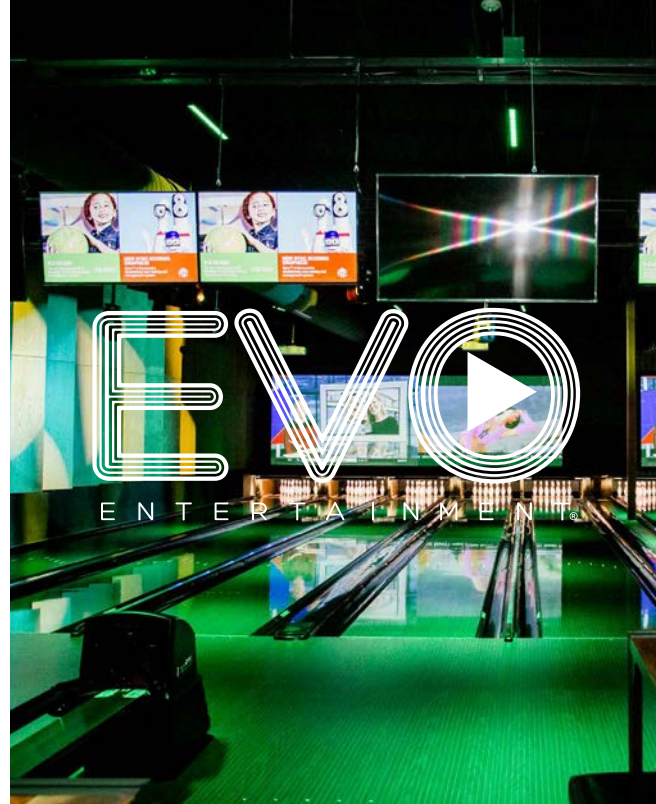




THE LYNDON™

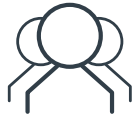
SPRINGTOWN

A Mixed-Use Project



Existing Tenants

THE LYNDON™ SPRINGTOWN



Trade Area
77,790 people

Annual Pop. Growth
3.4% (2020-2025)

TX State Students
38,694

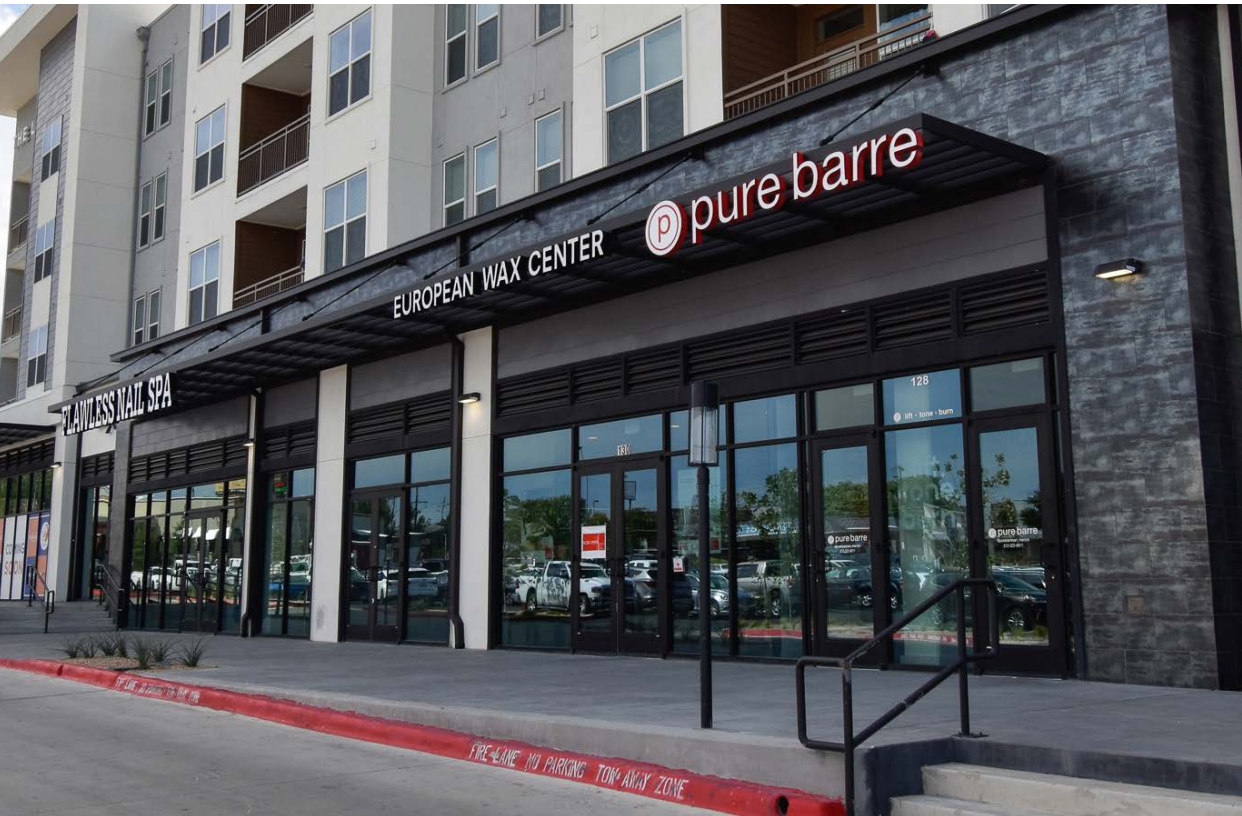
Daytime Population
Trade Area - 52,622



Avg. Household Income
Trade Area - \$58,972



Traffic Counts
IH-35 - 113,000 VPD
East Hopkins - 31,156 VPD



Housing Units
515 total beds
233 units of student housing



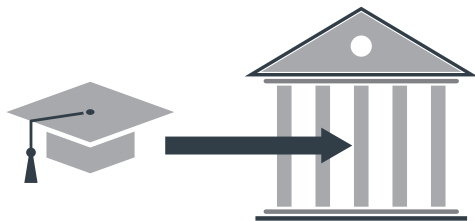
Surface Parking at The Lyndon
Over 925 retail parking spaces
and residential parking garage



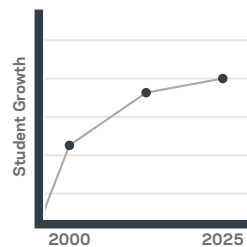
The Lyndon Retail
Phase I: 85,000 SF
Phase II Retail: 34,000 SF



Currently, there are **7,171** incoming freshman with a total enrollment of **37,812**.



The university is projected to have **40,512** students by **2025**.



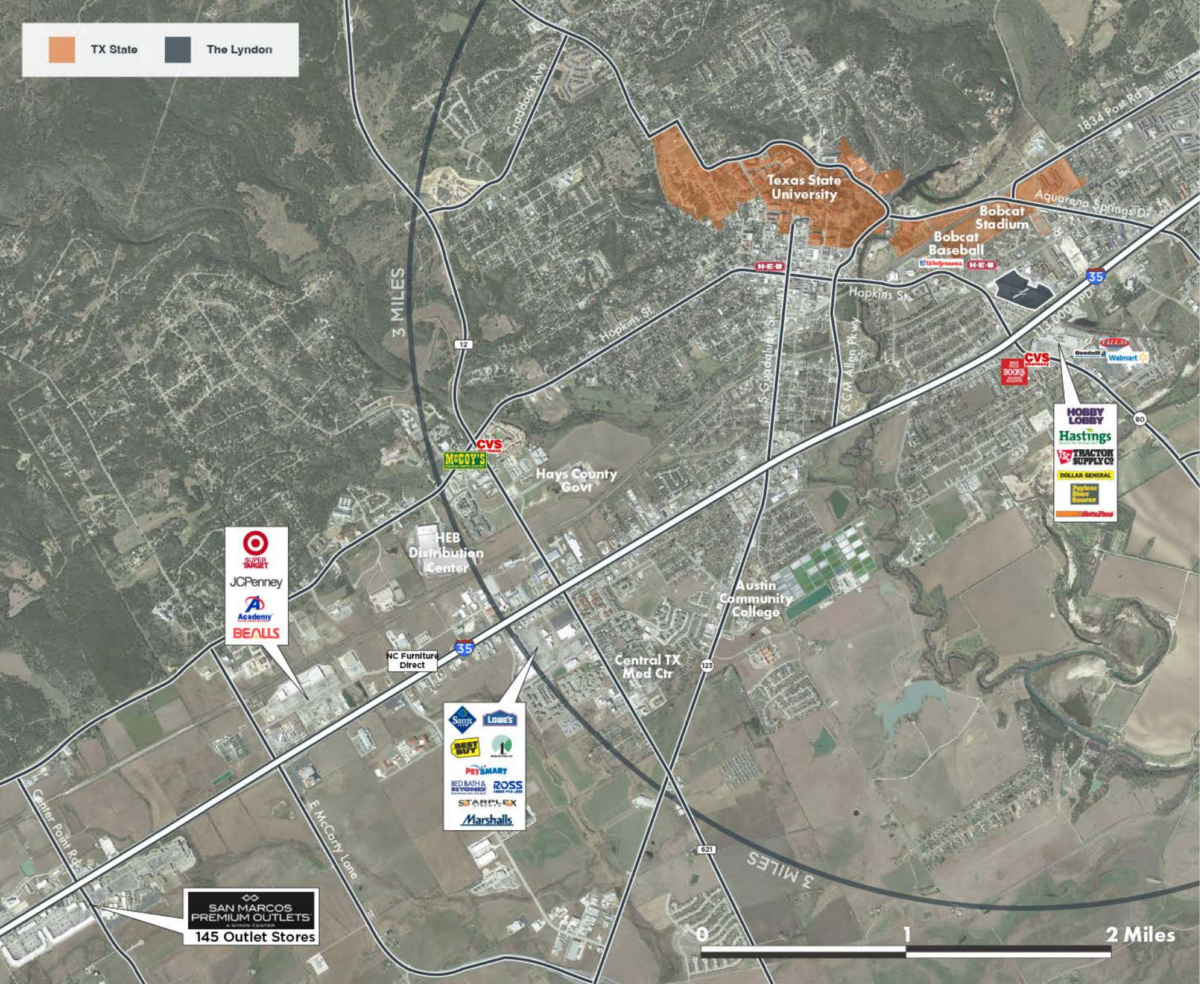
Texas State has set a new enrollment record for **19** out of the last **24** years.



TX State



The Lyndon




SUPER TARGET
 JCPenney

Academy
BEALLS

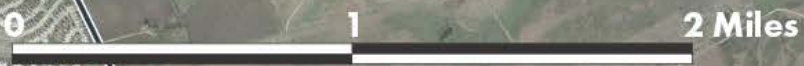

SAN MARCOS PREMIUM OUTLETS
 145 Outlet Stores


Hobby Lobby

Hastings

TRACTOR SUPPLY CO

DOLLAR GENERAL

THE LYNDON™ SPRINGTOWN



TEXAS STATE UNIVERSITY
SAN MARCOS

5TH LARGEST IN THE STATE
39,000 STUDENTS / 3,700 FACULTY & STAFF

SAN MARCOS DOWNTOWN SQUARE

SPRING LAKE

BOBCAT BALLPARK

BOBCAT STADIUM

Walgreens

H-E-B

SPRINGTOWN SHOPPING CENTER

TWIN LIQUORS



EVO

← SAN MARCOS / TANGER OUTLETS
10 MINUTE DRIVE
550 STORES

BANANA REPUBLIC Calvin Klein EXPRESS
Columbia J.CREW OLD NAVY zumiez
H&M Under Armour Saks Fifth Avenue Lululemon NIKE

← AMAZON DISTRIBUTION CENTER
8 MINUTE DRIVE TIME
855,000 SF | 1,000 + EMPLOYEES

36,000 VPD

THE LYNDON
SPRINGTOWN

145,000 VPD

Office DEPOT

OWNED BY TEXAS STATE UNIVERSITY

Chuy's

PTERRY'S BURGER STAND

IN-N-OUT BURGER Chick-fil&

DOWNTOWN AUSTIN →
35 MINUTES





IHOP

Chuy's

TotalCare
PRIMARY CARE

Flawless Nail Spa

Xian 360
Golf And More

Available: 1,597 SF

EUROPEAN
WAX
CENTER

HearUSA

LAB FOOD
KITCHEN

Available: 2,017 SF

KOBE

HOTWORX

UBREAKIFIX

Brush32 Dental

EVO
ENTERTAINMENT

hopdoddy
BUDGET BAR

menchie's
gelato

Hawai Poho

STOPIOCA

McALISTER'S
DELI

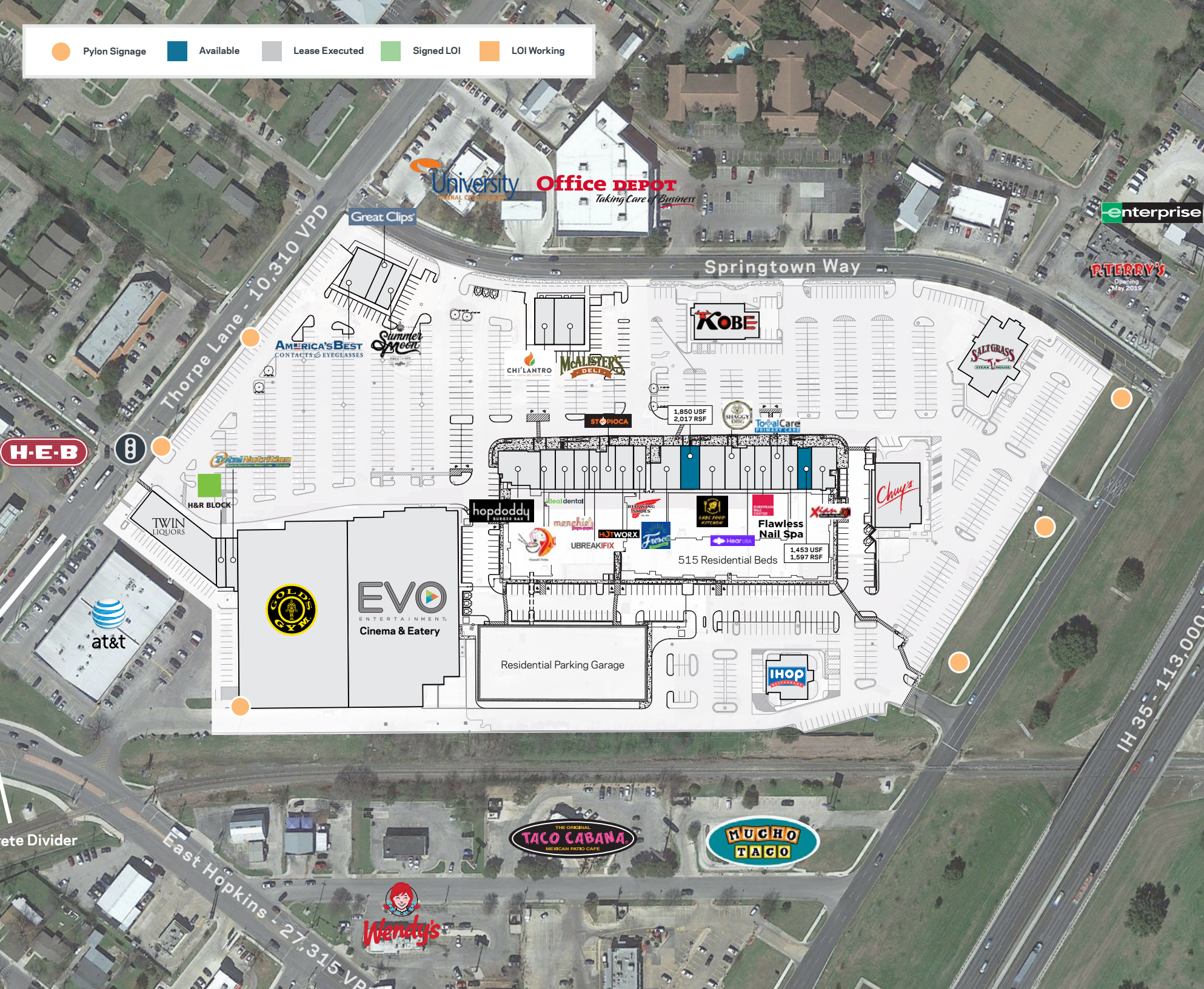
CHI'LANTRO

GOLD
KEY

TWIN
LIQUORS
FINE WINE & SPIRITS

Office DEPOT

- Pylon Signage
- Available
- Lease Executed
- Signed LOI
- LOI Working



Available Lease Executed Signed LOI LOI Working



Available
1,453 USF
1,597 RSF

Available
1,850 USF
2,017 RSF
[360° View a virtual tour of this suite](#)

*9% Add On Factor for Rentable SF



THE LYNDON™

SPRINGTOWN



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____