

DEVELOPMENT LAND FOR SALE

50+- ACRE POSEY RD DEVELOPMENT SITE

Posey Rd, San Marcos, TX 78666



OFFERING SUMMARY

SALE PRICE:	\$2,999,999
LOT SIZE:	50.311 Acres (49.311+1Ac - HCAD)
ZONING:	San Marcos ETJ
MARKET:	San Marcos
SUBMARKET:	East San Marcos
PRICE / ACRE:	\$59,629 (\$1.37/SF)

PROPERTY OVERVIEW

Well located 49.311 acre & 1 acre (approx) rectangular development tracts totaling 50.311 acres (per HCAD) . Approximately 1700 feet fronting Posey Rd. and approx 1290 ft depth. Currently in Ag use in San Marcos ETJ. Rolling fenced pastureland. Estimated 45 acres (approx) net of pipeline easement. Served by City of San Marcos water and Pedernales electric. Directly across from Trace Subdivision an innovative 420-acre master planned community forecast to have 996 single-family homes and 850 multifamily units, plus neighborhood retail. Greatly improved Posey Rd / IH 35 overpass under construction currently (see rendering attached). The subject site is within several miles of the hugely successful San Marcos Premium & Tanger Outlet Malls, Embassy Suites & Conference Center Hotel, 3K Employee Amazon Fulfillment Ctr, 38K+ Student Texas State University & a rapidly revitalizing Downtown. It has become known as a gateway to the Hill Country, including popular Guadalupe, San Marcos Rivers & Canyon Lake recreational areas, besides the small town charm of nearby Wimberley and Gruene, TX. Both Austin and San Antonio are within 45 minute drives.

PROPERTY HIGHLIGHTS

- Rapidly Growing Area Along Posey Road, Adjacent to Trace Subdivision <https://tracetexas.com/videos/>
- Cleared Pastureland Site with Extended Frontage along Posey Road
- Water & Electric at the Site, Wastewater in Area

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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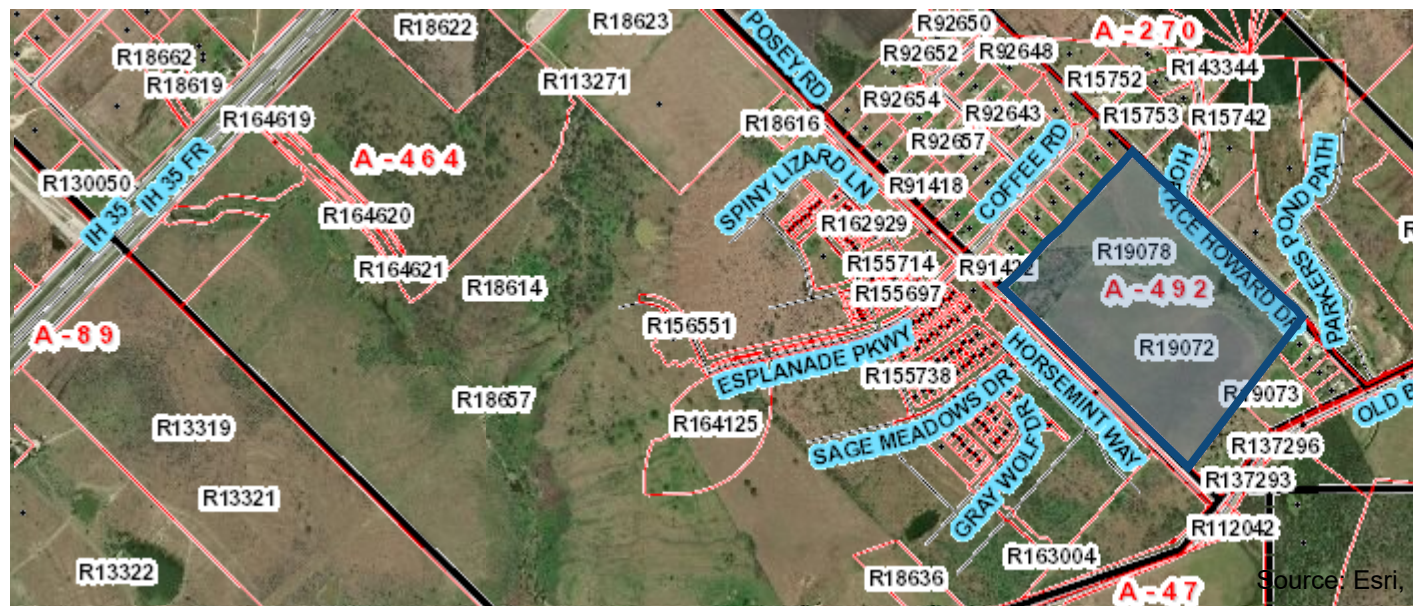
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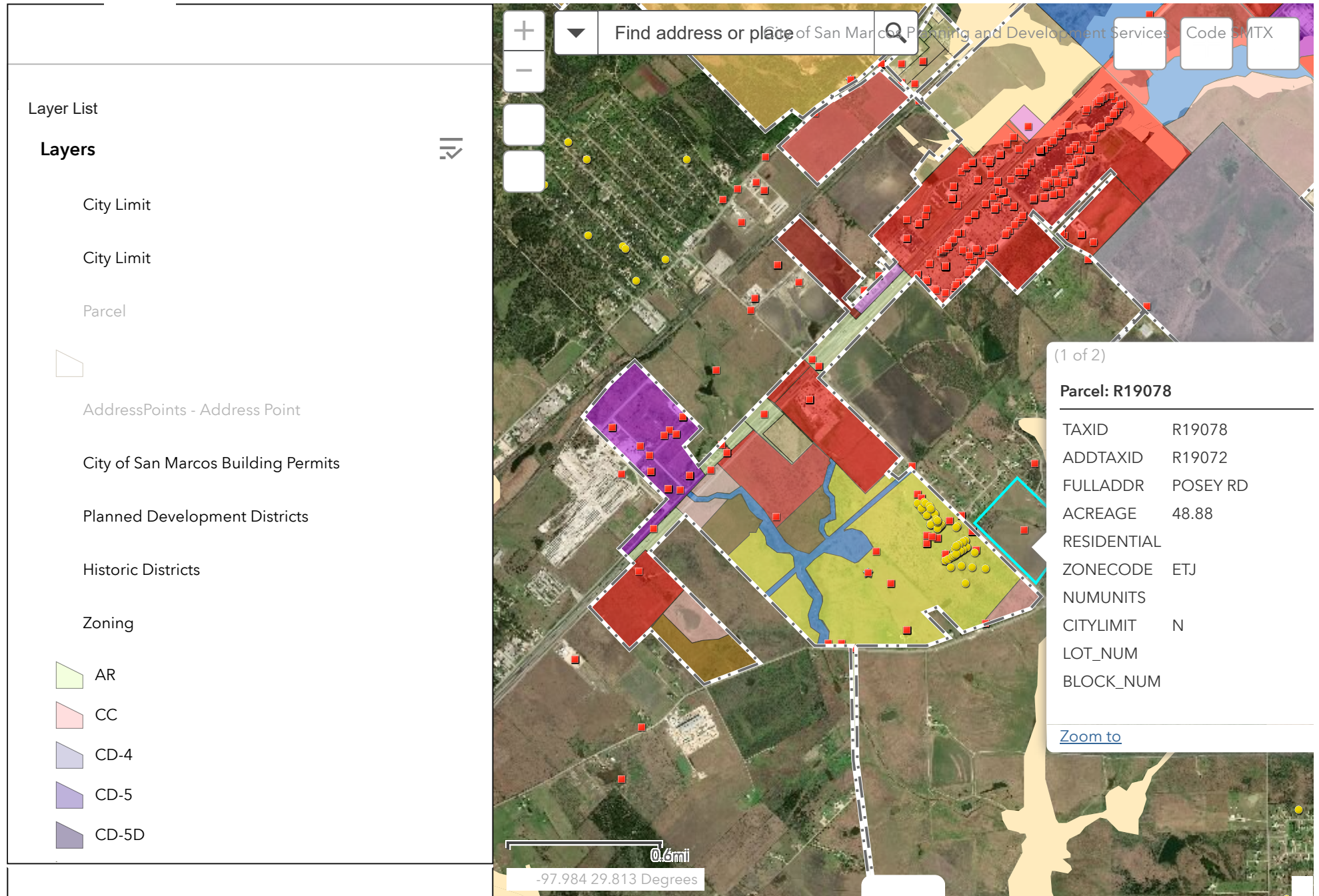
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Property ID: R19078 For Year 2019

 Map





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ECONOMY

Recognized for Growth and Affordability
Relative To Austin
- *The Economist* 2018

GSMP collaboratively works with our community partners to ensure we provide leadership and support in business recruitment, business retention & expansion, and entrepreneurship to foster the growth of quality jobs for the region.

Business Recruitment

As the economic development facilitator for the region, GSMP focuses on attracting new employers in select industry sectors. Prospect inquiries in FY18 included:

- **78** Requests for Information
- **798** jobs on average per project
- **Over 450,000** square feet of facility space
- **140** acres of land
- **\$170,000,000** in potential investment

Business Retention

GSMP continues to focus efforts on creating quality jobs through the growth and expansion of our existing companies. In FY18, there was an increase in surveys and in-depth discussions with our regional businesses to assist them in resolving issues that hinder growth and expansion.

- **35** In-person Surveys
- **71** Business Assistance Requests
- **41** Workforce Development Meetings

Entrepreneurship

Since October 2017, there have been three major initiatives to support small business in San Marcos:

- **7** BIZtalks events
- **5** available business grants with Economic Gardening
- **3** Retail Coach sessions

How Far We've Come (2010 - 2017)

We have seen significant increase in jobs, new business ceration and labor force, at times outpacing Austin and Texas.

Average Annual Job Count Increase

- **34.6% in Greater San Marcos**
- 25.7% in Austin
- 28.7% in Austin MSA
- 16.6% in Texas

Average Annual Businesses Established Increase

- **32.0% in Greater San Marcos**
- 35.6% in Austin
- 36.8% in Austin MSA
- 18.0% in Texas

Labor Force Increase

- **30.3% in Greater San Marcos**
- 21.4% in Austin
- 23.9% in Austin MSA
- 10.6% in Texas



2018 GREATER SAN MARCOS

Economic Outlook

With nearly 300 attendees, the 2018 Greater San Marcos Economic Outlook featured a keynote address from Mark Vitner, Managing Director & Senior Economist from Wells Fargo, who provided insights on national economic trends and the Greater San Marcos region's outlook.

A panel of regional mayors from Lockhart, Kyle, and San Marcos then discussed the challenges and opportunities in our region and how our local communities are working to address them.

256,823

GSM
Population

84,121

GSM
Total Jobs

\$37,788

GSM Avg
Annual Wage



GREATER SAN MARCOS REGION

Major Employers - Greater San Marcos			
Public & Private Sector	Employees	Private Sector Only	Employees
Hays CISD	3,430	Amazon Fulfillment	3,000
Texas State University	3,300	Premium Outlets	1,600
Amazon Fulfillment	3,000	Tanger Outlets	1,540
Premium Outlets	1,600	HEB Distribution Center	750
Tanger Outlets	1,540	Central Texas Medical Center	700
San Marcos CISD	1,400	CFAN	650
Dripping Springs ISD	950	Seton Family of Hospitals - Hays	610
Hays County	832	TeleNetwork Partners	450
HEB Distribution Center	750	Philips	365
Lockhart ISD	730	Thermon, Inc.	345

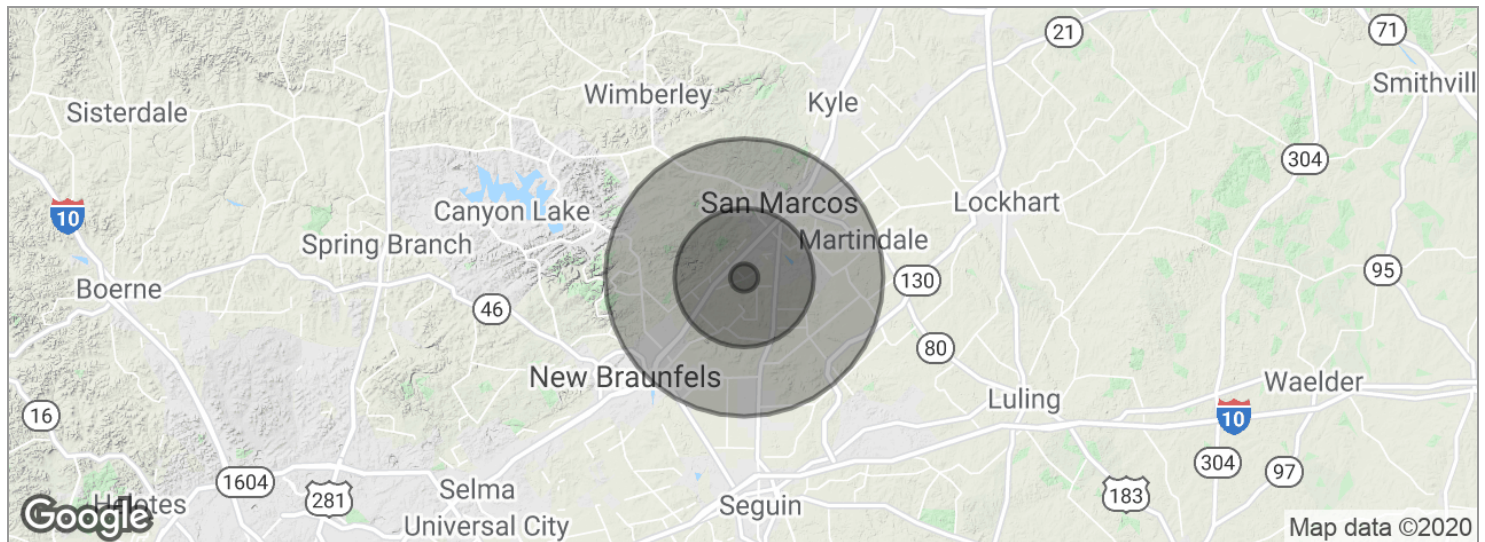
Source: Greater San Marcos Partnership.

Once project is complete, IH 35 will go over Posey Rd, providing greater connectivity with additional thru lanes for Posey Rd under IH 35, U-turnarounds in each direction and include pedestrian and bicycle paths



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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,244	17,102	78,314
Median age	30.1	33.9	30.9
Median age (male)	28.1	32.7	30.5
Median age (Female)	33.3	36.2	31.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	483	6,491	27,628
# of persons per HH	2.6	2.6	2.8
Average HH income	\$41,778	\$59,534	\$57,029
Average house value		\$221,749	\$202,610

** Demographic data derived from 2010 US Census*

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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 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 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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Richard S. Hall dotloop verified 04/07/16 9:45PM EDT BNVK-DD5M-BSSY-6CTM	0396960	rshall03@gmail.com	512-659-8587
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials			
			Date