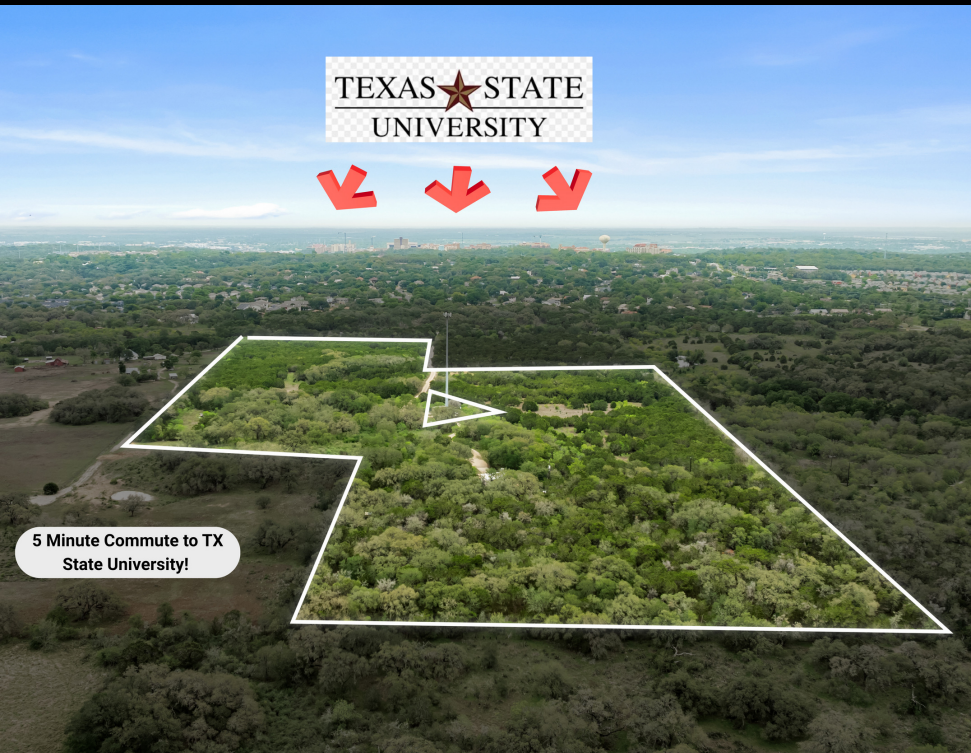


FOR SALE



37+ Acres For Sale In San Marcos Opportunity Zone

175 Eastwood Ln
San Marcos, TX 78666

Ideal for Student Housing

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Property Summary

175 Eastwood Ln, San Marcos, TX 78666

FOR SALE



TEXAS STATE
UNIVERSITY

PROPERTY DESCRIPTION

Location. Scale. Demand.

175 Eastwood is strategically positioned just minutes from Texas State University, a Tier 1 institution with over 40,000 students enrolled and continuing to grow year over year. This is one of the largest universities in the state, driving consistent, recession-resistant housing demand in the San Marcos market.

The site's proximity to campus places it directly within the core of student housing demand, where occupancy, rent growth, and absorption have historically outperformed surrounding markets. For developers, this translates to a deep, reliable tenant base backed by a large and expanding student population.

Further strengthening the location, the property sits just minutes from the planned \$267M Hill Country Studios development, a major catalyst expected to bring new jobs, residents, and long-term economic growth to the area.

Combined with its position along the Austin to San Marcos growth corridor and proximity to a planned 2,000-acre industrial park, 175 Eastwood offers a rare opportunity to deliver a high-impact student housing or multifamily project in a market defined by both student-driven demand and regional expansion.

Well located. Demand-driven. Built for scale.

PROPERTY HIGHLIGHTS

- Located within a designated Opportunity Zone, creating potential tax advantages for qualified investors and developers
- Location just minutes from Texas State University, a Tier 1 institution with over 40,000 students driving consistent housing demand
- Positioned within the core of student housing demand with strong historical occupancy, rent growth, and absorption
- Approximately 6 minutes from the planned \$267M Hill Country Studios development, a major regional economic driver
- Proximity to a planned 2,000-acre industrial park supporting continued population and job growth
- Located along the high-growth corridor between Austin and San Marcos with increasing development activity
- Strong fundamentals for student housing and multifamily development backed by durable, demand-driven market dynamics

OFFERING SUMMARY

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San Marcos Opportunity Zone

175 Eastwood Ln, San Marcos, TX 78666

FOR SALE



OPPORTUNITY ZONE DEVELOPMENT OPPORTUNITY NEAR TEXAS STATE UNIVERSITY

Positioned within a designated Opportunity Zone, 175 Eastwood presents a rare opportunity for developers and investors to capitalize on potential tax advantages while securing a strategic land position in one of Central Texas' fastest growing markets.

Combined with proximity to Texas State University, the Austin/San Antonio growth corridor, and the upcoming Hill Country Studios project, the site offers a compelling long-term development story for student housing, multifamily, or mixed-use concepts.

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Additional Photos

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Additional Photos

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FOR SALE



Tabulation	Development	Schemes	Errors	Energy	Rendering	Parking	Master Plan			
Site	Multifamily					Parking	Master Plan			
Acreage	28.30	Units	1,034	1 Beds 401 39%	Efficiency	84.6%	Stalls	1,604	Stalls	1,604
FAR	0.82	Beds	1,536	2 Beds 270 26%	Height	50.0	Average	305		
DU/AC	36.5	Baths	1,536.0	3 Beds 116 11%	Average	825	Ratio	1.55	Ratio	1.55
		Stalls Req.	1,377	Studios 247 24%					Parking Req.	1,377

+ expand tabulation

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Water & Wastewater Map

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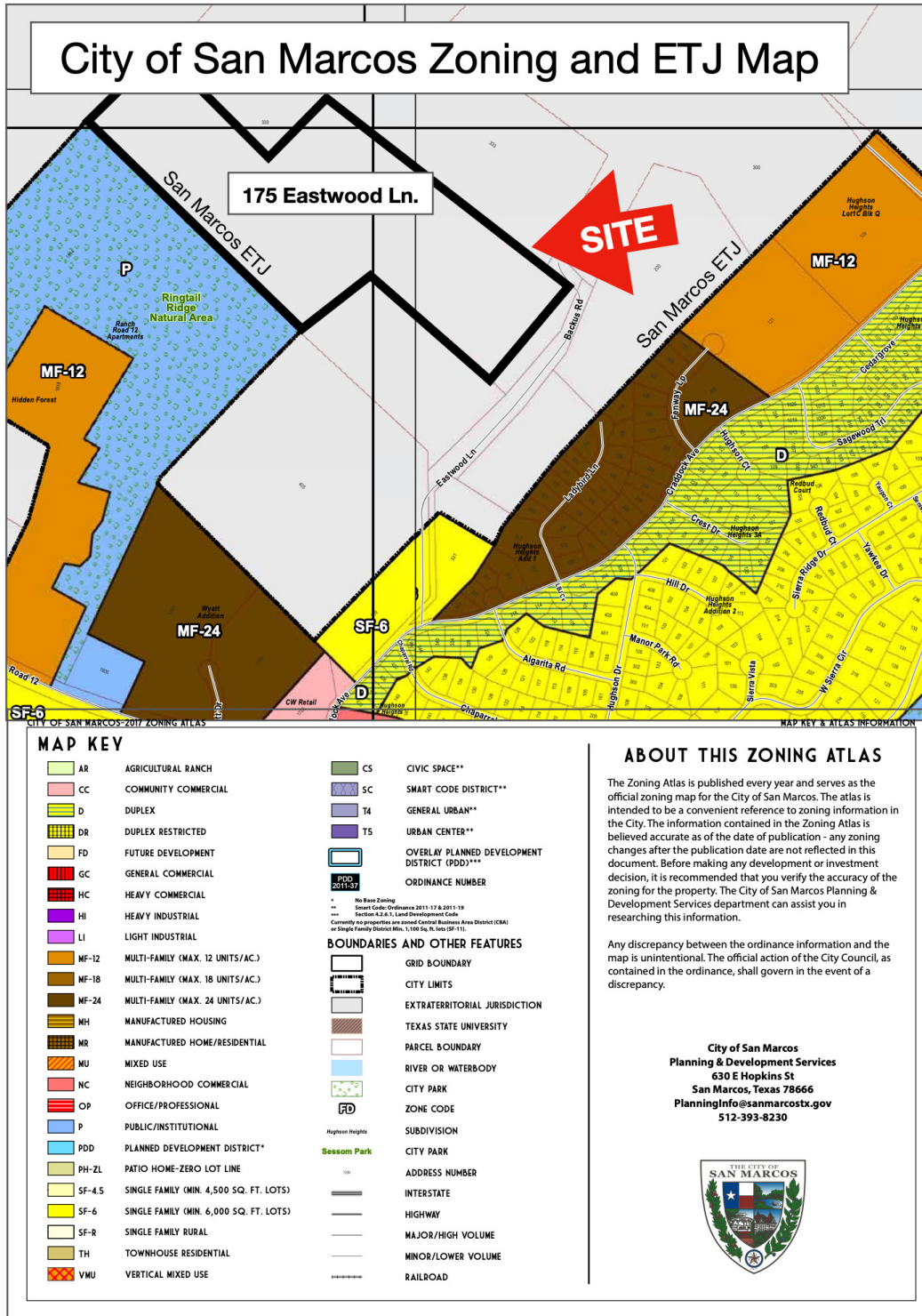


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Zoning Map

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New Projects in the Area

175 Eastwood Ln, San Marcos, TX 78666

FOR SALE



A 2,000 ACRE MASTER-PLANNED INDUSTRIAL PARK

"AXIS Logistics Park is a planned industrial park strategically located in San Marcos, TX and Caldwell County offering industry-leading access for distribution, manufacturing and logistics solutions.

Developed by Texas-based Scarborough Lane Development, the site spans approximately 2,000 acres of land, with access to utilities and regionally connected infrastructure. This will be one of the largest master-planned industrial parks in the nation and currently offers 735 acres of industrial zoned property in the city of San Marcos. AXIS Logistics Park is a Class A industrial park offering space for lease or build-to-suit tenants that will provide businesses convenient transportation logistics options.

This master-planned park will include water and wastewater infrastructure and access to power for manufacturer or data-center users. The park has three transmission lines that cross the site including two separate 345 KV lines and a 69KV line that is being upgraded to a 138 KV by the end of 2025. Centrally situated in the heart of the Texas Triangle – the urban mega-region consisting of Austin, San Antonio, Houston – the location offers direct access to Loop 110 and easy access to IH-35, I- 10 and SH-130. Union Pacific Railway, The BNSF Railway, and the San Marcos Regional Airport are adjacent to the property and may provide rail and shipping solutions to the park."

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Hill Country Studios

\$267 Million Investment in San Marcos

FOR SALE



HILL COUNTRY STUDIOS OVERVIEW

Hill Country Studios (HCS) is bringing a 75-acre, state-of-the-art production campus to San Marcos, Texas, designed to elevate film, television, and digital media production. Planned at approximately 820,000 square feet, the development represents one of the most ambitious purpose-built studio projects in the region.

As Texas' first tier-one, purpose-built studio, HCS combines modern infrastructure with the natural beauty of the Hill Country to create an environment that fuels creativity. With incentives secured, the project is moving forward with a clear vision to deliver a world-class production hub built for scale, efficiency, and innovation.

Designed to support everything from independent productions to major studio projects, the campus will offer a highly functional, production-ready environment with flexibility to accommodate evolving industry needs. Hill Country Studios is positioned to become a premier destination for content creators, both regionally and globally.

This new development is only 6 Minutes from 175 Eastwood!

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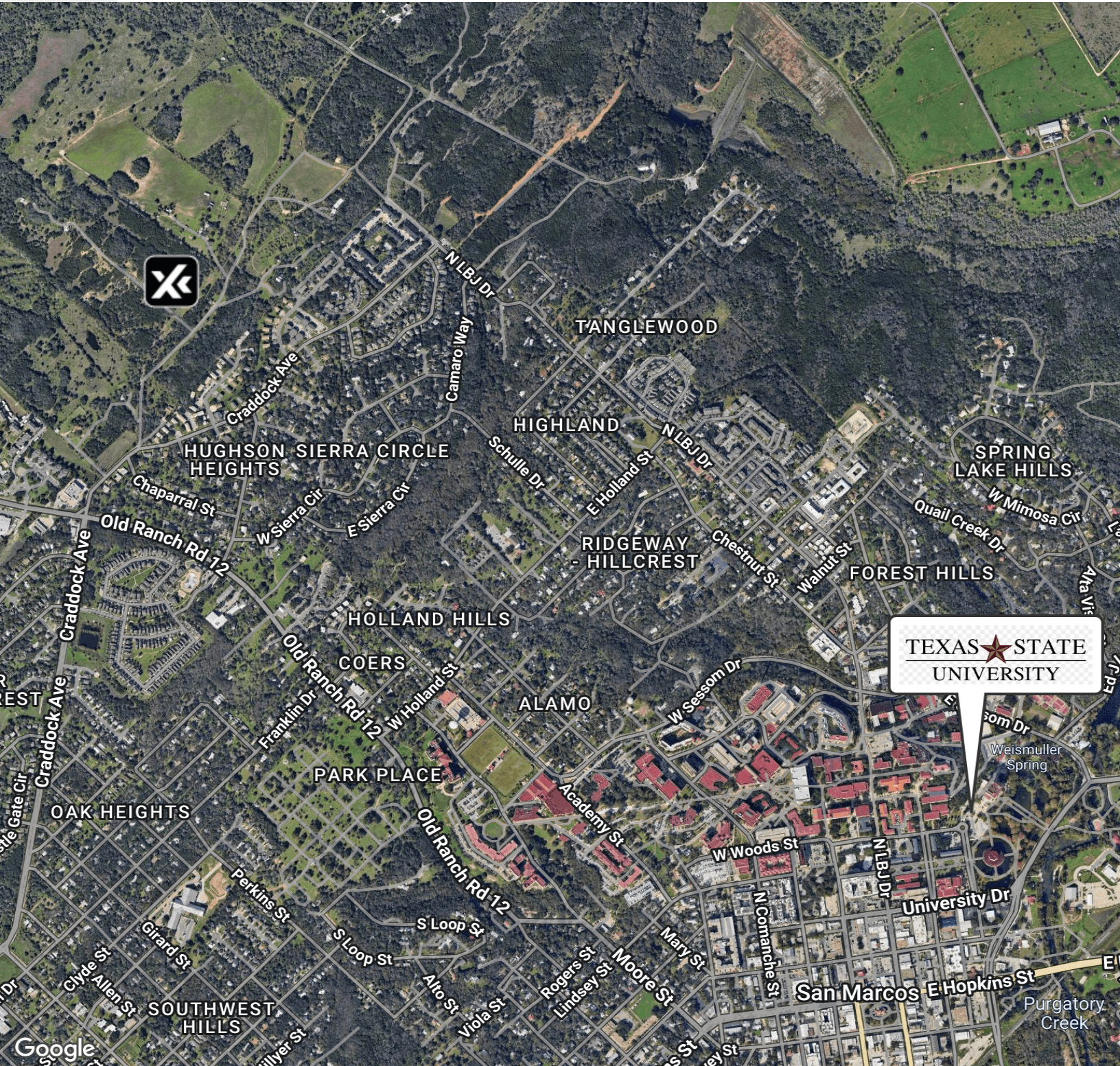


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Location Map

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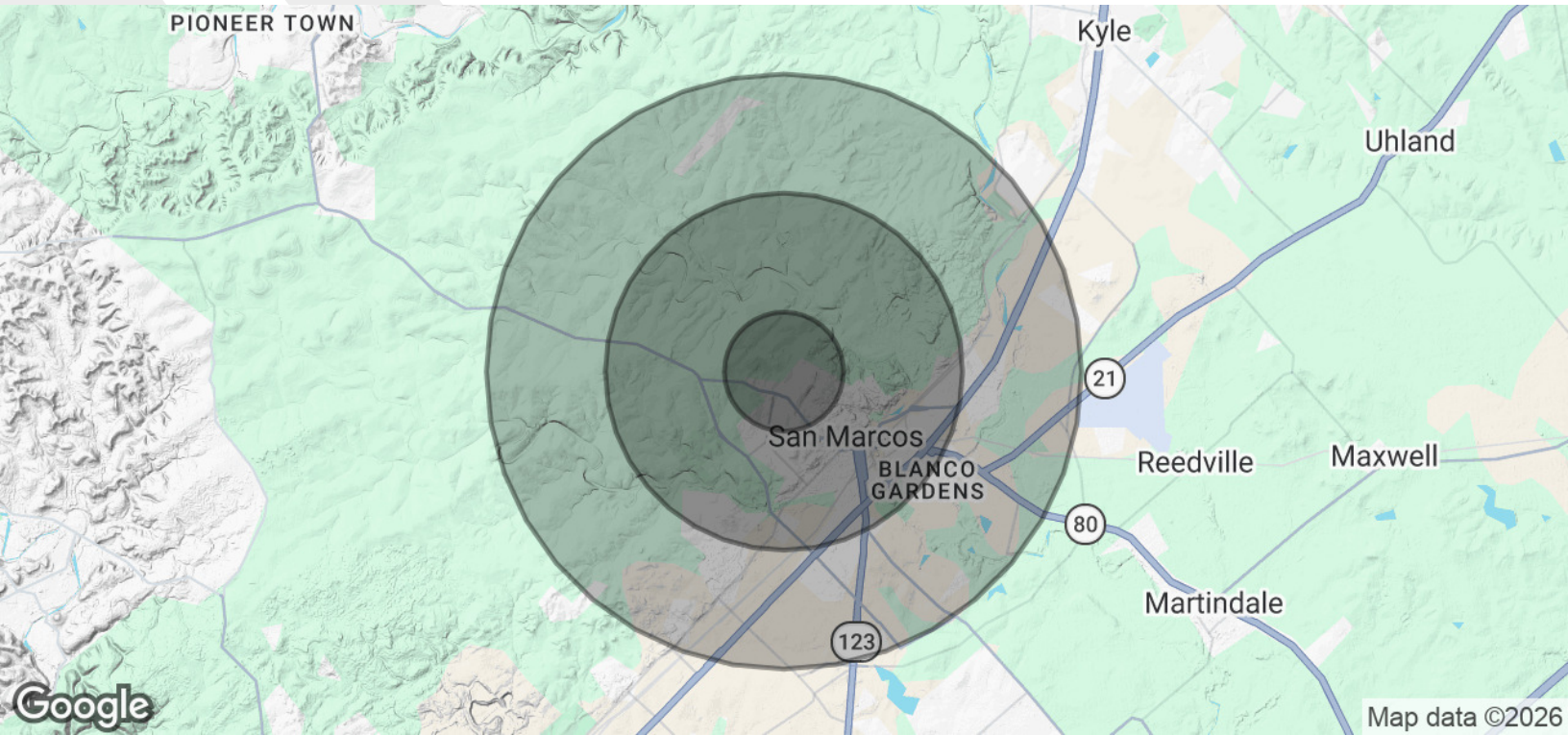


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Demographics Map & Report

175 Eastwood Ln, San Marcos, TX 78666

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,074	38,031	63,754
Average Age	28.2	29.8	31.1
Average Age (Male)	29.7	30.5	31.2
Average Age (Female)	25.2	28.6	30.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,225	14,477	25,510
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$73,490	\$64,783	\$64,145
Average House Value	\$327,248	\$286,968	\$282,321

2023 American Community Survey (ACS)

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

eXp Commercial, LLC	9010212	tx.broker@expcommercial.com	214-704-9862
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Clifford Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Moreno	635079	James@lifebydesignrealty.com	512-669-6280
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date