

IH 35 Retail Site San Marcos, Texas

+/- 11.808 Acres FOR SALE



Location: SEQ IH 35 E & Aquarena Springs Rd., Hays Co., TX
San Marcos, TX 78666

Offering: +/- 11.808 acres Retail

Hwy Frontage: IH 35 approx. 725'

Traffic: IH 35 +/- 86,500

Zoning: GC (General Commercial)

Utilities: Available

Price: \$4,372,030 cash (8.50/sf)

Demos:	Radius	Population	Avg. HH Inc.
	1-mile	11,500	\$31,268
	3-mile	45,300	\$40,464
	5-mile	62,659	\$45,911

Comments: Access from existing and proposed curb cuts on IH 35 frontage road and proposed curb cut on Aquarena Springs Rd. Home of the Texas State Bobcats, San Marco is located 30 miles south of Austin and 50 miles north of San Antonio. Great visibility and access. Site is surrounded by student housing and is near the Prime andTanger outlet malls.

Contact: Blackburn Commercial, LLC www.blackburncommercial.com
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