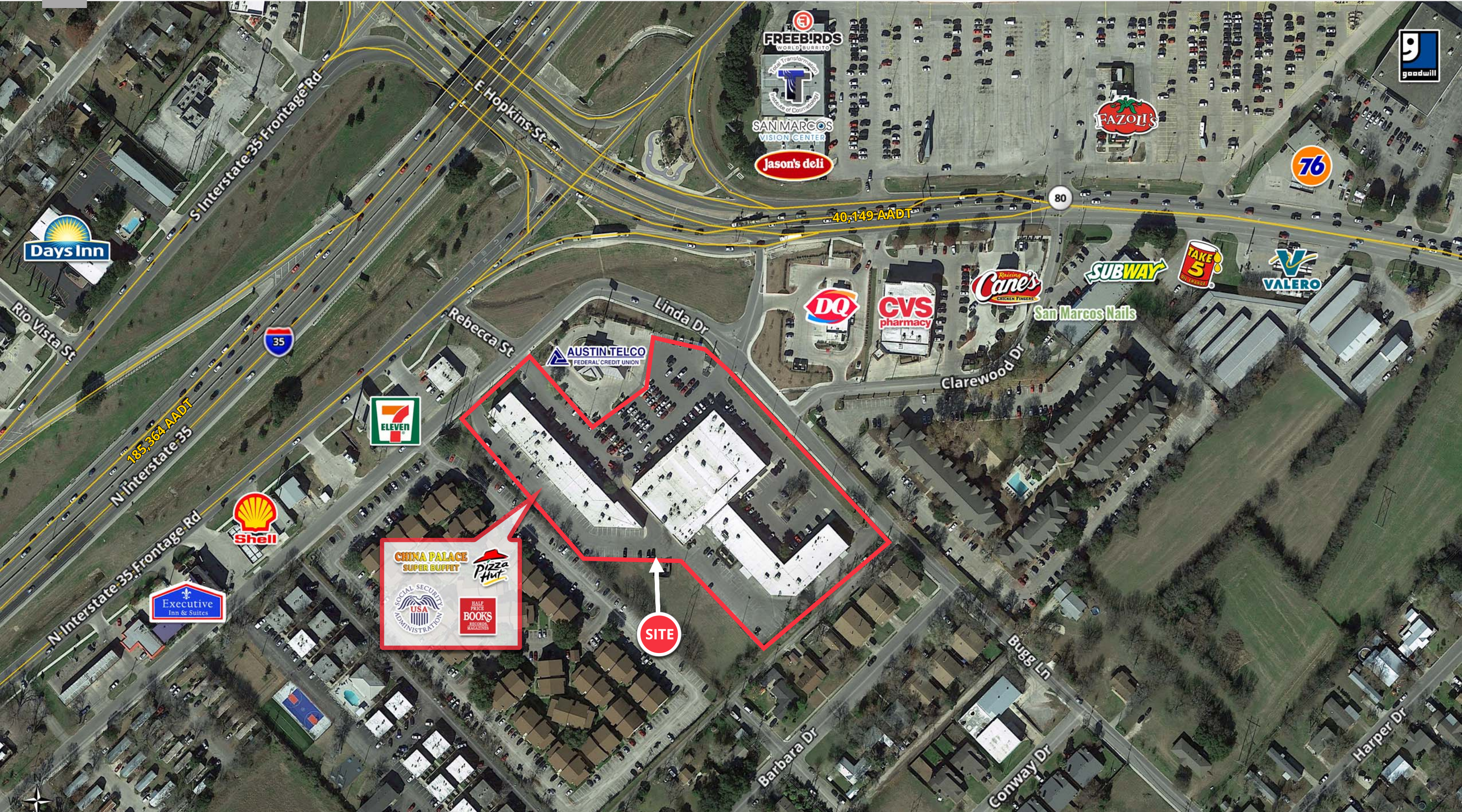
Logos for: Hooters, Luby's, Red Lobster, McDonald's, UPS, Hertz, Batteries & Bulbs, Thunder Cloud Surs.

185,364 AADT

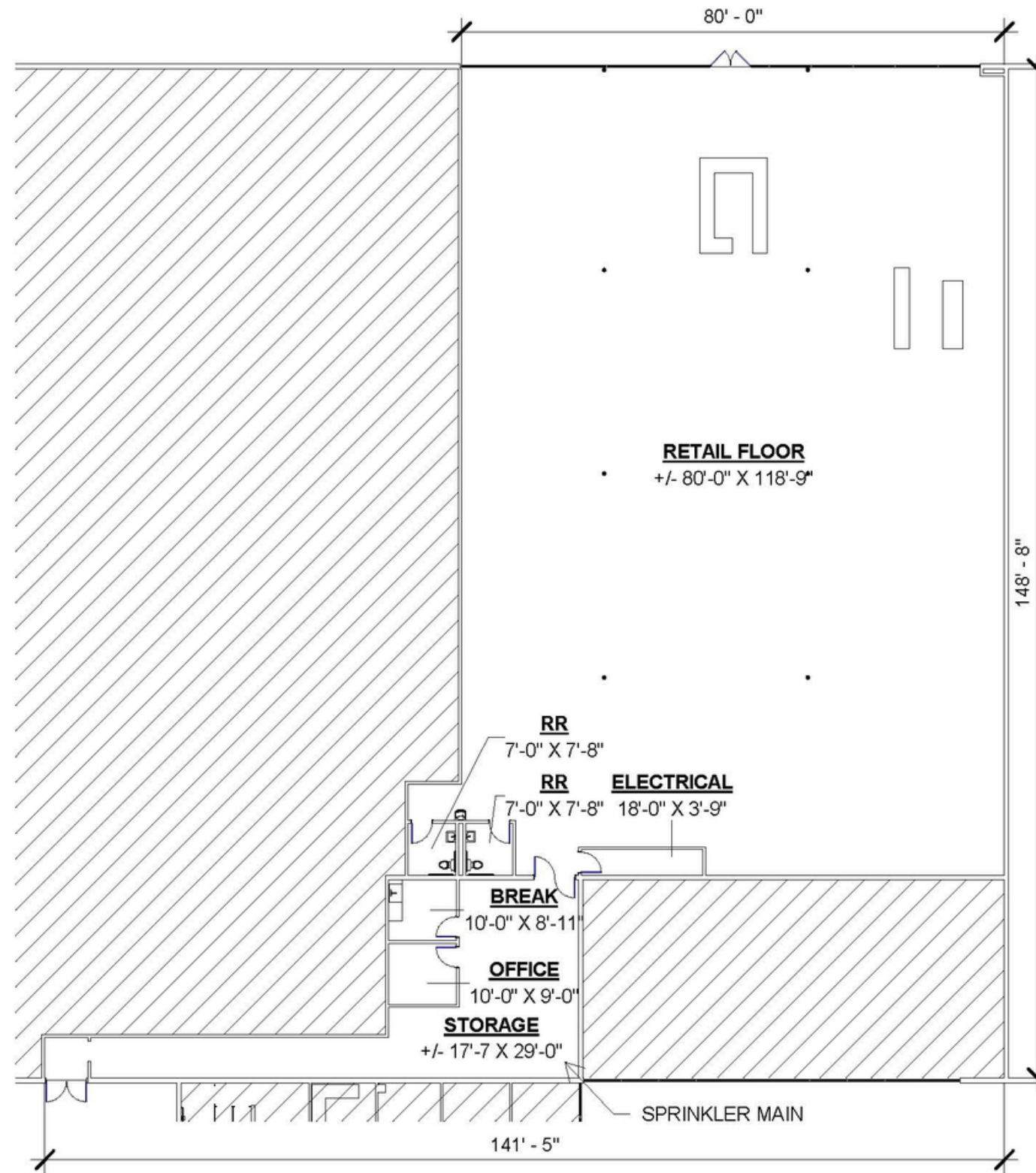
40,149 AADT

29,661 AADT

SITE







EXISTING - SUITE 124

3/64" = 1'-0"

1

	1 mile	3 miles	5 miles
Population			
2000 Population	7,641	35,920	45,726
2010 Population	7,376	42,395	56,993
2021 Population	8,465	49,339	68,641
2026 Population	9,290	56,289	79,327
2000-2010 Annual Rate	-0.35%	1.67%	2.23%
2010-2021 Annual Rate	1.23%	1.36%	1.67%
2021-2026 Annual Rate	1.88%	2.67%	2.94%
2021 Male Population	50.3%	50.7%	50.6%
2021 Female Population	49.7%	49.3%	49.4%
2021 Median Age	25.9	24.1	24.6
Households			
2000 Households	3,088	12,624	15,798
2010 Households	2,926	15,716	20,633
2021 Total Households	3,560	18,874	25,785
2026 Total Households	3,963	22,051	30,476
2000-2010 Annual Rate	-0.54%	2.21%	2.71%
2010-2021 Annual Rate	1.76%	1.64%	2.00%
2021-2026 Annual Rate	2.17%	3.16%	3.40%
2021 Average Household Size	2.24	2.22	2.33
Housing Units			
2021 Total Housing Units	3,748	20,009	27,572
2021 Owner Occupied Housing Units	654	4,499	8,307
2021 Renter Occupied Housing Units	2,906	14,375	17,478
2021 Vacant Housing Units	188	1,135	1,787
Race and Ethnicity			
2021 White Alone	65.1%	70.5%	71.0%
2021 Black Alone	8.9%	7.9%	7.2%
2021 American Indian/Alaska Native Alone	0.8%	1.0%	1.0%
2021 Asian Alone	2.5%	2.7%	2.5%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Hispanic Origin (Any Race)	62.8%	49.7%	51.6%
Income			
2021 Median Household Income	\$30,251	\$38,131	\$41,745
2021 Average Household Income	\$40,192	\$51,520	\$57,336
2021 Per Capita Income	\$16,768	\$20,196	\$21,839
2021 Population 25+ by Educational Attainment			
Total	4,417	21,896	32,900
High School Graduate	25.7%	23.9%	24.7%
GED/Alternative Credential	4.6%	4.1%	4.1%
Some College, No Degree	24.1%	22.4%	21.4%
Associate Degree	4.1%	5.0%	5.4%
Bachelor's Degree	17.9%	20.2%	19.8%
Graduate/Professional Degree	6.2%	11.8%	10.9%
Daytime Population			
2021 Total Daytime Population	9,689	50,275	69,134
Workers	5,573	26,094	35,062
Residents	4,116	24,181	34,072

Source: Esri, U.S. Census

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date