



BRANCH OFFICE: 502 Baylor Street • Austin, Texas 78703 • (512)467-4056 FAX (512)467-4099

**FOR SALE OR LEASE -- RETAIL PAD SITES  
STONECREEK CROSSING SHOPPING CENTER  
IH-35 and McCARTY LANE  
SAN MARCOS, TEXAS 78666**

**LOCATION:** StoneCreek Crossing Shopping Center is located on the west side of Interstate Highway 35 (IH-35) at McCarty Lane in south-central San Marcos approximately three (3) miles from Downtown and Texas State University.

**VISIBILITY AND ACCESS:** Excellent visibility and access from IH-35 via off-ramps for the McCarty Lane exit which are located in both directions. IH-35 sees an average of 110,000 vehicles per day (2010). Additional access available via McCarty Lane and Barnes Drive, an interior roadway that transects the Shopping Center and connects to Thermon Drive one-mile to the north.

| <b>LOT</b>     | <b>SIZE</b> | <b>LEASE</b> | <b>PURCHASE</b> | <b>COMMENTS</b>                                       |
|----------------|-------------|--------------|-----------------|---|
| Lot 4, Block 2 | 0.913 AC    | \$130,000    | (lease only)    | IH-35 frontage; curb-cut; pad ready; parking in place |
| Lot 2, Block 1 | 1.141 AC    | \$110,000    | \$1,200,000     | IH-35 frontage; curb-cut; pad ready; parking in place |
| Lot 7, Block 2 | 0.970 AC    | \$100,000    | \$1,100,000     | Interior lot in front of Target; Barnes Dr. curb-cut  |

StoneCreek Crossing is a 600,000 Square Foot Shopping Center anchored by Target, Academy and JC Penney. Other Tenants include Bealls, Maurices, Sally Beauty, American Dream Mattress, Day Spa Nail, Sonic, Panda Express, Sport Clips, and AT&T. New Mattress Firm recently constructed. The 100,000 SF San Marcos Conference Center and 353-room Embassy Suites hotel are located across IH-35 from StoneCreek Crossing. The Prime Outlet and Tanger Outlet Malls are located one mile south on IH-35 and are the third largest tourist attraction in Texas after The Alamo and San Antonio Riverwalk. San Marcos is home to approximately 50,000 residents plus an additional 35,000 students enrolled at Texas State University.

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The information herein, while based upon information supplied by the owner and from other sources deemed to be reliable, is not in any way warranted by McAllister & Associates or the owner of the property and is presented subject to prior sale, change in price, or removal from the market without notice. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This information is provided for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any part of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

McCarty Ln

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BEALLS

JCPenney

TARGET.

Holiday Inn Express

Academy SPORTS+OUTDOORS

SPED'S WINES, SPIRITS & FINER FOODS

Barnes Dr

MATTRESS FIRM SONIC America's Drive-In

PANDA EXPRESS

AT&T Wireless

FIREHOUSE SUBS FOUNDED BY FIREMEN

Firestone

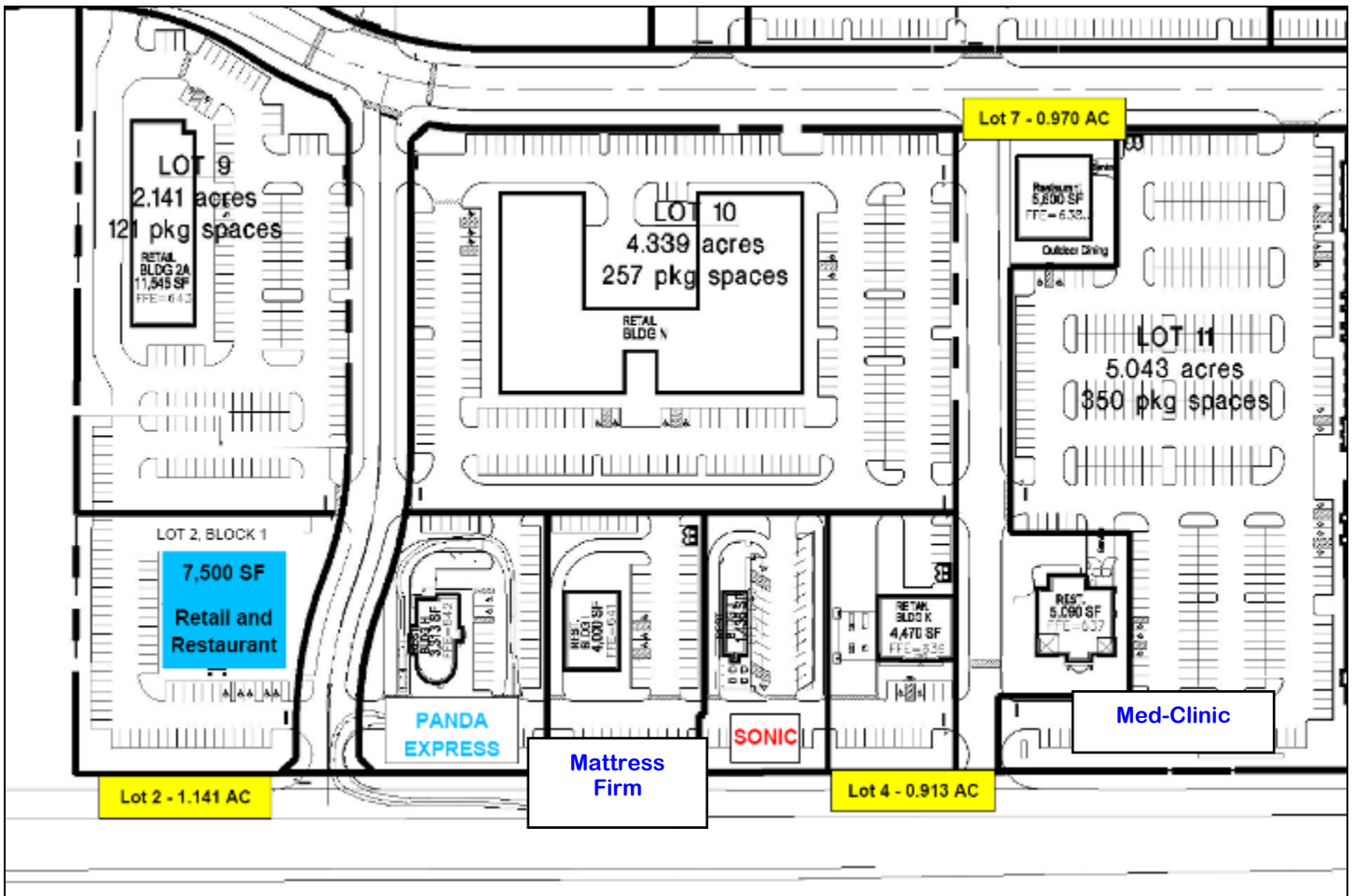
MY EMERGENCY ROOM

S Interstate 35 Frontage Rd

35



StoneCreek Crossing Site Plan



Available Pad Sites

Lot 4 - 0.913 AC; Lot 2 - 1.141 AC; Lot 7 - 0.970 AC



Aquarena Sprigs

WAL\*MART

Hwy 80



H-E-B

Texas State University

H-E-B

RR-12

Park Hill II  
664 lots

LOWE'S

PETSMART



Wonderworld Dr

BED BATH & BEYOND

Hwy 123

T.J. MAXX

Hunters Hill  
2,184 lots

H-E-B Dist. Ctr.

Cottonwood Crossing  
3,297 lots

Jacoach Trail

StoneCreek Crossing

Hammond Hotel Group  
100,000 SF Conference Center  
300 Room Hotel (under construction)

Hunter Rd

Interstate Hwy 35

160,000 SF Expansion  
Alman's Last Call

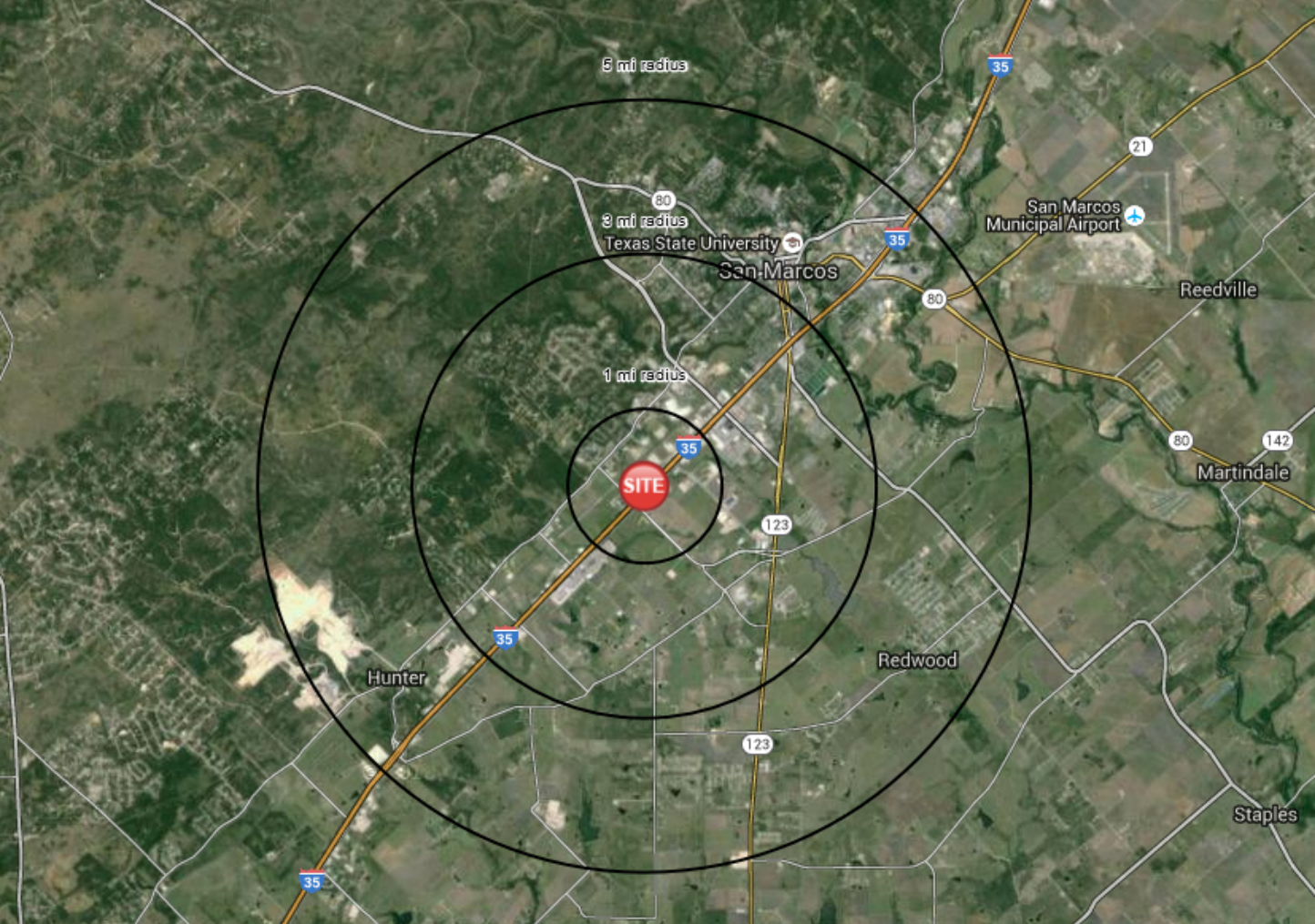
Prime Outlet

Galisteo Ranch  
7,368 lots

Hunter Hollow  
1,327 lots

COMBINED OULETS OFFER 240 SPECIALTY RETAILERS FOR A TOTAL OF 1.2 MILLION

PRIME TANGER OUTLETS  
Tanger Outlets  
SAN MARCOS, TEXAS



5 mi radius

3 mi radius

1 mi radius

SITE

Texas State University

San Marcos

San Marcos Municipal Airport

Reedville

Martindale

Redwood

Hunter

Staples

# SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8427/-97.9700

RS1

| Interstate 35 Frontage Rd |   | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------------|---|-------------|-------------|-------------|
| San Marcos, TX 78666      |   |             |             |             |
| POPULATION                | 2015 Estimated Population                             | 1,556       | 20,968      | 58,366      |
|                           | 2020 Projected Population                             | 1,917       | 25,843      | 69,890      |
|                           | 2010 Census Population                                | 1,237       | 17,576      | 49,507      |
|                           | 2000 Census Population                                | 887         | 12,911      | 42,074      |
|                           | Projected Annual Growth 2015 to 2020                  | 4.6%        | 4.6%        | 3.9%        |
|                           | Historical Annual Growth 2000 to 2015                 | 5.0%        | 4.2%        | 2.6%        |
|                           | 2015 Median Age                                       | 37.5        | 33.9        | 28.2        |
| HOUSEHOLDS                | 2015 Estimated Households                             | 704         | 8,676       | 21,466      |
|                           | 2020 Projected Households                             | 859         | 10,642      | 26,175      |
|                           | 2010 Census Households                                | 566         | 7,165       | 18,076      |
|                           | 2000 Census Households                                | 306         | 4,744       | 14,508      |
|                           | Projected Annual Growth 2015 to 2020                  | 4.4%        | 4.5%        | 4.4%        |
|                           | Historical Annual Growth 2000 to 2015                 | 8.7%        | 5.5%        | 3.2%        |
| RACE AND ETHNICITY        | 2015 Estimated White                                  | 78.3%       | 78.9%       | 77.6%       |
|                           | 2015 Estimated Black or African American              | 4.7%        | 4.7%        | 5.0%        |
|                           | 2015 Estimated Asian or Pacific Islander              | 1.4%        | 1.3%        | 1.8%        |
|                           | 2015 Estimated American Indian or Native Alaskan      | 1.3%        | 1.0%        | 0.9%        |
|                           | 2015 Estimated Other Races                            | 14.2%       | 14.0%       | 14.7%       |
|                           | 2015 Estimated Hispanic                               | 42.6%       | 43.0%       | 42.8%       |
| INCOME                    | 2015 Estimated Average Household Income               | \$69,828    | \$63,126    | \$50,196    |
|                           | 2015 Estimated Median Household Income                | \$48,327    | \$46,194    | \$38,810    |
|                           | 2015 Estimated Per Capita Income                      | \$31,619    | \$26,199    | \$18,943    |
| EDUCATION (AGE 25+)       | 2015 Estimated Elementary (Grade Level 0 to 8)        | 6.5%        | 5.8%        | 6.8%        |
|                           | 2015 Estimated Some High School (Grade Level 9 to 11) | 3.4%        | 5.5%        | 6.9%        |
|                           | 2015 Estimated High School Graduate                   | 19.4%       | 22.3%       | 24.3%       |
|                           | 2015 Estimated Some College                           | 23.5%       | 23.0%       | 22.5%       |
|                           | 2015 Estimated Associates Degree Only                 | 6.5%        | 6.6%        | 6.2%        |
|                           | 2015 Estimated Bachelors Degree Only                  | 29.3%       | 26.7%       | 23.5%       |
|                           | 2015 Estimated Graduate Degree                        | 11.5%       | 10.2%       | 9.9%        |
| BUSINESS                  | 2015 Estimated Total Businesses                       | 156         | 1,399       | 2,728       |
|                           | 2015 Estimated Total Employees                        | 2,045       | 16,157      | 27,654      |
|                           | 2015 Estimated Employee Population per Business       | 13.1        | 11.6        | 10.1        |
|                           | 2015 Estimated Residential Population per Business    | 10.0        | 15.0        | 21.4        |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

## **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

