



EXCLUSIVE MARKETING PACKAGE

FOR SALE
43 COMMERCIAL ACRES
AVAILABLE

San Marcos, Texas

Planning Area 9 | 20.5 Acres

Planning Area 10 | 5.8 Acres

Planning Area 11 | 6.7 Acres

Planning Area 3 | 10.2 Acres

LOCATION

TRACE is located within the city of San Marcos, Texas along the I-35 Business Corridor, at the Posey Road Interchange. The eastern boundary is Old Bastrop Highway.

The development is centrally located 25 miles south of Austin city limits and 30 miles north of San Antonio limits. The site contains approximately 2,223 feet of frontage with excellent visibility from the I-35 with traffic counts at 87,800 trips per day. I-35 Corridor is the state's busiest inter-metro Interstate in Texas.

Austin (11th) and San Antonio (7th) largest cities in the country have seen massive growth and economic development in the last 10 years.

According to a recent study, by 2045 53% of the population between San Antonio and Austin is expected to live within 5 miles of I-35.

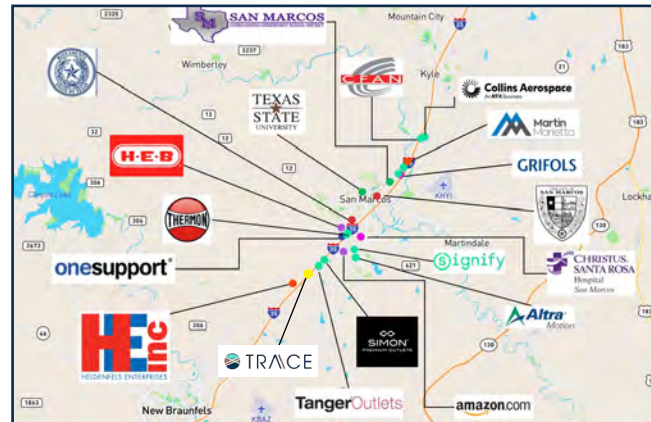
Vicinity Aerial Photo



Major Retail Services



Major Local Employers





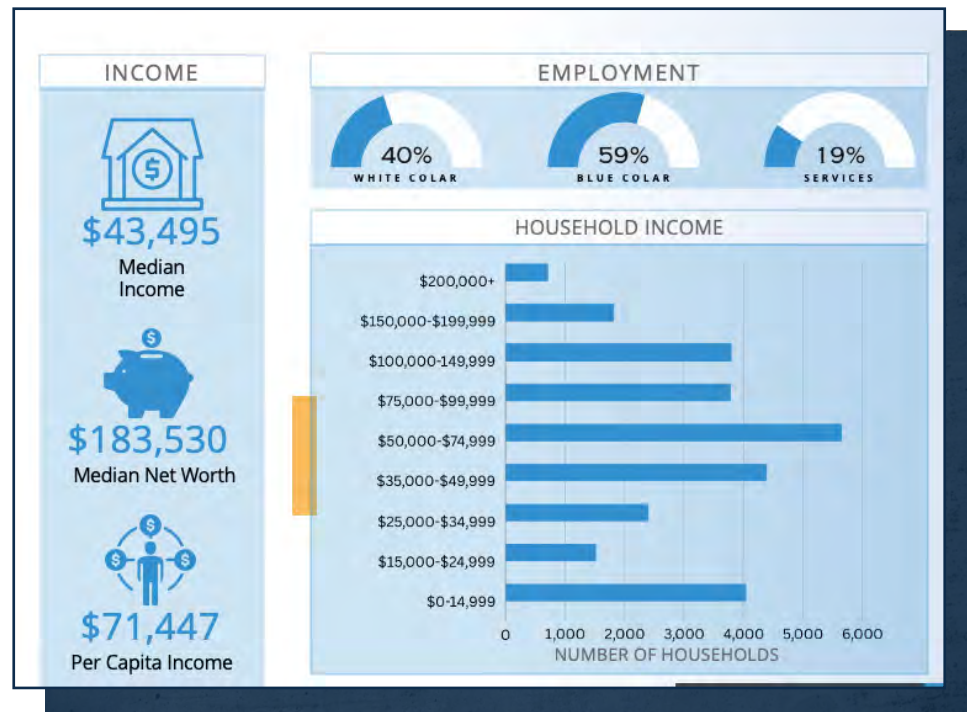
PROJECT HIGHLIGHTS

- **43** Total Commercial Acres Available
- **420** Acre Master Planned Community
 - **1,024** Homesites Sold
 - **627** Occupied Homes
- **1041** Apartments Adjacent to Site
 - San Marcos, Hays County, Texas
 - Highly Visible Location from I-35
 - Zoning and Entitlements in Place
 - Direct Access to Frontage Rd to I-35
 - Multiple Access Points off I-35 Frontage

DEMOGRAPHICS

San Marcos, Texas, showcases a diverse demographic landscape, reflecting the city's vibrant character. With a blend of cultures and backgrounds, the population embodies the essence of Texas's multicultural heritage. Suburban neighborhoods are predominantly populated by middle-income families, drawn to the city's tranquil charm and excellent amenities.

However, the urban core of San Marcos has experienced a surge in young professionals seeking career opportunities and an active lifestyle. This demographic shift has infused the city with energy, fostering a dynamic economy and a thriving cultural scene. San Marcos stands as a testament to diversity and opportunity, embracing residents from all walks of life and enriching its vibrant community spirit.



San Marcos DEMOGRAPHICS

KEY FACTS:

70,308
Population

26
Median Age

32,920
Households

\$88,597
Mean Family Income*

EDUCATION:

26%
High School Diploma

24%
Some College

20%
Bachelor's Degree

13%
Grad/Prof Degree

TRACE MASTER PLANNED COMMUNITY **SITE PLAN 5**



Planning Area 9

Planning Area 10

Planning Area 11

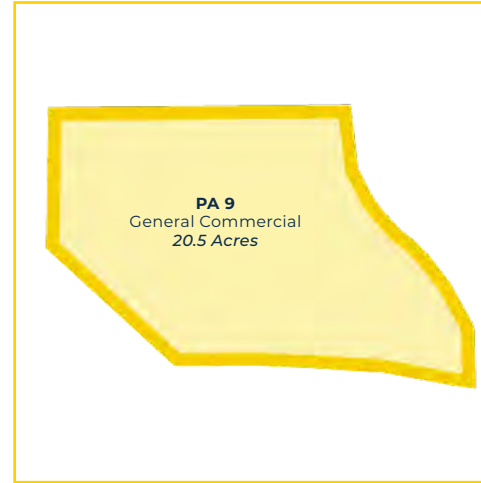
Planning Area 3

PLANNING AREA 9



PRICING

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DEPENDENT ON SIZE/
LOCATION

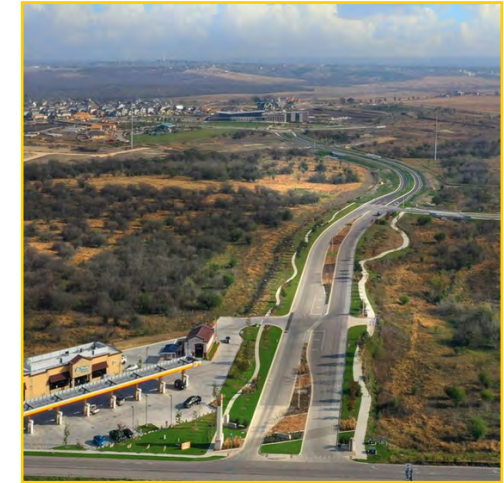


PROPERTY DETAILS

PLANNING AREA 9

This **20.5 acre** parcel now available for sale can be acquired as a full site or can be sub-divided. It is in a prime location with I-35 frontage available. This development ready property offers endless possibilities, including retail pad sites, light industrial, hotel, restaurants, grocery store, and many other approved uses. Please contact us for additional information.

Zoned General Commercial



ACREAGE AVAILABLE

20.5 ACRES



full site map for reference

PLANNING AREA 10



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PROPERTY DETAILS
PLANNING AREA 10



ACREAGE AVAILABLE
5.8 ACRES

A hard corner, 1-35 frontage **5.8-acre** parcel now available for sale. This is difficult to find in this market. With all utilities, zoning and entitlements in place, it provides a perfect location for a convenience store, emergency clinic or restaurant, grocery store, hotel, health club and many more. Please contact us for more information.

Zoned Community Commercial

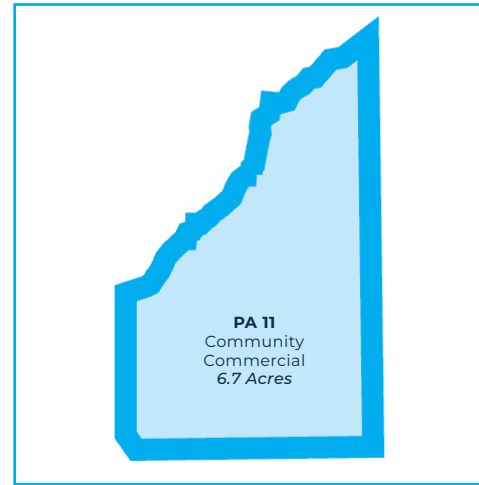


full site map for reference

PLANNING AREA 11



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PROPERTY DETAILS
PLANNING AREA 11



ACREAGE AVAILABLE
6.7 ACRES

6.7-acre parcel now available for sale. Similar to PA 10 in size and allowable uses, this site has 1-35 frontage and could possibly be connected to PA 10 via pedestrian bridge. This turnkey property offers ideal suitability for ventures such as child care, adult day care, retail, hotel and restaurant. This shovel ready site is a great option for both developer and end user. Please contact us for more information.

Zoned Community Commercial



full site map for reference

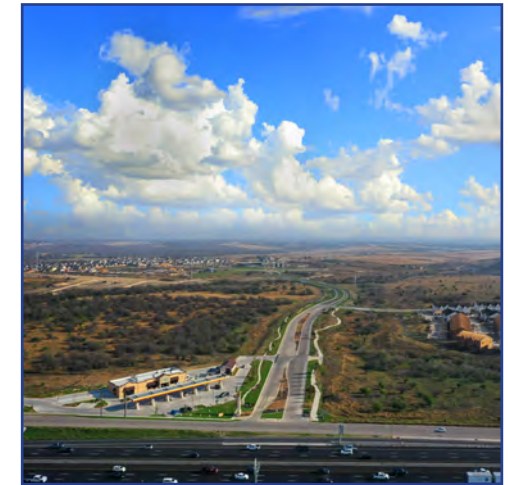
PLANNING AREA 3



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PROPERTY DETAILS
PLANNING AREA 3



ACREAGE AVAILABLE
10.22 ACRES



full site map for reference

This **10.22-acre** parcel now available for sale, boasts a prime location at the intersection of Posey Road and Old Bastrop Highway. This shovel ready property offers many possible outcomes, including senior living centers, a vibrant 55+ community, and various other permitted uses. Please contact us for more information.

Zoned Neighborhood Commercial



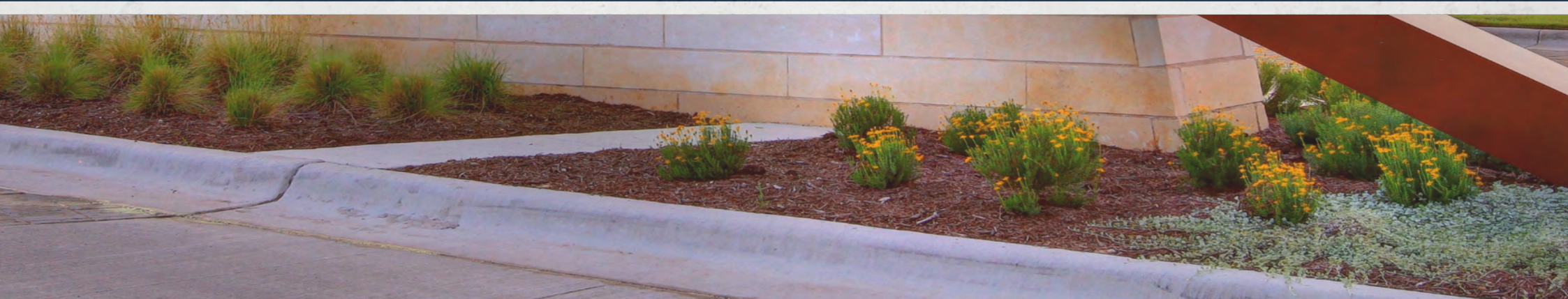
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THANK
YOU!

