

# General Commercial

EXCLUSIVE MARKETING PACKAGE

1909 N IH 35, SAN MARCOS, TEXAS

3.96 ACRES



LAND CONSULTANTS TEAM



**URGENT CARE**

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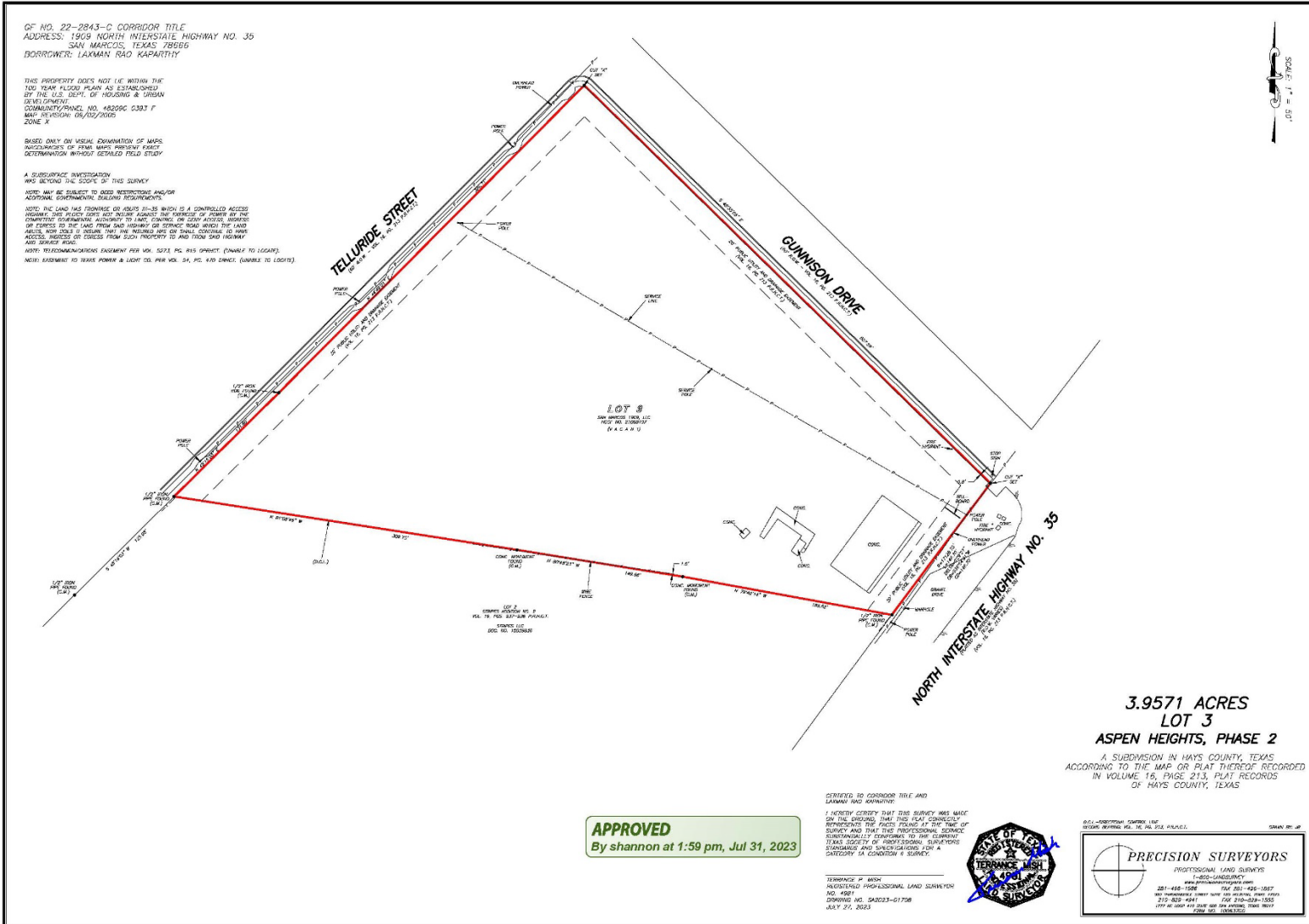




# PROPERTY OVERVIEW

1909 N IH-35, SAN MARCOS, TEXAS  
Aerial Photo





**APPROVED**  
By shannon at 1:59 pm, Jul 31, 2023



PRECISION SURVEYORS  
PROFESSIONAL LAND SURVEYORS  
1400-LANDSURVEY  
www.precisionland.com  
281-488-1006 FAX 281-488-1087  
300 MEMORIAL DRIVE, SUITE 100, SAN MARCOS, TEXAS 78666  
212 382 4341 FAX 212-382-1252  
OFFICE HOURS: 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY  
FORSYTH, TX 78050



# OFFERING Overview

Asking Price:

\$2,587,500



## Details

- 3.96 acres
- APN R137916
- Phase I and II Site Assessment Completed
- Flood Zone X
- Water and Sewer immediately adjacent to site
- Large variety of General Commercial uses available



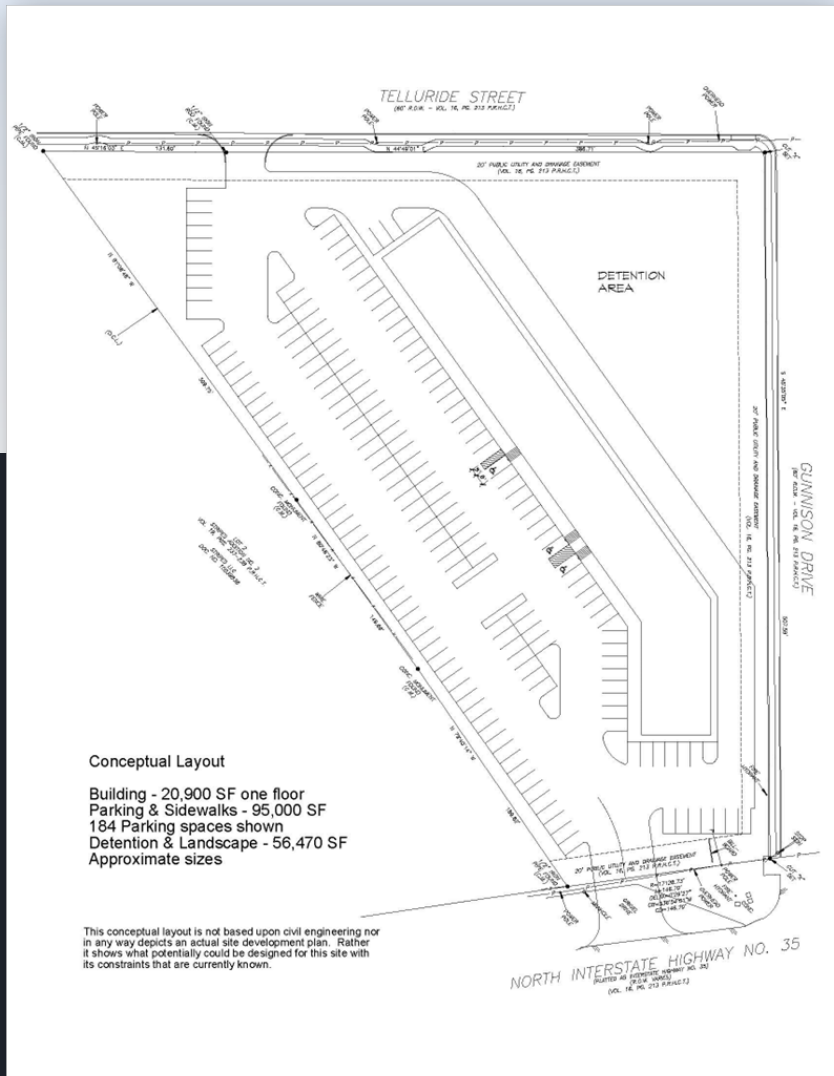
## Terms

- **Earnest Money:** 15 % of Purchase Price
- **Signed Purchase & Sale Agreement:** 15 days after acceptance of LOI
- **Due Diligence Materials Delivered:** 5 days after signing of LOI
- **Due Diligence / Feasibility Waiver:** 30 days after DD materials delivered
- **Closing:** 15 days after Due Diligence / Feasibility Waiver



# EXECUTIVE SUMMARY

## 1909 N IH-35, SAN MARCOS, TEXAS Conceptual Site Layout & Details



This is a conceptual layout based on City of San Marcos Zoning Regulations for this district. It has not been approved by the City for conformance to zoning requirements nor does it guarantee allowable square footage, parking nor actual detention basin size.



UTILITIES

Electric: City of San Marcos Utilities  
Gas: Centerpoint Energy  
Water: City of San Marcos Utilities  
Wastewater: City of San Marcos Utilities



DESIGN  
GUIDELINES

City of San Marcos  
Development Code –  
Chapter 9



ZONING

City of San Marcos  
Legacy District  
General Commercial

# Star Land & Realty Co

## about.

Star Land & Realty Co. is a real estate company that concentrates on marketing, selling and locating a wide range of residential and commercial development properties across various regions of Texas. We have the ability and resources to professionally market residential development and commercial development properties all located within central and eastern Texas.

## what we do.

The various backgrounds and knowledge of our agents also provides us the ability to locate land and properties across several different regions of the state including South Texas, West Texas, Central Texas, Texas panhandle, and the hill country. We are confident in our skills and know that we can help achieve the goals of our clients through hard work and perseverance.

## CONTACT INFORMATION

**CAREN WILLIAMS-MURCH**

AGENT

512.757.7006

CAREN@LANDCONSULTANTS LTD.COM



LAND CONSULTANTS TEAM

**MARTIN T. FULFER (TIM)**

BROKER

512.376.1766



All information regarding this property is from sources deemed reliable; however, Star Land & Realty Co. has not made an independent investigation of the information or its sources and no warranty or representation is made by Star Land & Realty Co. or anyone associated with Star Land & Realty Co. as to the accuracy of the information. The property information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from the market without notice. Star Land & Realty Co. has not made and shall not make any warranty or representation as to the condition of the property referred to herein, or the laws, regulations, or ordinances that affect such property, nor the presence of any hazardous substances or any environmental or other conditions that may affect such property, including the value of such property or its suitability for any use.



# INFORMATION ABOUT BROKERAGE SERVICES



## 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.



11-2-2015

### 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:
    - o that the owner will accept a price less than the written asking price;
    - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - o 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.

Star Land & Realty Co.	567667	tfulfer@gmail.com	512-376-1766
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Martin T. Fulfer	428110	tfulfer@gmail.com	512-376-1766
Designated Broker of Firm	License No.	Email	Phone
Martin T. Fulfer	428110	tfulfer@gmail.com	512-376-1766
Licensed Supervisor of Sales/ Agent	License No.	Email	Phone
Caren Williams-Murch	627327	caren@landconsultantsltd.com	512-757-7006
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-0



# TREC CONSUMER PROTECTION NOTICE

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT

**WWW.TREC.TEXAS.GOV**

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

**A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER,  
SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSPECTION IN A NEGLIGENT OR  
INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR INSPECTION AGREEMENT  
BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO  
NOT UNDERSTAND ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENCE HOLDER, THE COMPLAINT PROCESS, OR THE  
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



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