

SHELL



REAL ESTATE SERVICES

COMMERCIAL BROKERAGE – INVESTMENTS – ASSET MANAGEMENT

\$600,000



COMMERCIAL LAND IN SAN MARCOS, TEXAS

.96 ACRES

360 & 352 S. LBJ DR. SAN MARCOS, TEXAS 78666

Your Texas Real Estate Investment Resource!

TERESA SHELL, CCIM

PRINCIPAL/BROKER

512.538.5475

TERESA@TASHELLGROUP.COM

TREC# 479310/9005740

BRYCE BERTA, MA

PRINCIPAL

512.648.1570

BRYCE@TASHELLGROUP.COM

TREC# 694594



**CENTRAL TEXAS COMMERCIAL
ASSOCIATION OF REALTORS**
Your Central Texas Source for Commercial Networking



CCIM Institute
Commercial Real Estate's
Global Standard for Professional Achievement

SHELL



REAL ESTATE SERVICES

COMMERCIAL BROKERAGE – INVESTMENTS – ASSET MANAGEMENT

\$600,000

ABOUT THE PROPERTY

THIS PROPERTY IS LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT OF SAN MARCOS, TEXAS, A VIBRANT RAPIDLY GROWING COMMUNITY ALONG THE AUSTIN - SAN ANTONIO INTERSTATE 35 CORRIDOR.

THE SITE IS ZONED "SMARTCODE T5 URBAN CENTER", WHICH ALLOWS FOR THE MOST DENSE DEVELOPMENT. ALL UTILITIES ARE TO THE SITE, INCLUDING 3-PHASE ELECTRICITY, WATER AND WASTEWATER.

THIS IS AN EXCELLENT INFILL LOCATION WITHIN CLOSE PROXIMITY TO DOWNTOWN SAN MARCOS, TEXAS STATE UNIVERSITY AND INTERSTATE 35. THE ICONIC VENUE CHEATHAM STREET WAREHOUSE IS LOCATED ACROSS THE STREET; TEXAS MUSICIANS HAVE BEEN PLAYING IN THIS OLD HONKY TONK SINCE 1974.

360 & 352 S. LBJ DR. SAN MARCOS, TEXAS 78666

Your Texas Real Estate Investment Resource!

TERESA SHELL, CCIM

PRINCIPAL/BROKER

512.538.5475

TERESA@TASHELLGROUP.COM

TREC# 479310/9005740

BRYCE BERTA, MA

PRINCIPAL

512.648.1570

BRYCE@TASHELLGROUP.COM

TREC# 694594



**CENTRAL TEXAS COMMERCIAL
ASSOCIATION OF REALTORS**
Your Central Texas Source for Commercial Networking



CCIM Institute
Commercial Real Estate's
Global Standard for Professional Achievement

SHELL



REAL ESTATE SERVICES

COMMERCIAL BROKERAGE – INVESTMENTS – ASSET MANAGEMENT



Your Texas Real Estate Investment Resource!

TERESA SHELL, CCIM

PRINCIPAL/BROKER

512.538.5475

TERESA@TASHELLGROUP.COM

TREC# 479310/9005740

BRYCE BERTA, MA

PRINCIPAL

512.648.1570

BRYCE@TASHELLGROUP.COM

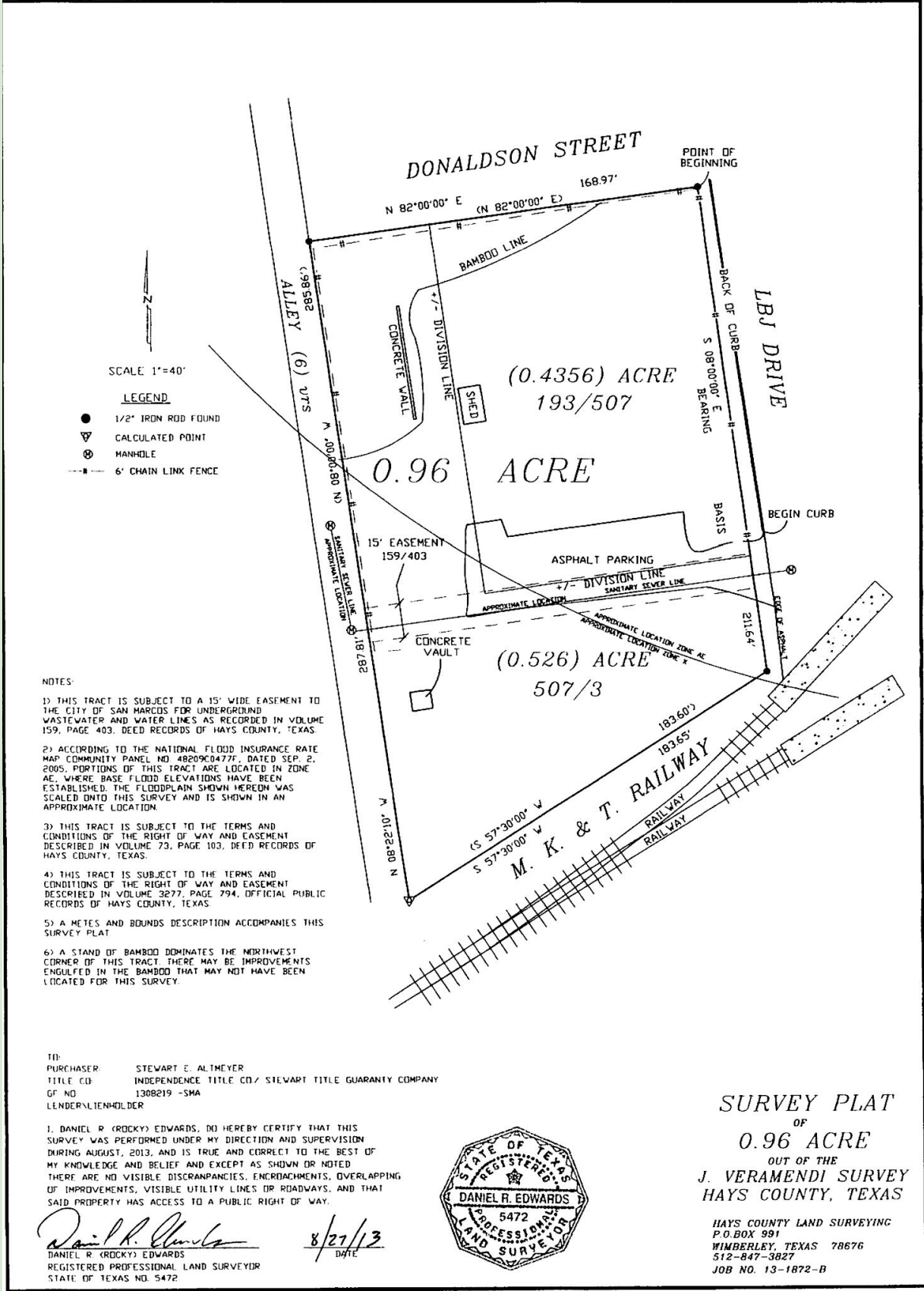
TREC# 694594



**CENTRAL TEXAS COMMERCIAL
ASSOCIATION OF REALTORS**
Your Central Texas Source for Commercial Networking



CCIM Institute
Commercial Real Estate's
Global Standard for Professional Achievement



SCALE 1"=40'

LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ⊙ MANHOLE
- 6' CHAIN LINK FENCE

NOTES:

- 1) THIS TRACT IS SUBJECT TO A 15' WIDE EASEMENT TO THE CITY OF SAN MARCOS FOR UNDERGROUND WASTEWATER AND WATER LINES AS RECORDED IN VOLUME 159, PAGE 403, DEED RECORDS OF HAYS COUNTY, TEXAS.
- 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4829C0477F, DATED SEP. 2, 2005, PORTIONS OF THIS TRACT ARE LOCATED IN ZONE AE, WHERE BASE FLOOD ELEVATIONS HAVE BEEN ESTABLISHED. THE FLOODPLAIN SHOWN HEREON WAS SEALED ONTO THIS SURVEY AND IS SHOWN IN AN APPROXIMATE LOCATION.
- 3) THIS TRACT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RIGHT OF WAY AND EASEMENT DESCRIBED IN VOLUME 79, PAGE 103, DEED RECORDS OF HAYS COUNTY, TEXAS.
- 4) THIS TRACT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RIGHT OF WAY AND EASEMENT DESCRIBED IN VOLUME 3277, PAGE 794, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 5) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY PLAT.
- 6) A STAND OF BAMBOO DOMINATES THE NORTHWEST CORNER OF THIS TRACT. THERE MAY BE IMPROVEMENTS ENGULFED IN THE BAMBOO THAT MAY NOT HAVE BEEN INDICATED FOR THIS SURVEY.

TO: PURCHASER STEWART E. ALTHEYER
 TITLE CO: INDEPENDENCE TITLE CO./ STEWART TITLE GUARANTY COMPANY
 OF NO: 1308219 -SHA
 LENDER/LIENHOLDER

I, DANIEL R. (ROCKY) EDWARDS, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING AUGUST, 2013, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND EXCEPT AS SHOWN OR NOTED THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO A PUBLIC RIGHT OF WAY.

Daniel R. Edwards
 DANIEL R. (ROCKY) EDWARDS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5472

8/27/13
 DATE



SURVEY PLAT
 OF
0.96 ACRE
 OUT OF THE
J. VERAMENDY SURVEY
 HAYS COUNTY, TEXAS

HAYS COUNTY LAND SURVEYING
 P.O. BOX 991
 WINBERLEY, TEXAS 78676
 512-847-3827
 JOB NO. 13-1872-B

Your Texas Real Estate Investment Resource!

TERESA SHELL, CCIM
 PRINCIPAL/BROKER
 512.538.5475
 TERESA@TASHELLGROUP.COM
 TREC# 479310/9005740

BRYCE BERTA, MA
 PRINCIPAL
 512.648.1570
 BRYCE@TASHELLGROUP.COM
 TREC# 694594



CENTRAL TEXAS COMMERCIAL ASSOCIATION OF REALTORS
 Your Central Texas Source for Commercial Networking



CCIM Institute
 Commercial Real Estate's
 Global Standard for Professional Achievement



Your Texas Real Estate Investment Resource!

TERESA SHELL, CCIM

PRINCIPAL/BROKER

512.538.5475

TERESA@TASHELLGROUP.COM

TREC# 479310/9005740

BRYCE BERTA, MA

PRINCIPAL

512.648.1570

BRYCE@TASHELLGROUP.COM

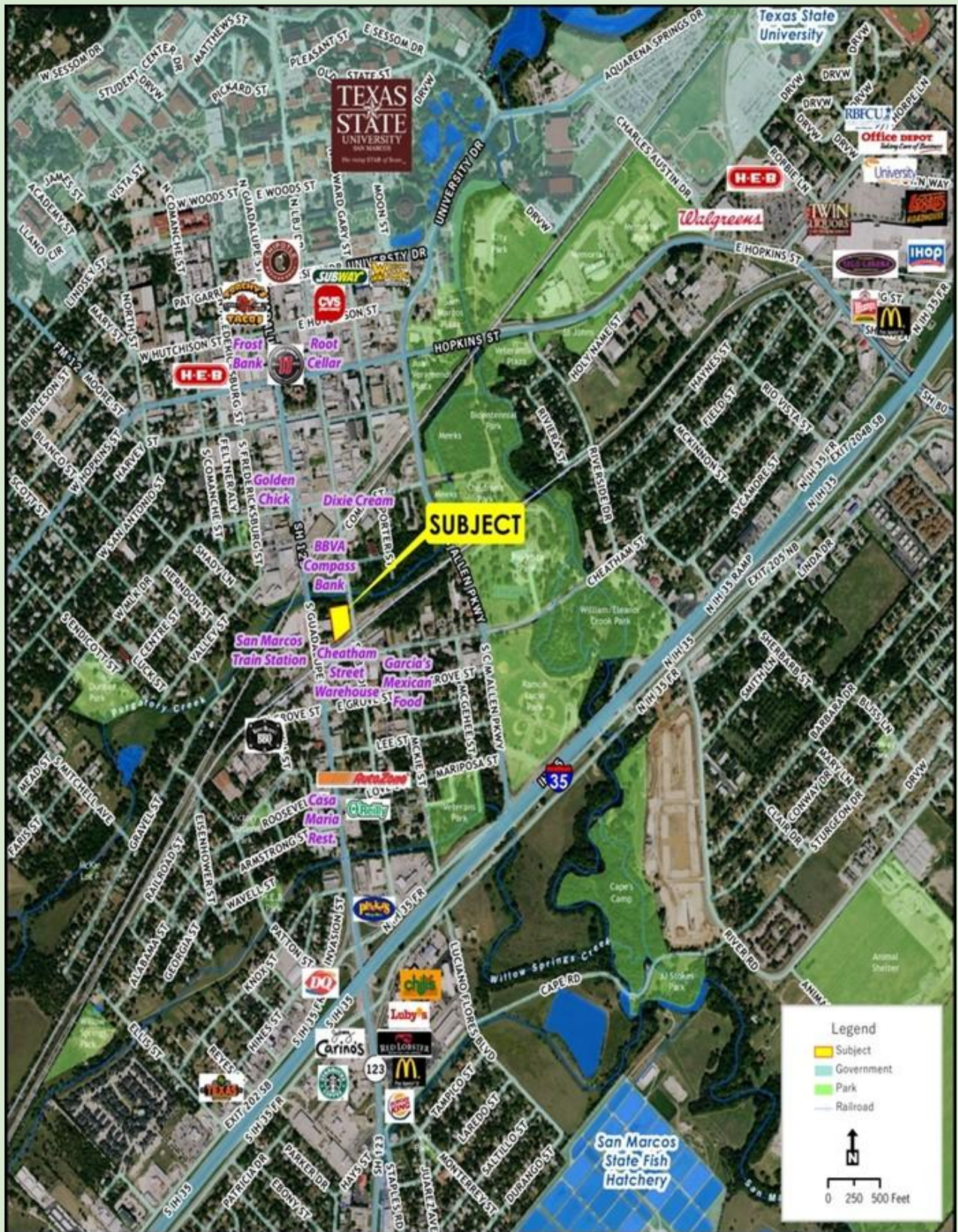
TREC# 694594



**CENTRAL TEXAS COMMERCIAL
ASSOCIATION OF REALTORS**
Your Central Texas Source for Commercial Networking



CCIM Institute
Commercial Real Estate's
Global Standard for Professional Achievement



Your Texas Real Estate Investment Resource!

TERESA SHELL, CCIM

PRINCIPAL/BROKER

512.538.5475

TERESA@TASHELLGROUP.COM

TREC# 479310/9005740

BRYCE BERTA, MA

PRINCIPAL

512.648.1570

BRYCE@TASHELLGROUP.COM

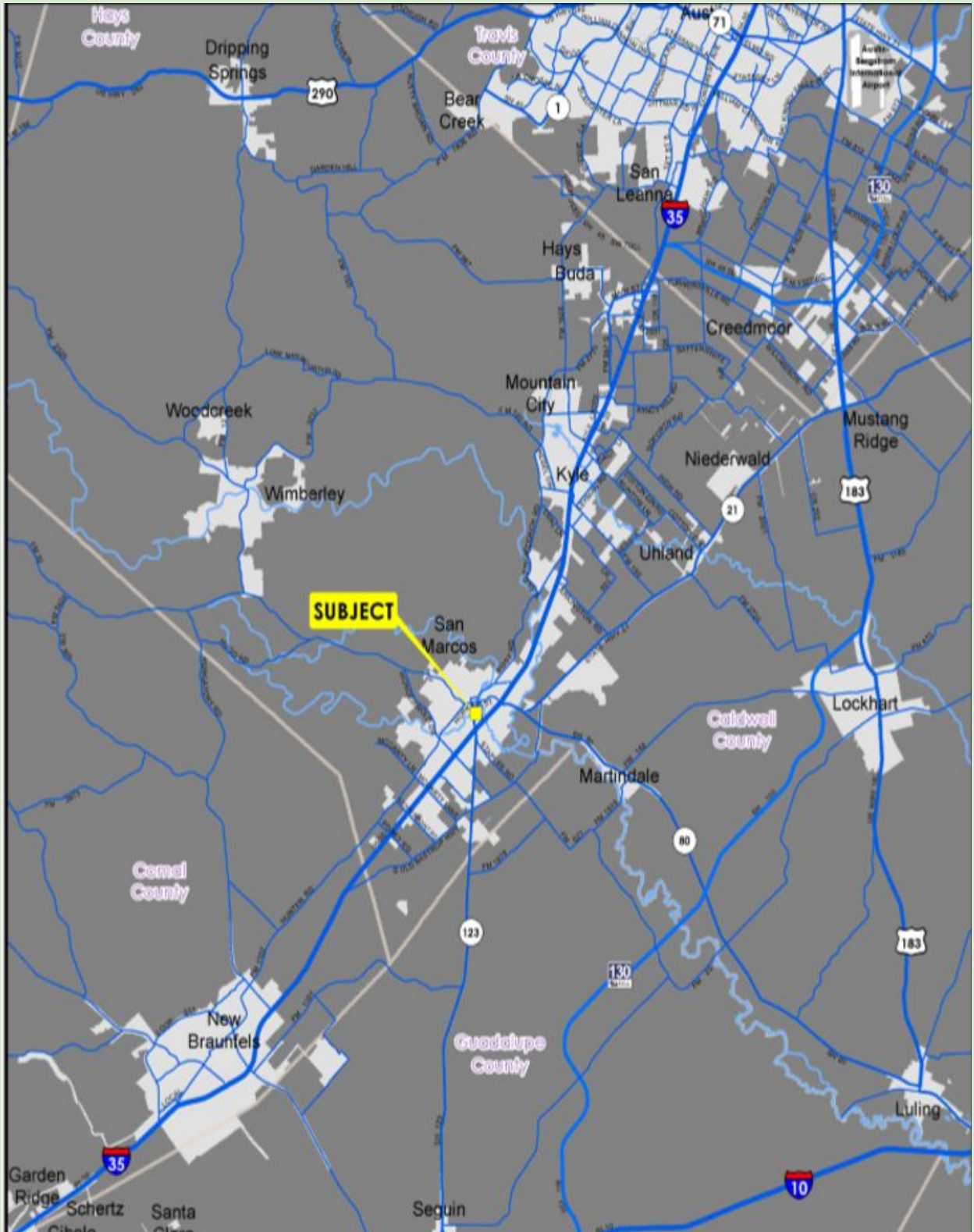
TREC# 694594



**CENTRAL TEXAS COMMERCIAL
ASSOCIATION OF REALTORS**
Your Central Texas Source for Commercial Networking



CCIM Institute
Commercial Real Estate's
Global Standard for Professional Achievement



Your Texas Real Estate Investment Resource!

TERESA SHELL, CCIM

PRINCIPAL/BROKER
512.538.5475

TERESA@TASHELLGROUP.COM
TREC# 479310/9005740

BRYCE BERTA, MA

PRINCIPAL
512.648.1570

BRYCE@TASHELLGROUP.COM
TREC# 694594



**CENTRAL TEXAS COMMERCIAL
ASSOCIATION OF REALTORS**
Your Central Texas Source for Commercial Networking



CCIM Institute
Commercial Real Estate's
Global Standard for Professional Achievement

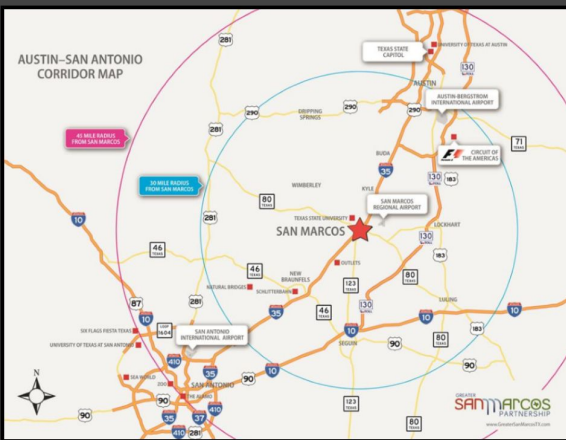
SHELL



REAL ESTATE SERVICES

COMMERCIAL BROKERAGE – INVESTMENTS – ASSET MANAGEMENT

\$600,000



PROPERTY INFO

- LOCATED IN BEAUTIFUL SAN MARCOS, TEXAS
- GREAT INFILL SITE
- CITY OF SAN MARCOS WATER AND WASTEWATER AVAILABLE AT THE SITE
- PEC ELECTRIC 3-PHASE AVAILABLE
- SMARTCODE T5 URBAN CENTER ZONING
- .96 ACRES

ABOUT THE CITY OF SAN MARCOS

SAN MARCOS WELCOMES VISITORS TO OUR BEAUTIFUL COMMUNITY. LOCATED AT THE GATEWAY TO THE TEXAS HILL COUNTRY, SAN MARCOS HAS WONDERFUL PLACES TO VISIT, GREAT PLACES TO STAY, AND THE BEST SHOPPING IN TEXAS! THE SPRING-FED SAN MARCOS RIVER PROVIDES A REFRESHING PLAYGROUND FOR SWIMMING, CANOEING, TUBING—AND EVEN RIDING A GLASS BOTTOM BOAT AT THE AQUARENA CENTER. SAN MARCOS IS THE SEAT OF HAYS COUNTY AND IS HOME TO TEXAS STATE UNIVERSITY, THE FIFTH LARGEST UNIVERSITY IN TEXAS.

SOURCE: WWW.GREATERSANMARCOSTX.COM/FAST-FACTS/COMMUNITY-PROFILES

Your Texas Real Estate Investment Resource!

TERESA SHELL, CCIM

PRINCIPAL/BROKER

512.538.5475

TERESA@TASHELLGROUP.COM

TREC# 479310/9005740

BRYCE BERTA, MA

PRINCIPAL

512.648.1570

BRYCE@TASHELLGROUP.COM

TREC# 694594



CENTRAL TEXAS COMMERCIAL
ASSOCIATION OF REALTORS
Your Central Texas Source for Commercial Networking



CCIM Institute
Commercial Real Estate's
Global Standard for Professional Achievement