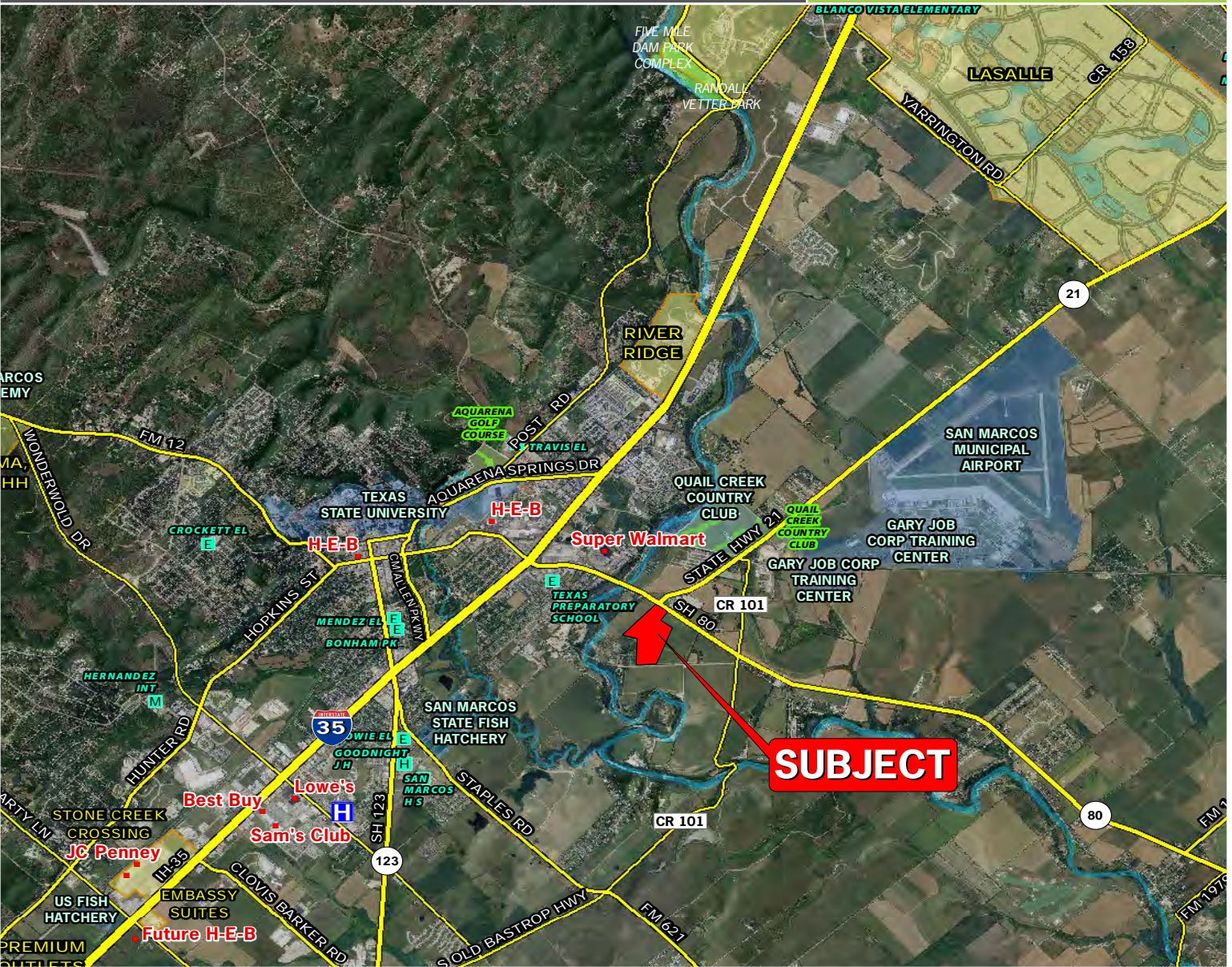


65± ACRE MIXED USE SITE

Hwy 80 / Hwy 21 Intersection | San Marcos, TX

FOR SALE



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Jerry Heare, SIOR
jerry@cipaustin.com
Bob Springer, CCIM
bob@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

For Sale: 65± ACRE MIXED USE SITE

Hwy 80 / Hwy 21 Intersection | San Marcos, TX

Location: San Marcos is between Austin and San Antonio on Interstate 35. This site is one-half mile east of Interstate 35 on Highway 80.

The site affords the user access to four major transportation corridors:

1. North-South: Interstate 35 from Mexico to Canada
2. North-South Bypass: State Tollway 130 bypass from IH-35 north of Austin to I-10 east of San Antonio
3. East-West: Interstate 10 from California to Florida is 20 minutes away.
4. County Road 110 anticipates a north to south bypass of San Marcos on the east side of IH-35, opening new opportunities for development in east San Marcos.

The site is one mile to the San Marcos airport.

Description: This tract is level with a gentle slope from front to back over 2000 feet to the rear of the tract. Hwy 80 frontage is approximately 600 feet. The tract is currently under cultivation. According to FEMA this tract is in a flood plain.

Utilities: Wastewater: The City of San Marcos has water and wastewater lines in the area but does not currently serve this tract.

Water: The City has a 12" water line across Hwy 80 which would likely serve the tracts on the south side.

Electric: The City of San Marcos will supply electricity to the site.

Zoning: The site is not currently in the city limits of San Marcos but lies within its extra territorial jurisdiction (ETJ). It is not zoned.

Asking Price: \$50,000 per acre. An additional 49 acre adjacent tract is available.

For More Information Contact:

Jerry Heare, SIOR

Senior Vice President

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Bob Springer, CCIM

Principal

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main 512 682 1000 | fax 512 682 1031

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489.404011

10.4.18



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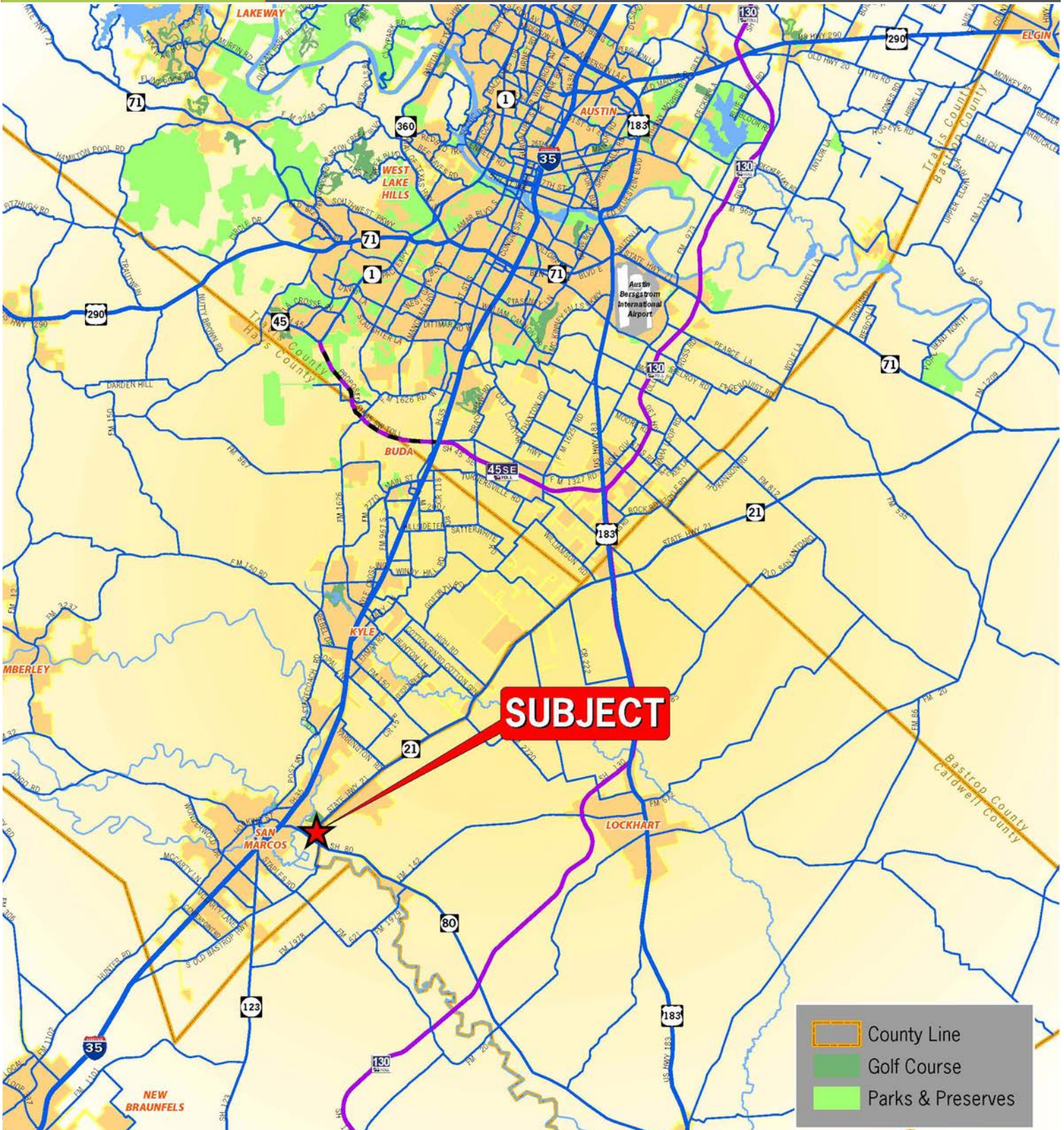
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METRO MAP

For Sale: 65± ACRE MIXED USE SITE

Hwy 80 / Hwy 21 Intersection | San Marcos, TX



SUBJECT

- County Line
- Golf Course
- Parks & Preserves



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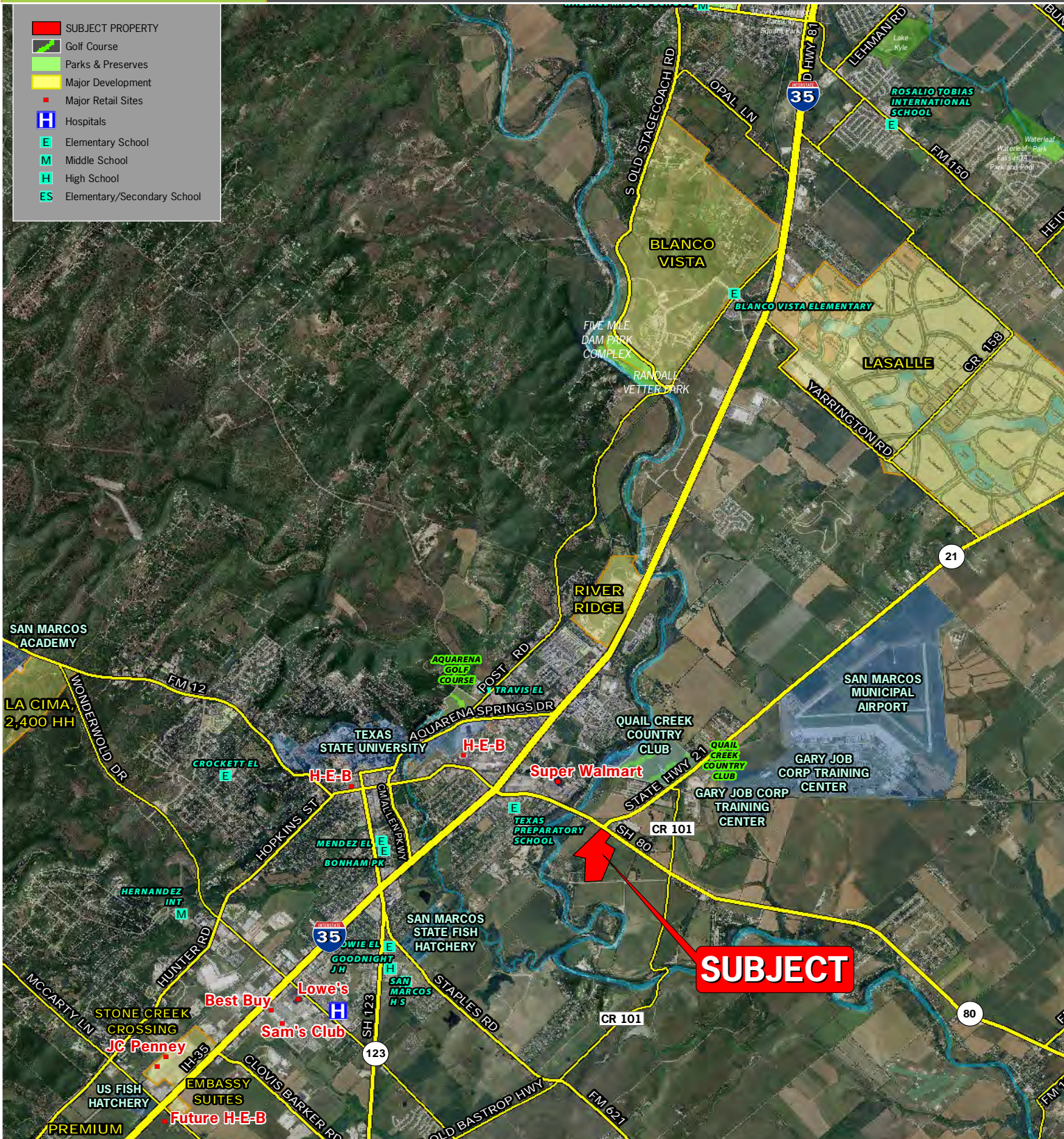
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REGIONAL MAP

For Sale: 65± ACRE MIXED USE SITE

Hwy 80 / Hwy 21 Intersection | San Marcos, TX

- SUBJECT PROPERTY
- Golf Course
- Parks & Preserves
- Major Development
- Major Retail Sites
- H Hospitals
- E Elementary School
- M Middle School
- H High School
- ES Elementary/Secondary School



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AERIAL MAP

For Sale: 65± ACRE MIXED USE SITE

Hwy 80 / Hwy 21 Intersection | San Marcos, TX



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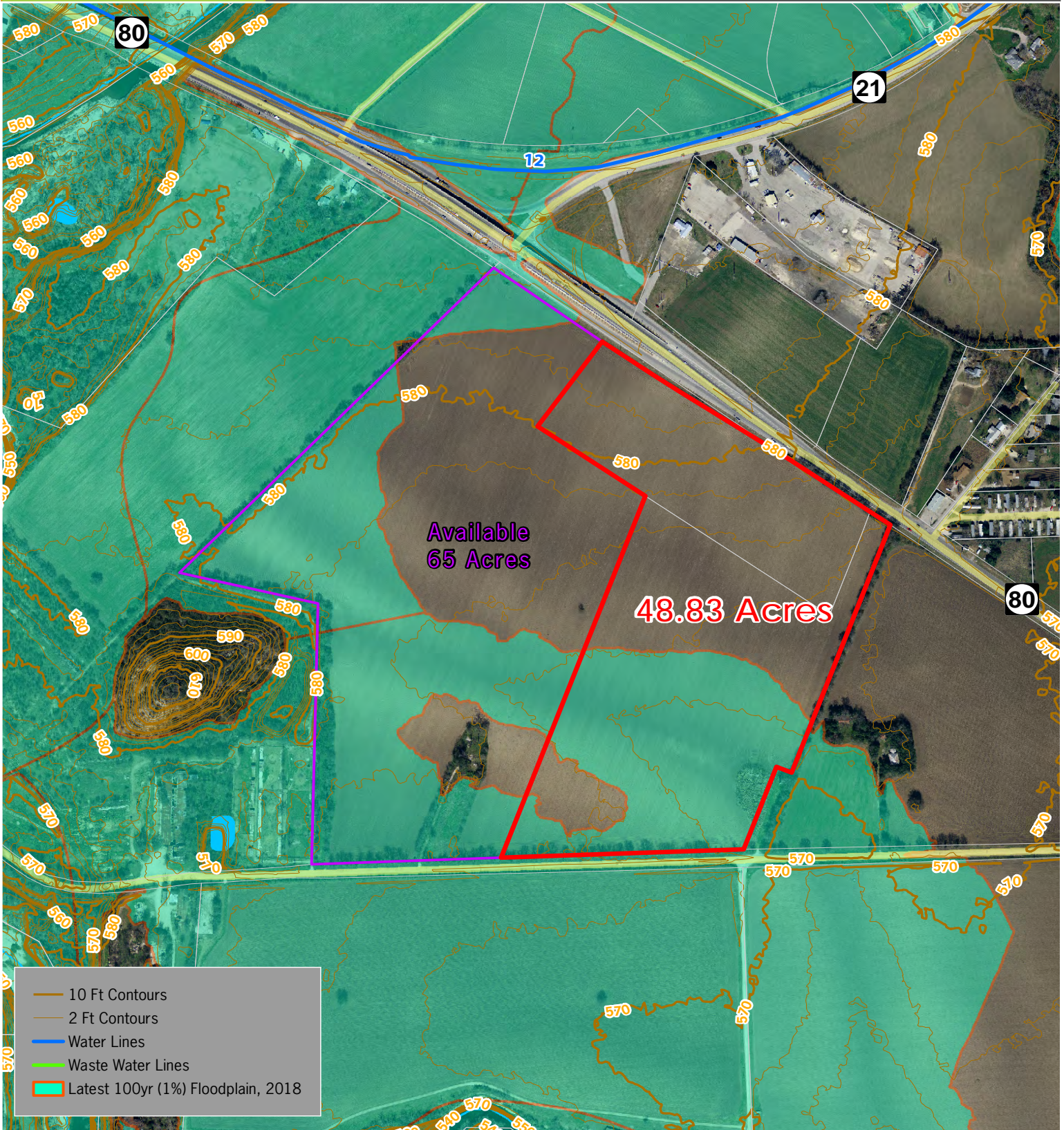
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FEMA MAP

For Sale: 65± ACRE MIXED USE SITE

Hwy 80 / Hwy 21 Intersection | San Marcos, TX



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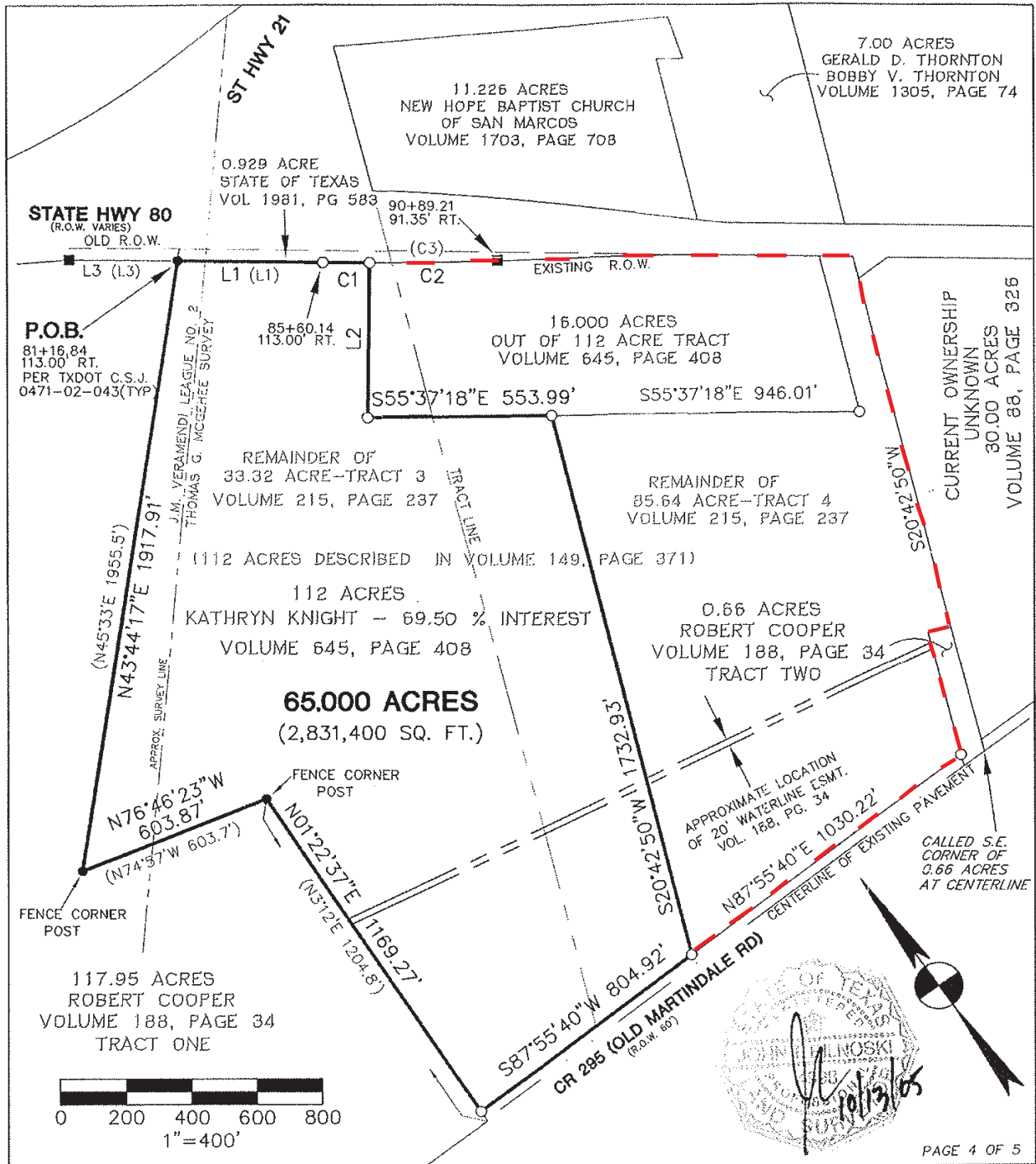
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SURVEY

For Sale: 65± ACRE MIXED USE SITE

Hwy 80 / Hwy 21 Intersection | San Marcos, TX



PAGE 4 OF 5

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 65.000 ACRE TRACT OF LAND BEING A PORTION OF THAT CERTAIN 112 ACRE TRACT DESCRIBED IN THE DEED TO KATHRYN KNIGHT OF RECORD IN VOLUME 645, PAGE 408 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS.

KCB DEVELOPMENT PARTNERS

KNIGHT-CUMMINGS FARM

DATE: 10/13/05	FILE: H:\1418\02\141802EX3.dwg	FN No.: 05-540MAZ	DRAWN BY: MAZ	PROJ. No: 1418-02.91
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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.

11-2-2015



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
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jerry Wayne Heare	296974	jerry@cipaustin.com	(512) 682-1013
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date