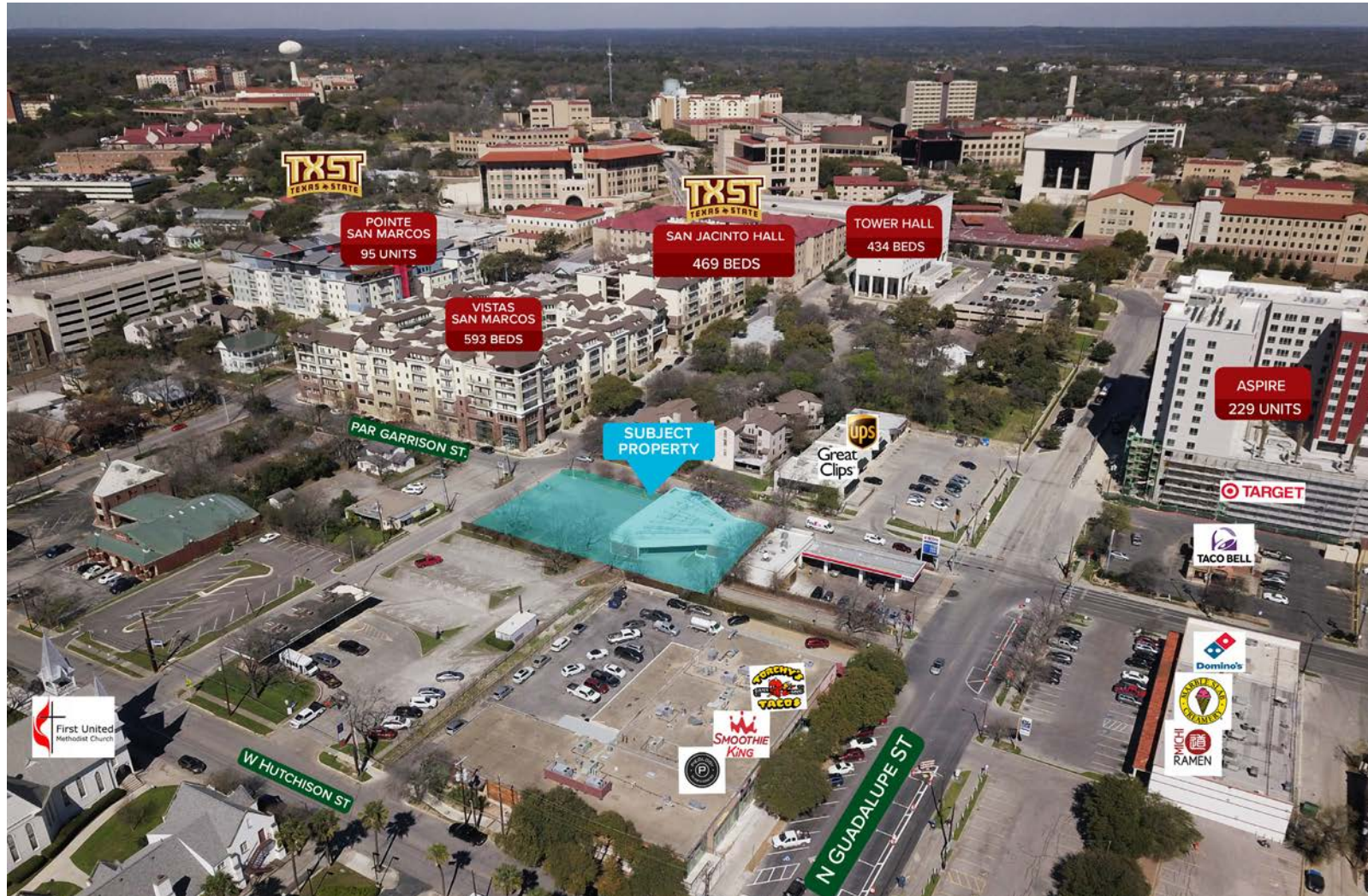


# FOR SALE

## PRIME DOWNTOWN SAN MARCOS DEVELOPMENT OPPORTUNITY

1.009 ACRES SAN MARCOS, TX 78666



[www.cbre.us](http://www.cbre.us)

**CBRE**



## PROPERTY INFO

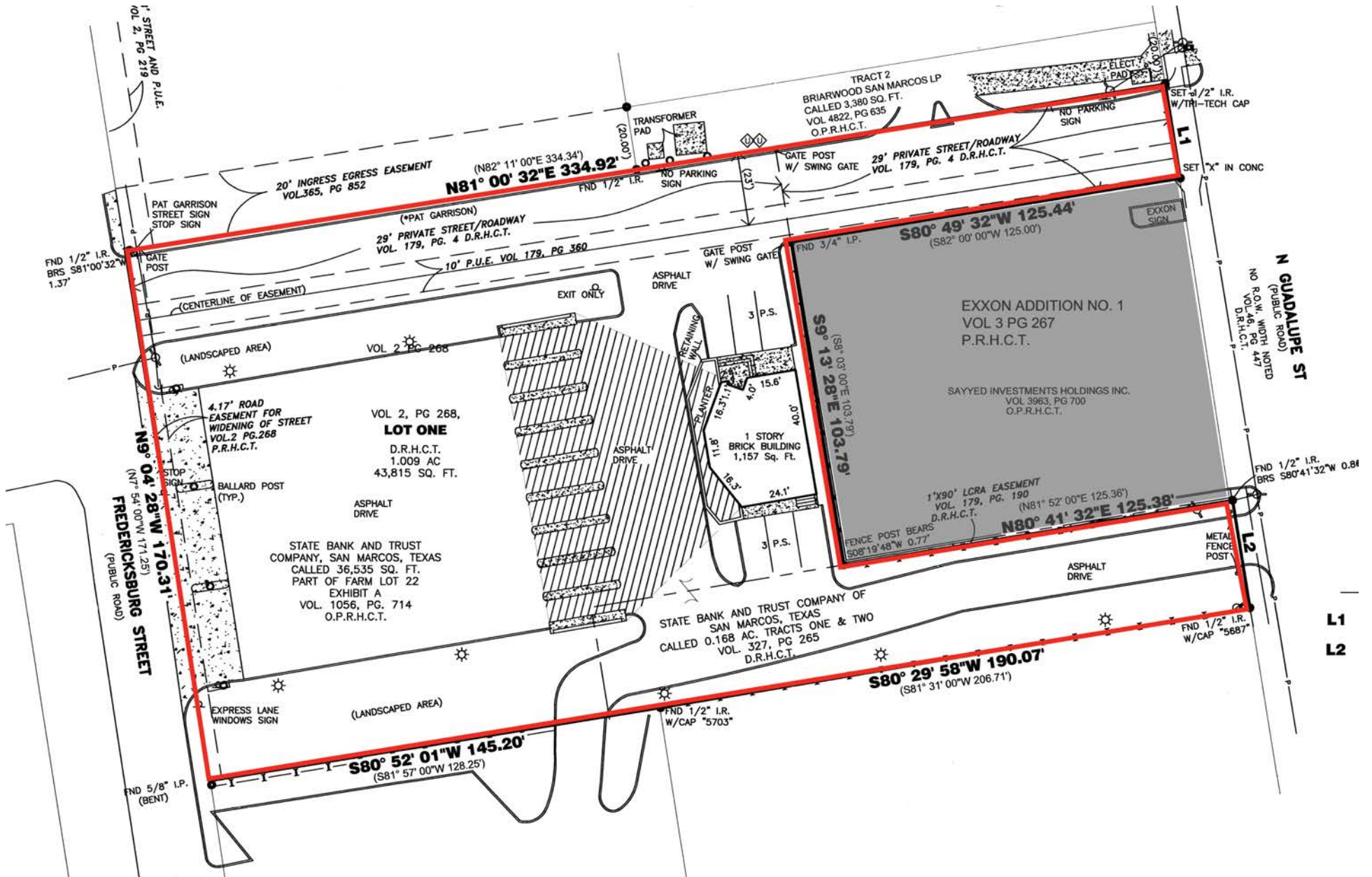
- + Prime downtown San Marcos land site currently developed as a former drive-through bank facility.
- + Available for use as a drive through bank, adaptive re-use of the existing facility or a complete redevelopment.
- + 1.009 acre site containing approximately 43,815 SF, site does include some adjacent roadway.
- + Zoned CD-5D (Character District 5)
- + Access on Fredericksburg Street, University Drive and North Guadalupe Street
- + Within blocks of Texas State University, the Downtown Square, HEB, new residential development and numerous retail and amenities
- + Contact Bryan McMurrey or Eric DeJernett for additional information and pricing.

### 2019 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	13,505	54,700	67,763
Daytime Population	16,899	61,161	75,873
Average Income	\$49,336	\$51,499	\$53,023
Population 25 and Over	4,194	25,554	31,954



FOR SALE | DOWNTOWN SAN MARCOS | DEVELOPMENT OPPORTUNITY - 1.009 ACRES





FOR SALE | DOWNTOWN SAN MARCOS | DEVELOPMENT OPPORTUNITY - 1.009 ACRES



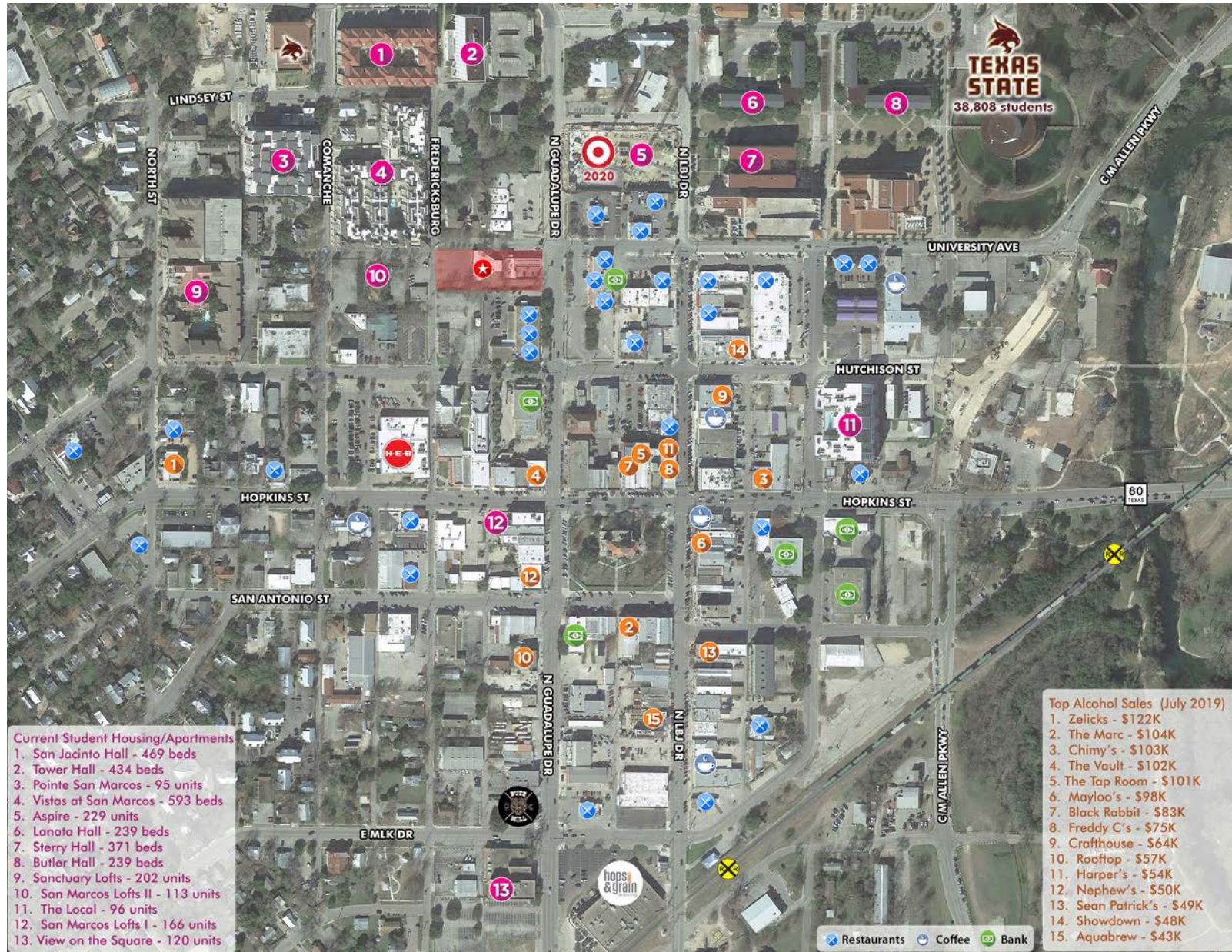


**FOR SALE** | DOWNTOWN SAN MARCOS | DEVELOPMENT OPPORTUNITY - 1.009 ACRES



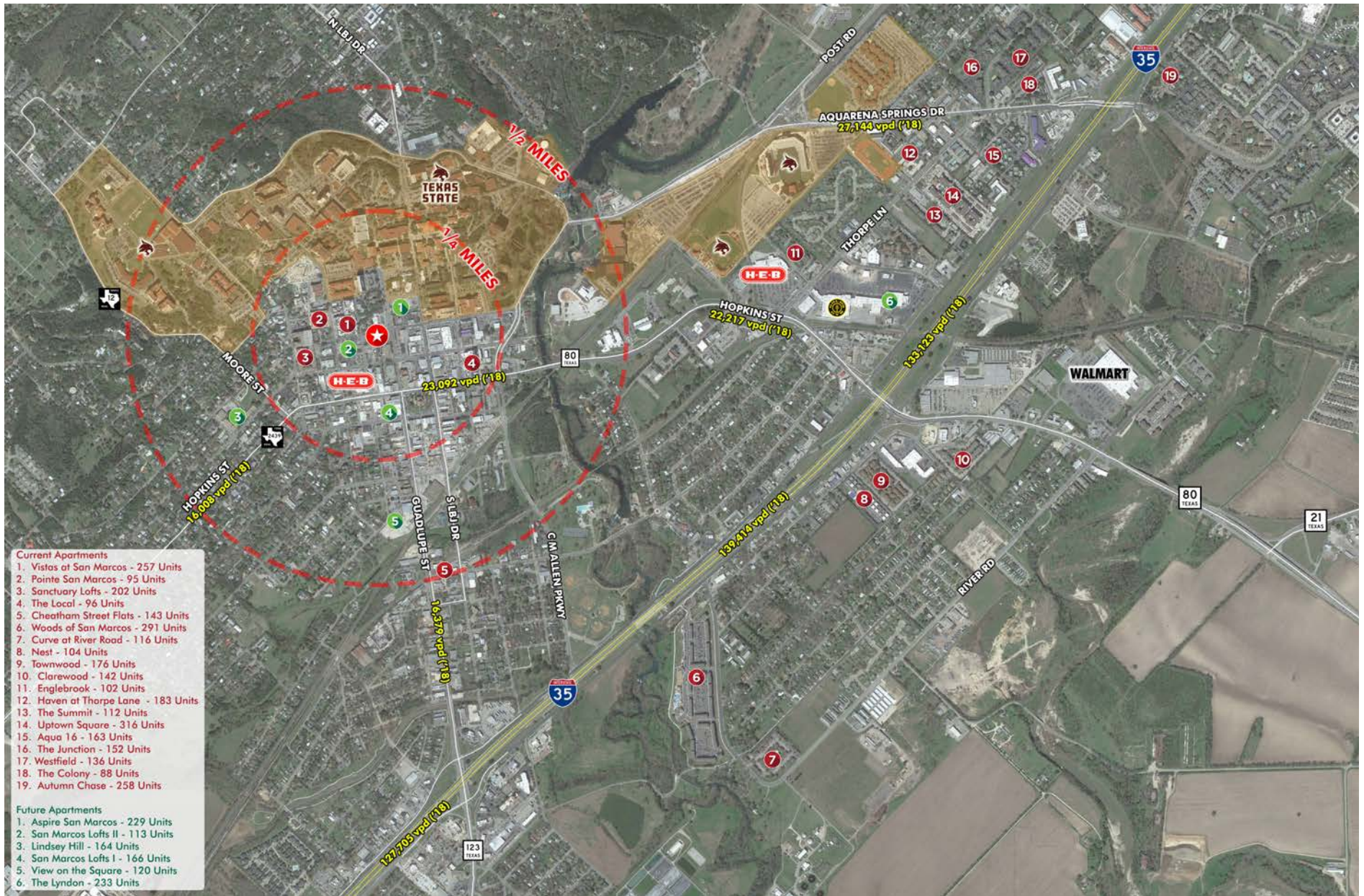


**FOR SALE** | DOWNTOWN SAN MARCOS | DEVELOPMENT OPPORTUNITY - 1.009 ACRES





**FOR SALE** | DOWNTOWN SAN MARCOS | DEVELOPMENT OPPORTUNITY - 1.009 ACRES







## WHY SAN MARCOS

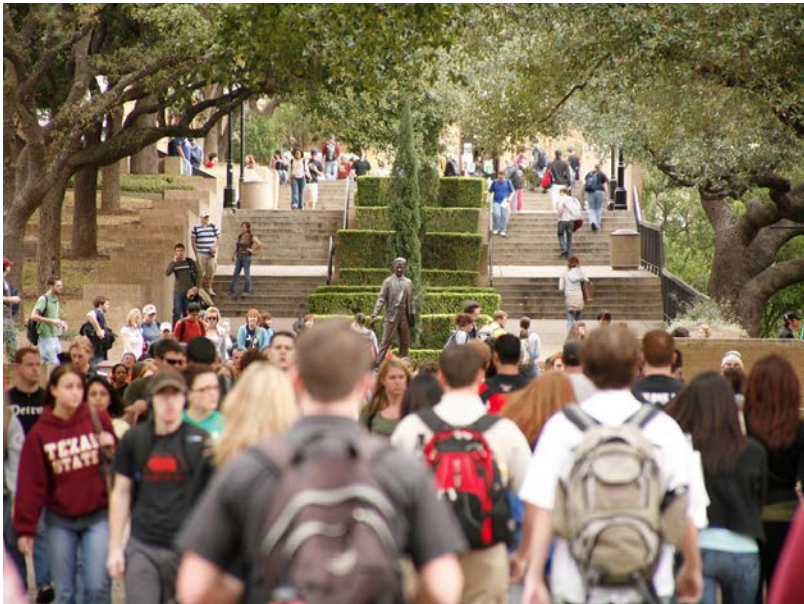
- + Fastest growing city in the country for three consecutive years
- + Population is 30% larger than it was in 2010
- + Central Texas cities among nation's fastest-growing: 1. San Marcos (population 58,892): 7.9 percent growth in 2014
  - 2. Georgetown (59,102): 7.6 percent
  - 13. New Braunfels (66,394): 4.8 percent
  - 24. Cedar Park (63,574): 3.7 percent
  - 45. Austin (912,791): 2.9 percent

U.S. Census Bureau

## TEXAS STATE UNIVERSITY

- + #51 in the top public universities in the Western United States
- + 2015 enrollment reached an all-time high of 38,006 students
- + By 2017, that number is expected to rise to 40,000
- + Construction program totaling more than \$600 million
- + Over 495 acres and 295 buildings in San Marcos
- + 26 construction projects in various stages of development

San Marcos Mercury, Texas State Office of Media Relations





**FOR SALE** | DOWNTOWN SAN MARCOS | DEVELOPMENT OPPORTUNITY - 1.009 ACRES



## CONTACT US

### **Eric DeJernett**

Senior Vice President  
512.482.5504  
eric.dejernett@cbre.com

### **Bryan McMurrey**

Vice President  
512.482.5582  
bryan.mcmurrey@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.us](http://www.cbre.us)

**CBRE**