

7.5± Acres on McCarty Lane
San Marcos, TX

LAND FOR SALE



SUMMARY

7.5± Acres

201 E. McCarty Lane, San Marcos, TX

- Location:** 201 E. McCarty Lane,
San Marcos, Texas 78666 -
Typing the address into Google may pin the wrong parcel. [Use the Google Map Link here](#)
- Size:** 7.5± acres net of the detention pond. The total gross size is approximately 8.8 acres, with the back 1.3 acres being used for detention.
- Area Activity:** San Marcos is ideally located along the I-35 corridor, just 30 miles south of Austin and 40 miles north of San Antonio, two of the fastest growing MSAs in the United States. San Marcos ranked as the fastest growing city in the U.S.
- Just 0.75 miles from Amazon's distribution facility and 1.1 miles from the San Marcos Premium Outlets, this 7.5± acres has seen strong growth around it. Texas State University in San Marcos, which has an enrollment of nearly 40,000 students is approximately 3.5 miles from the Property, and [Kissing Tree](#), an active 55+ age restricted community is only 1.5 miles south.
- Zoning:** GC (General Commercial) and MF-12 (Multi-Family).
- 4.5± acres along McCarty is zoned GC and the back 3± acres is MF-12. See enclosed zoning map. Permitted uses within GC include Senior Housing, Assisted Living, Day Cares, Office (medical or professional), Hotel/Motel, C-store, Liquor Store, Veterinarian, Kennel, Automotive sales and repair. Self-storage is a conditional use.
- Utilities:**
- | | |
|------------|-------------------------------|
| Water | City of San Marcos – 12" line |
| Wastewater | City of San Marcos – 12" line |
| Electric | San Marcos Electric |



COMMERCIAL
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PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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- Detention:** There is an existing detention pond on the back of the property that currently serves the adjacent apartments. It is expected that the pond could be improved to accommodate the development of subject property.
- Frontage:** 550± feet of frontage on McCarty Lane
- Floodplain:** None
- Legal Description:** Lot 2A, Amended Plat of McCarty Lane Acres, Lot 1, and Sienna Pointe, Lot 2, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 17, Page 305, Plat Records of Hays County, Texas.
- Population:** The total population within 3 miles is 21,150, and within 5 miles, the number jumps to 55,380.
- Asking Price:** \$1,500,000 (±4.59 sf)

For More Information Contact:

Josh Hubka, CCIM

Principal

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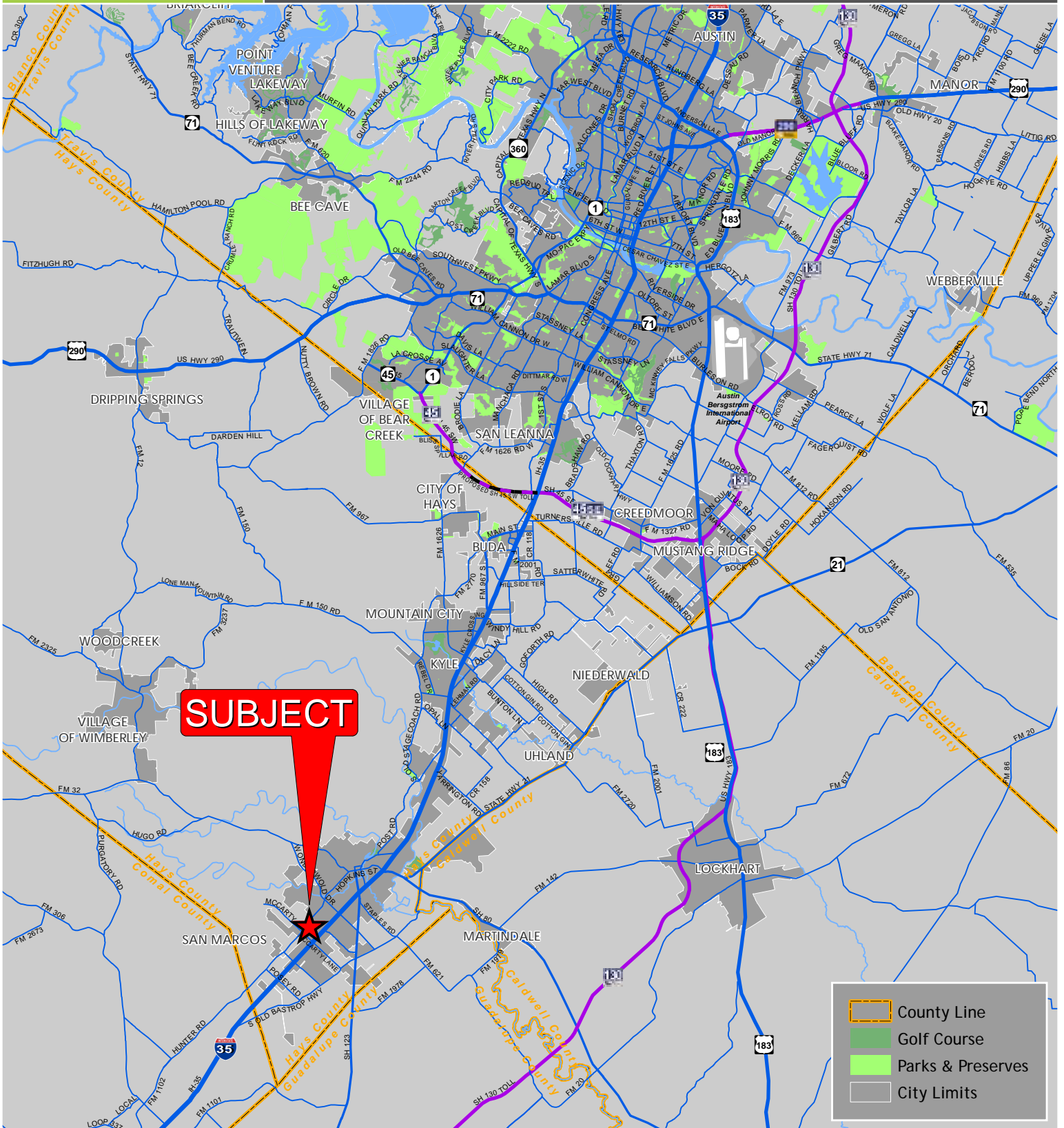
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METRO MAP

7.5± Acres

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SUBJECT

- County Line
- Golf Course
- Parks & Preserves
- City Limits



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REGIONAL AERIAL MAP

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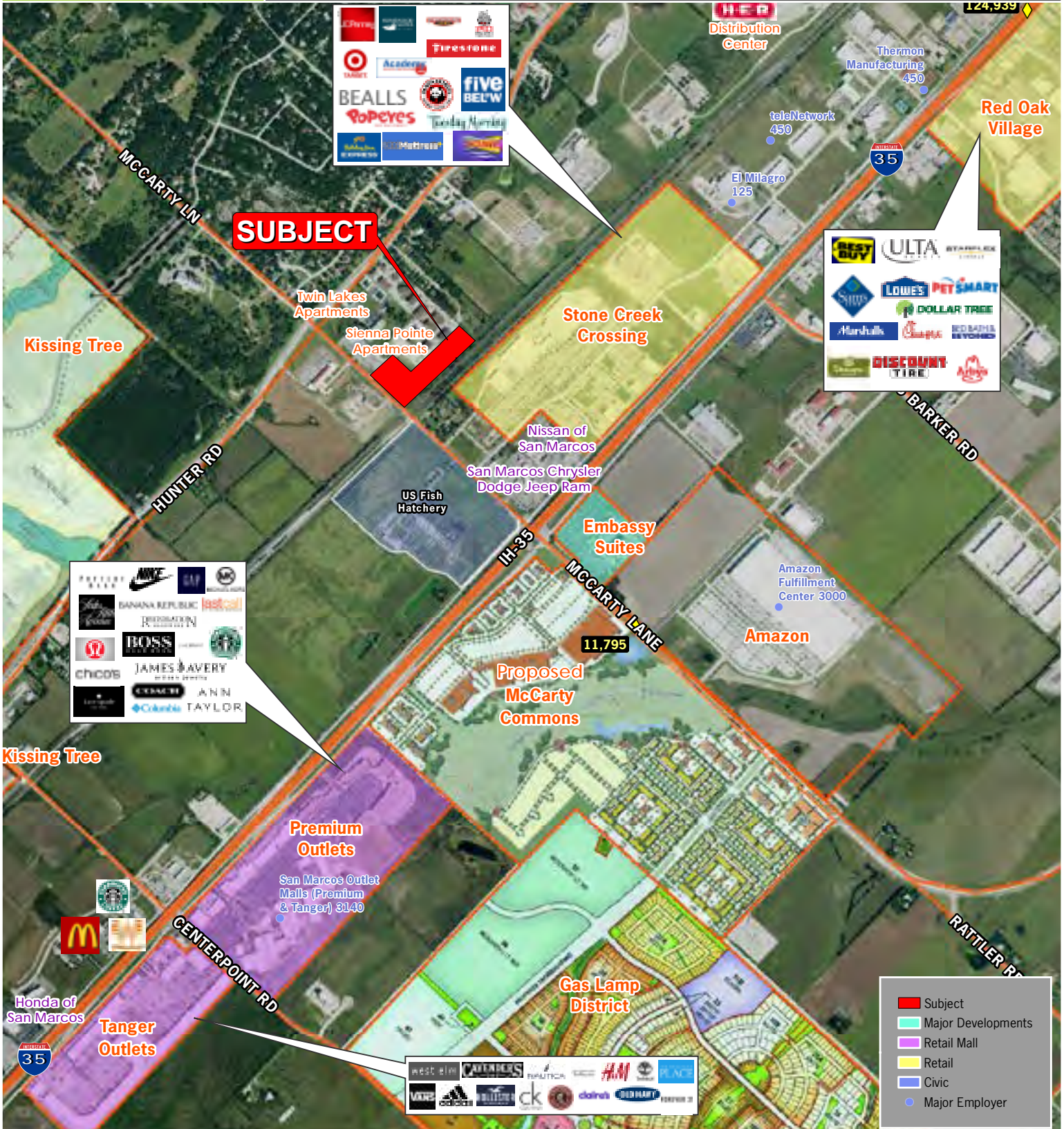
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RETAIL AERIAL MAP

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CLOSE AERIAL MAP

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 Subject



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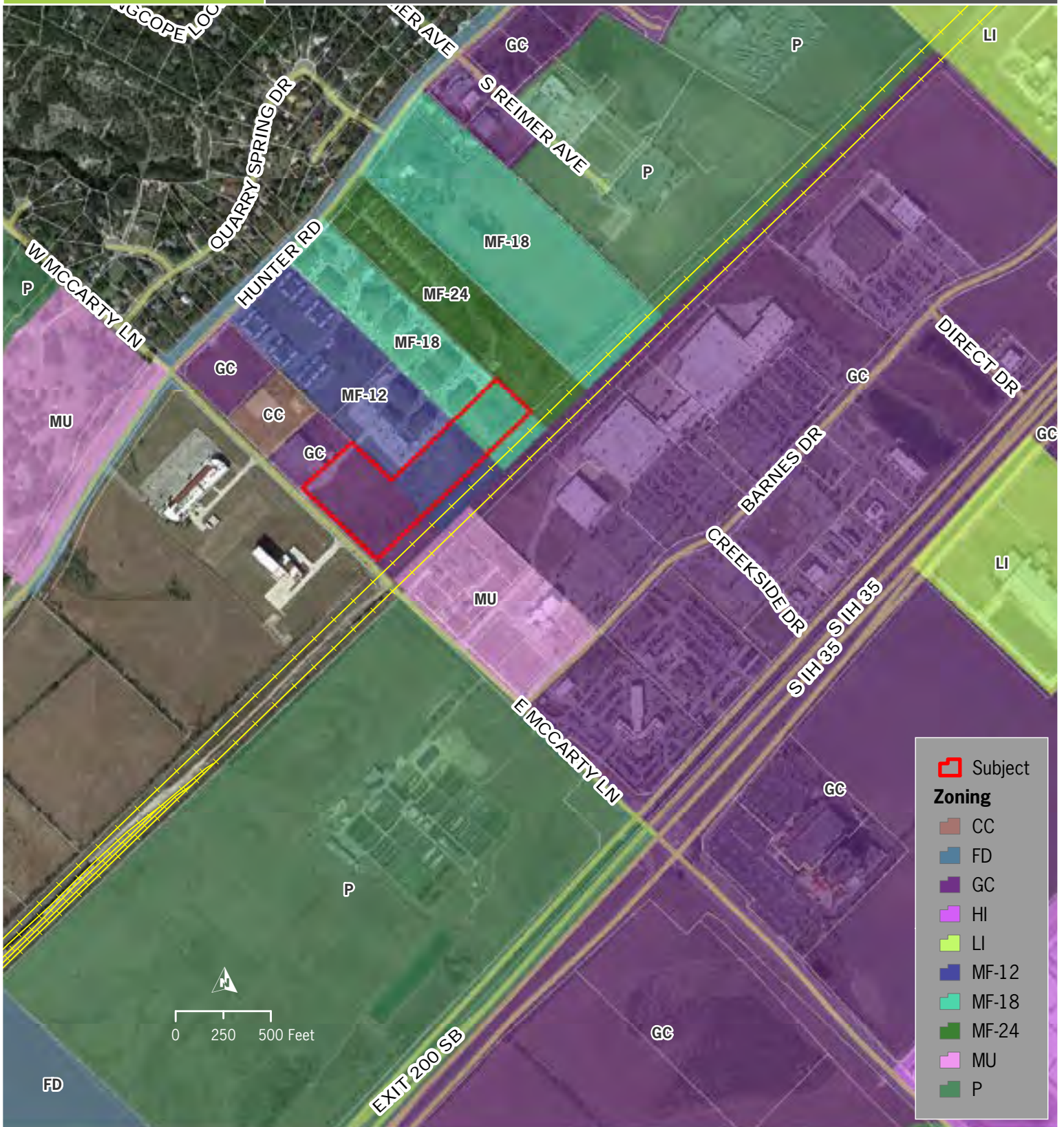
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ZONING AERIAL MAP

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Subject

Zoning

- CC
- FD
- GC
- HI
- LI
- MF-12
- MF-18
- MF-24
- MU
- P



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TOPO FEMA MAP

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Allan Hubka	570840	josh@cipaustin.com	(512) 682-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date