

RIVER RIDGE BUSINESS PARK, LOT 2

IH-35 North | San Marcos, TX

FOR SALE



Carlson Circle



COMMERCIAL
INDUSTRIAL
PROPERTIES

Bob Springer, CCIM
bob@cipaustin.com

512 682 1000

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

SUMMARY

For Sale: River Ridge Business Park, Lot 2

IH-35 North | San Marcos, TX

- LOCATION:** River Ridge Business Park is located in San Marcos, Texas, between Austin and San Antonio, in the Interstate 35 Corridor where the two cities are growing toward one another. The Park fronts Interstate 35 and has great exposure to the more than 100,000 vehicles that pass by each day. The Park has an underpass at the Interstate, facilitating easy north-south traffic access. San Marcos is only 20 miles from Interstate 10.
- River Ridge Business Park is served by commercial passenger service airports in San Antonio and Austin. Private service is available at the San Marcos airport.
- DESCRIPTION:** River Ridge is one of Central Texas' most attractive commercial parks. It is easily recognized by its white rail fence along the Interstate and the distinctive clock tower in the center of the Park. All lots in the Park are served by water and wastewater.
- Owners of lots in the Park include Ember Industries (printed circuit boards), Grande Communications (cable TV/phones/data systems), Texas State University (warehouse), EPIC Piping, the City of San Marcos Fire and Rescue Headquarters and Grifols (plasma testing lab).
- UTILITIES:** All utilities are available throughout the Park. The City of San Marcos supplies water, wastewater and electricity. Gas is available from Centerpoint Energy. Phone service is available from Grande Communications or Century Telephone.
- SIZE:** ±11.008 Acres (479,508 SF)
- ZONING:** Light Industrial
- PRICE:** \$2.25/SF
- DRAINAGE:** FEMA shows these lots in a 100-year flood plain. The City of San Marcos will establish an elevation for building foundations for each lot, to allow for development above the floodplain.

For More Information Contact:

Bob Springer, CCIM

Principal

bob@cipaustin.com | 512 682 1001

main 512 682 1000 | fax 512 682 1031

cipaustin.com



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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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OVERVIEW

For Sale: River Ridge Business Park, Lot 2
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Property Features

- City of San Marcos has incentive program
- IH-35 underpass at River Ridge Parkway
- Thirty minutes to Austin Bergstrom International Airport
- Twenty miles to Interstate 10 to Houston
- Over 3 million people live within 50 miles of San Marcos

Austin-San Antonio

- One of the nation's ten fastest growing areas
- Current population of 4 million
- Population expected to double over the next 20 years
- Over 34,000 students attend Texas State University in San Marcos
- Seventeen colleges and universities in the corridor (100,000+ students & faculty)
- Nation's largest inland port of entry to Mexico – 4 hours South.

Price

Lot	Size (acres)	\$/SF	Zoned
1	4.398	\$2.25 psf	LI
2	11.008	\$2.25 psf	LI
8	3.191	\$2.75 psf	LI
9	3.522	\$6.00 psf	COMMERCIAL
12	7.05	\$3.50 psf	COMMERCIAL
13	4.008	\$6.00 psf	COMMERCIAL
14	9.976	\$6.00 psf	COMMERCIAL
15	6.073	\$3.00 psf	LI
25	4.462	\$3.00 psf	LI

Total: 53.688 ac.

LI = Light Industrial
COMM = Commercial/Retail



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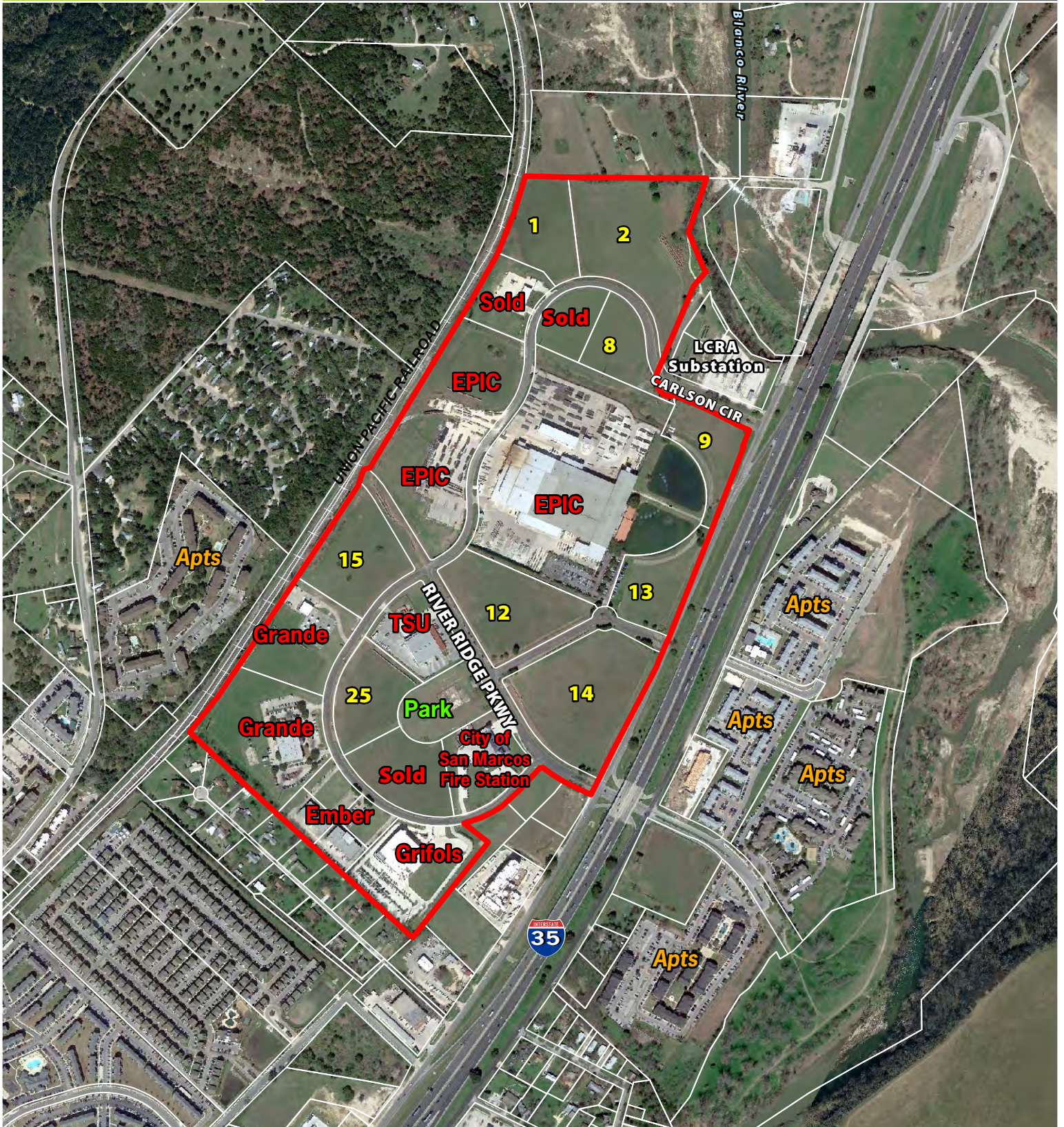
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REGIONAL MAP

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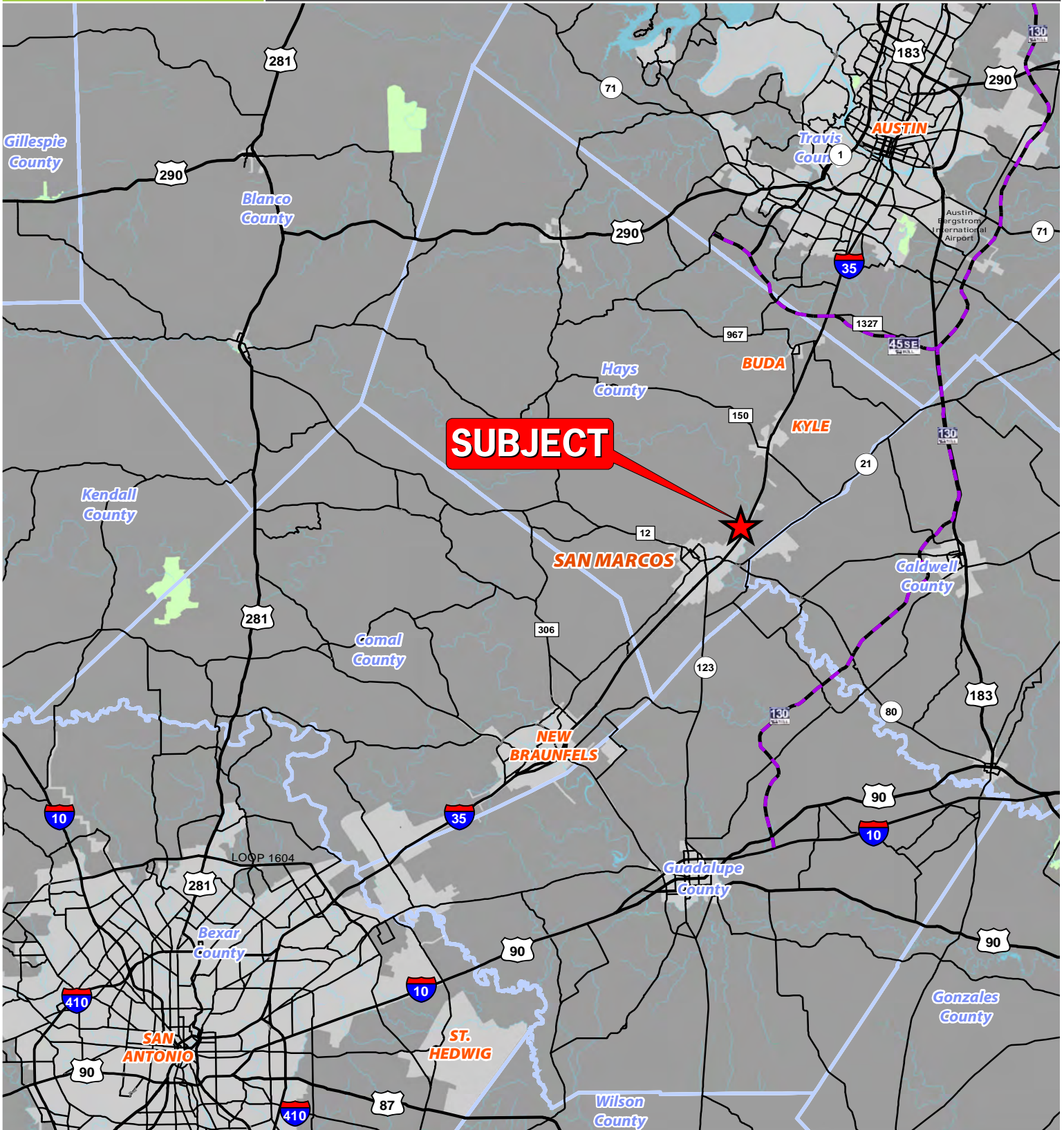
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METRO MAP

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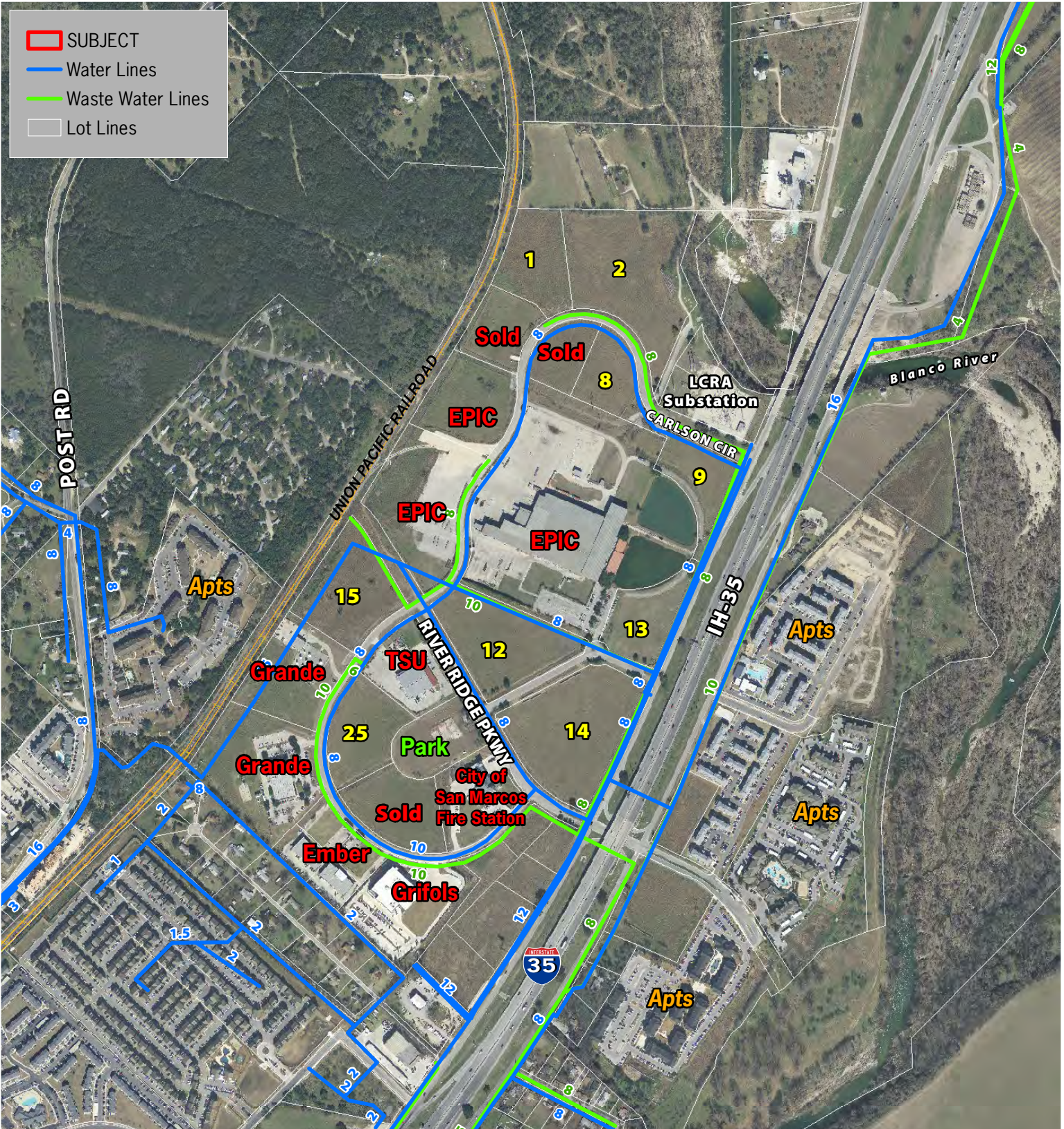
Austin, TX 78759

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W-WW MAP

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SURVEY

For Sale: River Ridge Business Park, Lot 2 IH-35 North | San Marcos, TX

SURVEYORS NOTES

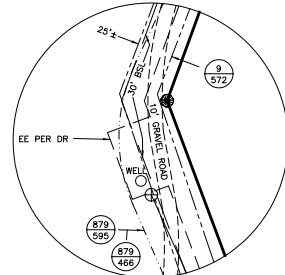
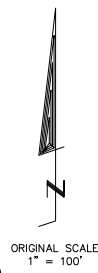
- FENCES MEASUREMENT.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0397, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE AE, (BASE FLOOD ELEVATIONS DETERMINED).
- THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 20611059, DATED NOVEMBER 3, 2006 PROVIDED BY HAYS COUNTY ABSTRACT COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
 - A. THIS TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 4, PAGE 212 OF THE HAYS COUNTY PLAT RECORDS AND IN VOLUME 1341, PAGE 282 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.
 - B. THIS TRACT IS SUBJECT TO AN EASEMENT AGREEMENT RECORDED IN VOLUME 879, PAGE 466 AND VOLUME 879, PAGE 595 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.

ZONING REQUIREMENTS

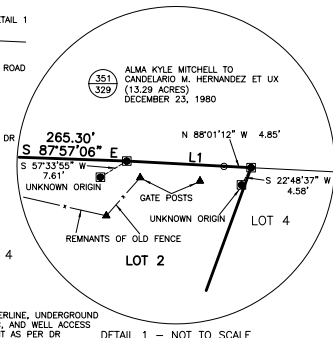
ACCORDING TO THE CITY OF SAN MARCOS 2006 PLANNING AND ZONING ATLAS THIS LOT IS ZONED "LI" LIGHT INDUSTRIAL AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

- MINIMUM FRONT YARD SETBACK - 20'
- MINIMUM SIDE YARD SETBACK (INTERIOR) - 10'
- MINIMUM SIDE YARD SETBACK (CORNER) - 15'
- MINIMUM REAR YARD SETBACK - 10'

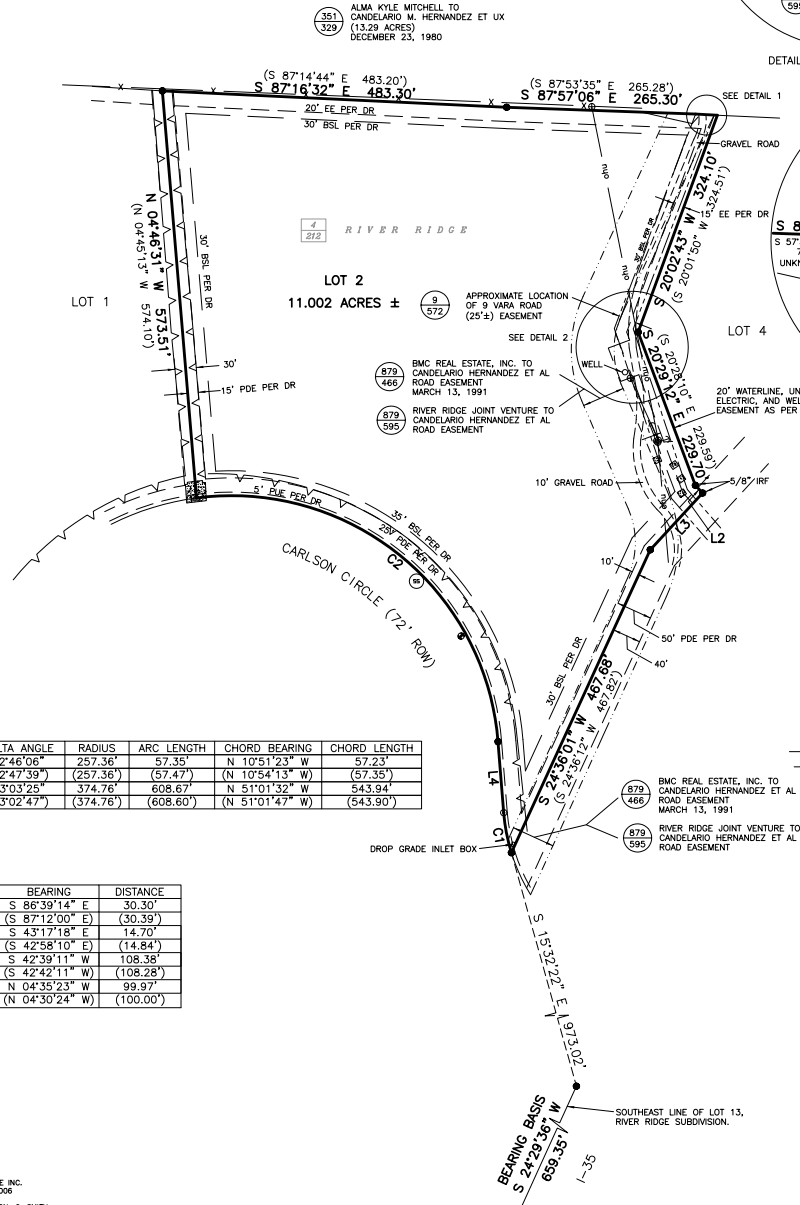
BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF SAN MARCOS PLANNING DEPARTMENT:
630 E. HOPKINS
SAN MARCOS, TX 78666
512-393-8230



DETAIL 2 - NOT TO SCALE



DETAIL 1 - NOT TO SCALE



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°46'06"	257.36'	57.35'	N 10°51'23" W	57.23'
(C1)	(12°47'39")	(257.36')	(57.47')	(N 10°54'13" W)	(57.35')
C2	93°03'25"	374.76'	608.67'	N 51°01'32" W	543.94'
(C2)	(93°02'47")	(374.76')	(608.60')	(N 51°01'47" W)	(543.90')

LINE	BEARING	DISTANCE
L1	S 86°59'14" E	30.30'
(L1)	(S 87°12'00" E)	(30.39')
L2	S 43°17'18" E	14.70'
(L2)	(S 42°58'10" E)	(14.84')
L3	S 42°39'11" W	108.38'
(L3)	(S 42°42'11" W)	(108.28')
L4	N 04°35'23" W	99.97'
(L4)	(N 04°30'24" W)	(100.00')

- ### LEGEND
- VOL PG HAYS COUNTY PLAT RECORDS
 - VOL PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - 1/2" 1/2" IRON PIPE FOUND OR DIAMETER NOTED
 - 1/2" 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BAKER AXLEN"
 - 1/2" 1/2" IRON ROD FOUND OR DIAMETER NOTED
 - MAG MAG NAIL FOUND
 - BSL BUILDING SETBACK LINE
 - PDE PUBLIC DRAINAGE EASEMENT
 - DR DEED RESTRICTIONS PER L4 212 L341 282
 - EE ELECTRIC EASEMENT
 - CONCRETE
 - PUE PUBLIC UTILITY EASEMENT
 - S SANITARY SEWER MANHOLE
 - X WIRE FENCE
 - UTY LINE, POLE AND GUY

TO BMC REAL ESTATE, INC. AND HAYS COUNTY ABSTRACT COMPANY EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY.

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON NOVEMBER 27, 2008, THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE DISCREPANCIES, BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

KYLE SMITH, R.P.L.S. NO. 5307

BYRN & ASSOCIATES, INC.

ENGINEERS SURVEYORS

815 HWY 10 EAST, SAN MARCOS TEXAS 78667-1433
PHONE 512-396-2270 FAX 512-393-2945

PLAT OF LOT 2,
RIVER RIDGE,
CITY OF SAN MARCOS
HAYS COUNTY, TEXAS

CLIENT: BMC REAL ESTATE INC.
DATE: NOVEMBER 27, 2008
OFFICE: PAYNE
CREW: EVERETT, DAVIDSON, C. SMITH
FB/PG: 682/2
PLAT NO. 26086-06-2-C

P

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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:
 - 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.

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
Robert Springer	627720	bob@cipaustin.com	512) 682-1001
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date