



dhrealty partners inc

COMMERCIAL PROPERTIES

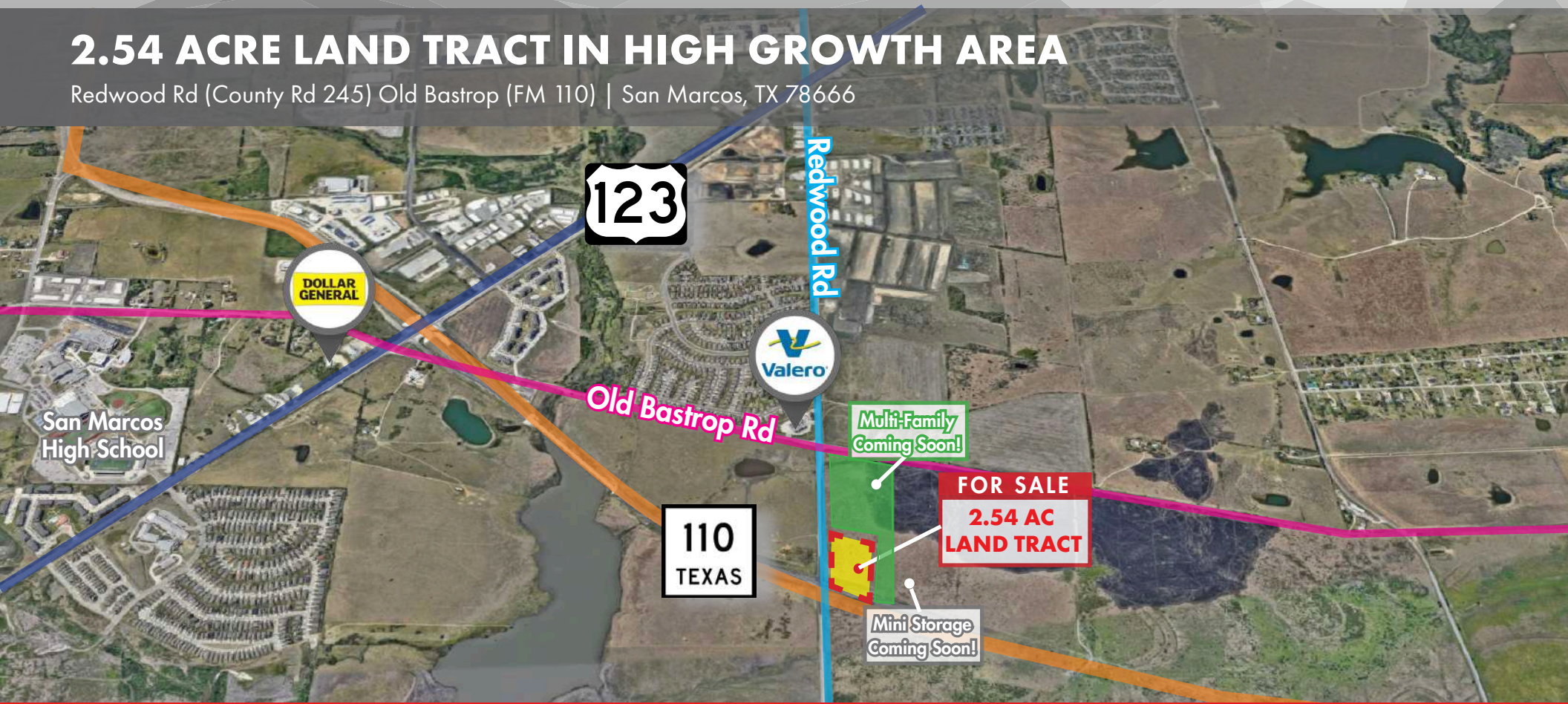
Brokerage • Management • Investments • Accounting



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# 2.54 ACRE LAND TRACT IN HIGH GROWTH AREA

Redwood Rd (County Rd 245) Old Bastrop (FM 110) | San Marcos, TX 78666



**FOR SALE**  
**2.54 AC**  
**LAND TRACT**

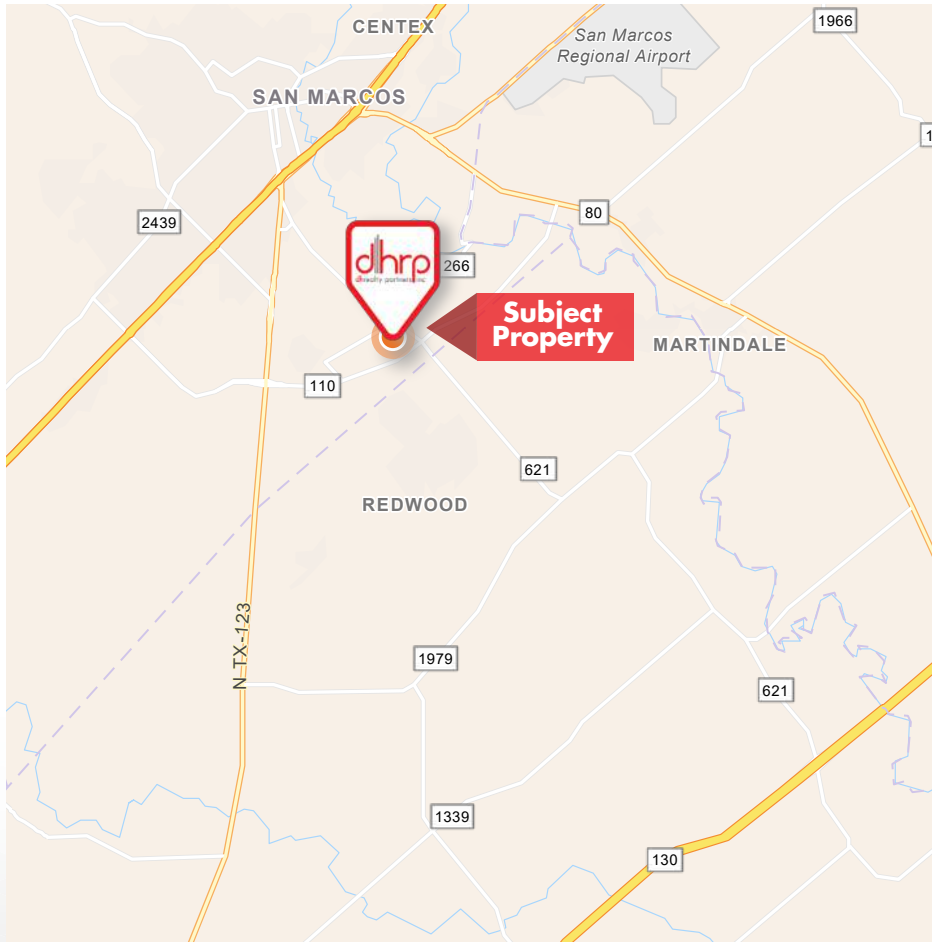
Multi-Family  
Coming Soon!

Mini Storage  
Coming Soon!

# FOR SALE

## 2.54 ACRE LAND TRACT IN HIGH GROWTH AREA

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### LOCATION

Located on the northeast corner of **Redwood Rd (County Rd 245) & Old Bastrop Rd (FM 110)** in San Marcos, less than 2.5 miles from IH-35 N.

### DESCRIPTION

This 2.54 AC land tract located on the northeast corner of **Redwood Rd (County Rd 245) & Old Bastrop Rd (FM 101) in San Marcos**, with close proximity to IH-35 N, making it easily accessible from both the north and south. The area is rapidly developing with close proximity to the San Marcos Outlet Mall and Downtown San Marcos, with restaurants and shopping options available just down the road.

### HIGHLIGHTS

- Prime location, with close proximity to IH-35 N
- All utilities available
- Located in a rapid developing area
- Close Proximity to San Marcos Outlet Mall
- Major multi-family & single family developments surrounding the tract

### PRICE

\$14 PSF

### AVAILABLE LOT

± 2.54 AC

### ZONING

OCL, Outside City Limits

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### AERIAL MAP



### POINTS OF INTEREST

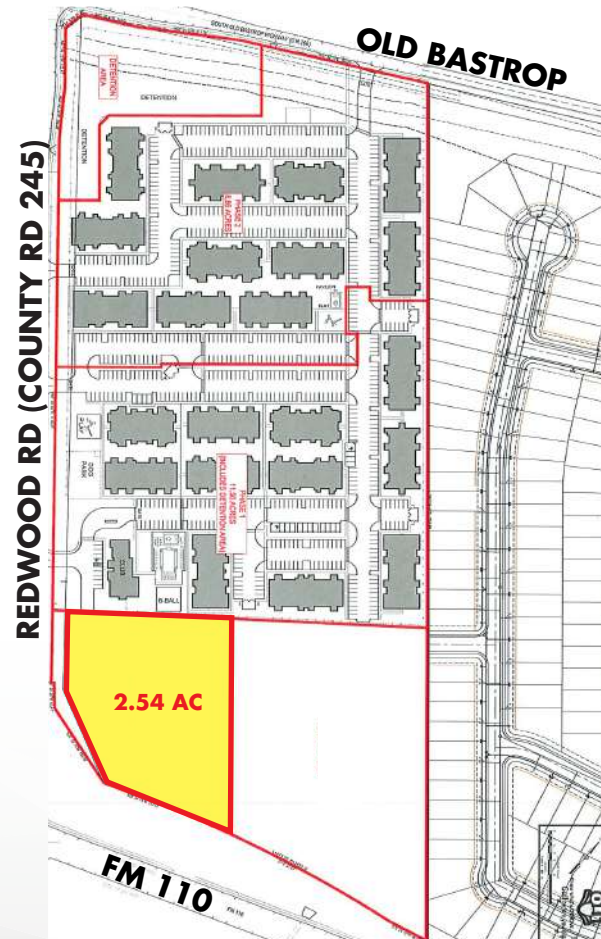
- Embassy Suites
- Panda Express
- Holiday Inn Express
- Target
- J.C. Penny
- Academy
- Wingstop
- Michaels
- Cheddar's Scratch Kitchen
- Sam's Club
- Ross Dress For Less
- Best Buy
- Chick-Fil-A
- Lowe's
- Weinershnitzle
- Domino's Pizza
- Christus Santa Rosa
- Sunoco
- 54th Street
- Whataburger
- Chili's
- Hampton Inn
- Plucker's
- Texas Roadhouse
- Dollar General
- Valero

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### SITE MAP



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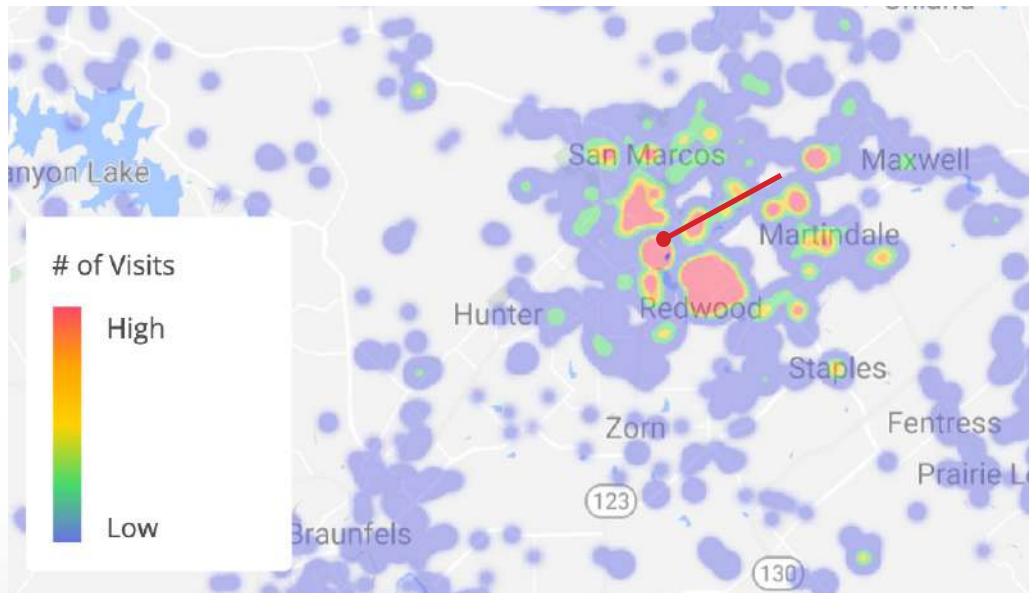
### PLACER AI DATA

Median Age	Most Common Ethnicity	Median Household Income	Bachelor's Degree or Higher	Persons per Household
28.7	Hispanic or Latino (56%)	\$47.9K	22.7%	2.59

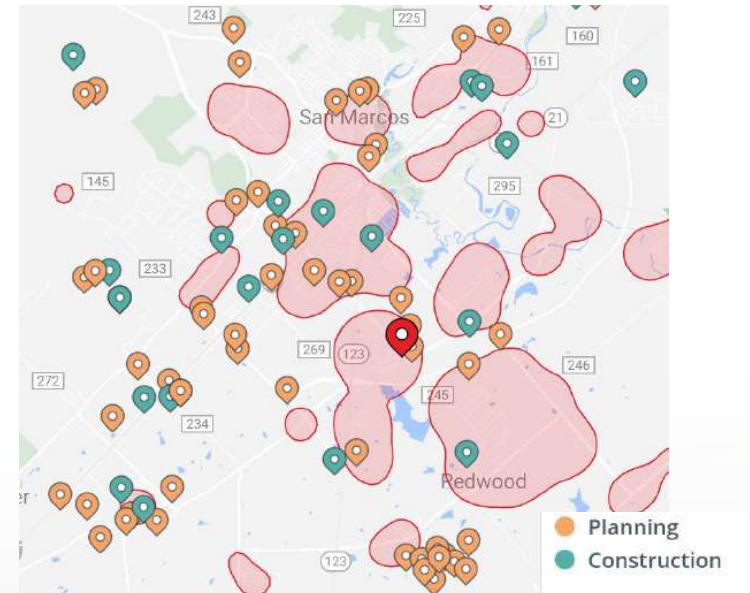


Placer.ai

### HEAT MAP OF VISITATION STATS



### PLANNING VS. CONSTRUCTION



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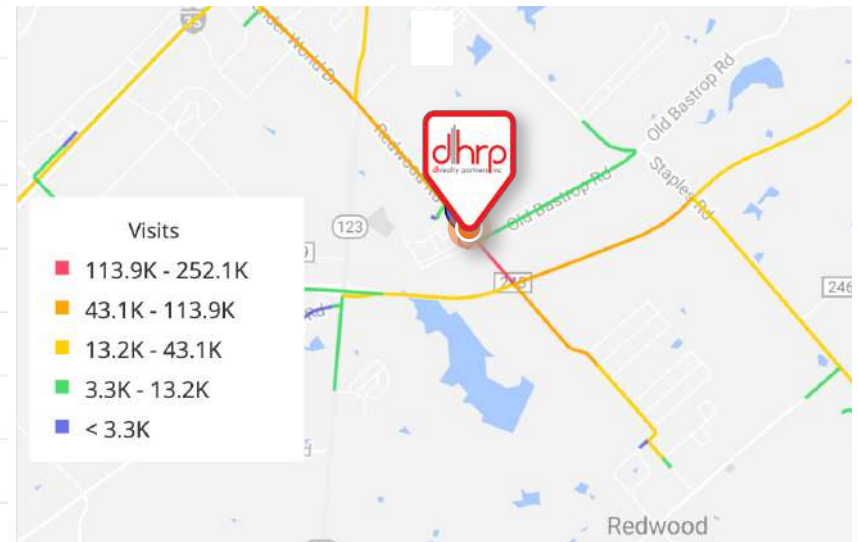
### PLACER AI DATA



#### TOP 10 NEARBY DESTINATIONS

Rank	Name	Distance	Visitors
1	Stonecreek Crossing / 800 Barnes Dr, San Marcos, TX 78666	2.5 mi	33.4K (69.7%)
2	Tanger Outlets San Marcos / 4015 I-35, San Marcos, TX 78666	3.5 mi	30.7K (64.1%)
3	Walmart / 1015 Highway 80, San Marcos, TX 78666	3.5 mi	29.6K (61.7%)
4	Red Oak Village / 1050 McKinley Pl Dr, San Marcos, TX 78666	1.9 mi	28.6K (59.6%)
5	Springtown Center / 1104 Thorpe Ln, San Marcos, TX 78666	3.6 mi	27.3K (57%)
6	San Marcos Premium Outlets / 3939 I-35, San Marcos, TX 78666	3.1 mi	26.7K (55.6%)
7	Target / 700 Barnes Dr, San Marcos, TX 78666	2.6 mi	25.6K (53.4%)
8	San Mar Plaza / 925 TX-80, San Marcos, TX 78666	3.4 mi	25.4K (53%)
9	H-E-B / 641 E Hopkins St, San Marcos, TX 78666	3.6 mi	24.1K (50.3%)
10	New Braunfels Town Center at Creekside / 161 Creekside Way, New Braunfels,	11.4 mi	22.9K (47.7%)

#### PLACER AI VISITATION STATS



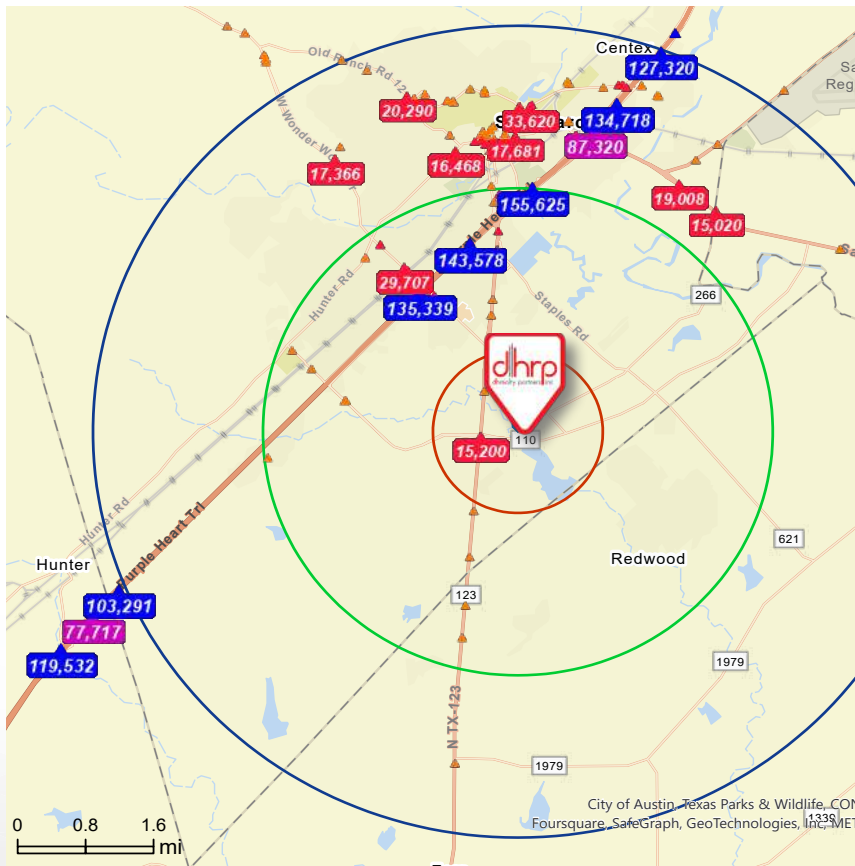
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### ESRI LOCATION INFORMATION

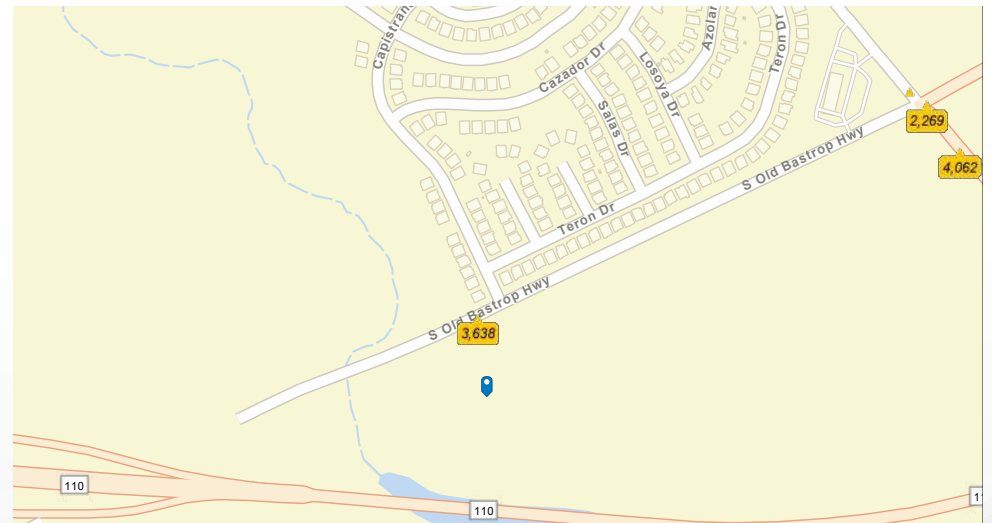
#### TRAFFIC COUNTS



#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,380	23,441	73,784
Median Age	26.9	29.7	26.6
Avg Household Size	3.1	2.6	2.3
Median Household Income	\$77,890	\$54,565	\$45,979

Source: ESRI, 2023



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### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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