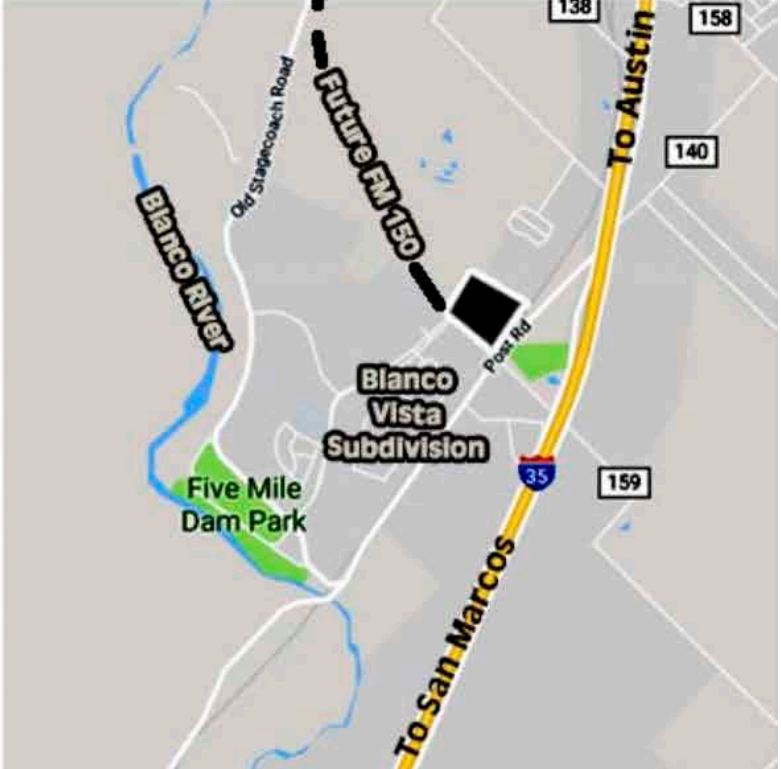


# FOR SALE ±16.91 ACRES

NE Corner of Yarrington Rd and Blanco Vista Blvd. San Marcos, TX, 78666



**LOCATION** North east corner of Yarrington Rd. and Blanco Vista Blvd.

**SIZE** 16.91 gross acres  
 9.87 acres developable  
 1.63 acres of ROW to be dedicated  
 5.41 acres of floodplain

**FRONTAGE** Future Blanco Vista Blvd.: Approximately 460'  
 Yarrington Road: Approximately 1,000'

**UTILITIES** Water: City of San Marcos-on site  
 Wastewater: City of San Marcos-stub on South Side of Yarrington Road  
 Electric: Available on site

**ZONING** Planned Development District (PDD). [Click here to download a copy of the PDD.](#) The PDD approves both commercial and Multi-Family/Townhome/Garden Home uses.

**SCHOOL DISTRICT** Hays CISD  
 Blanco Vista Elementary School  
 Wallace Middle School  
 Lehman High School

**URL** <http://matexas.com/properties/ne-corner-of-yarrington-rd-and-blanco-vista-blvd-san-marcos-tx-78666>

**FLOOD HAZARD** Approximately 5.41 acres is located in the FEMA floodplain.

**JURISDICTION** City of San Marcos, TX

**PRICE** \$1,400,000

**COMMENTS** This property is the commercial or MF lot for the Blanco Vista Master-planned community, where there are over 1,700 existing SF homes with another 500 houses to be constructed. This site sits at the main entrance of the community, and is ideal for a neighborhood retail center. Alternatively, an apartment project is permissible, too. See additional pages in this brochure for development standards. RM 150 is being planned to bypass central Kyle, Texas and will be routed back to IH-35 through Yarrington Road in front of the property (see enclosed RM 150 Preliminary Alternative Segments map).

# McALLISTER & ASSOCIATES

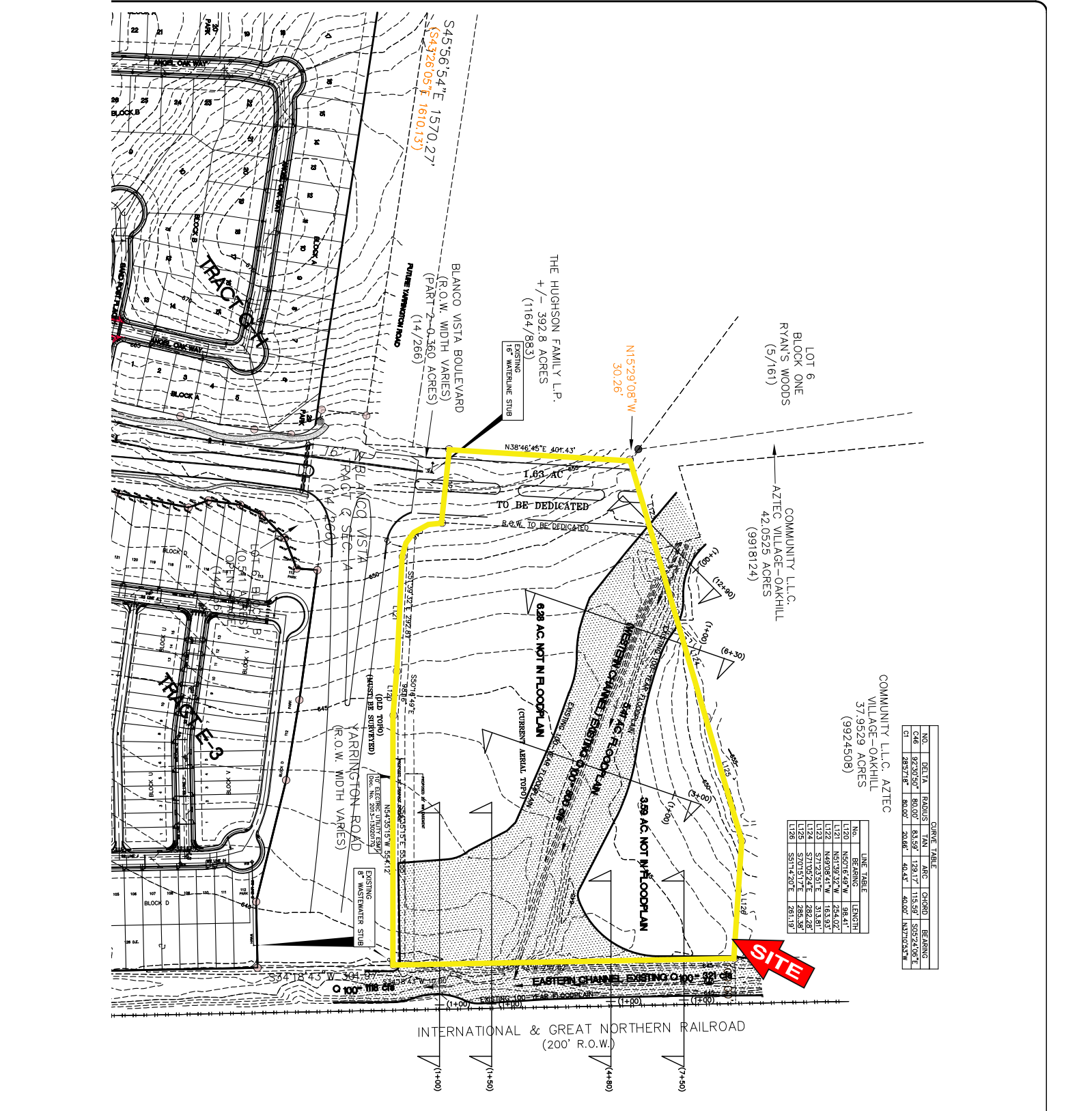
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
 (512)472-2100 FAX: (512)472-2905

**CONTACT Spence Collins**  
**Office: (512) 472-2100**  
**Spence@matexas.com**

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.





CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C46	92°39'50"	80.00'	83.59'	129.17'	115.59'	S50°24'06"E
C1	283°27'06"	80.00'	20.86'	40.43'	40.00'	N27°10'33"W

LINE TABLE

NO.	BEARING	LENGTH
L120	N50°16'49"W	99.41'
L121	N61°39'32"W	254.02'
L122	N49°08'41"W	163.93'
L123	S71°23'51"E	313.89'
L124	S71°23'51"E	42.82'
L125	S70°15'17"E	285.39'
L126	S81°14'20"E	281.19'

COMMUNITY L.L.C. AZTEC  
 VILLAGE-OAKHILL  
 37,952.9 ACRES  
 (9924508)

LOT 6  
 BLOCK ONE  
 RYAN'S WOODS  
 (5/161)

COMMUNITY L.L.C.  
 AZTEC VILLAGE-OAKHILL  
 42,052.9 ACRES  
 (9918124)

THE HUGHSON FAMILY L.P.  
 +/- 392.8 ACRES  
 (1164/883)

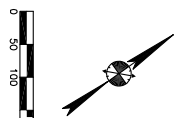
S45°56'54"E 1570.27'  
 (S43°26'05"E 1610.13')

BLANCO VISTA BOULEVARD  
 (R.O.W. WIDTH VARIES)  
 (PART 2-0.360 ACRES)  
 (14/266)

BLANCO VISTA  
 RD. & SEC. A  
 (14/266)

YARRINGTON ROAD  
 (R.O.W. WIDTH VARIES)

INTERNATIONAL & GREAT NORTHERN RAILROAD  
 (200' R.O.W.)



PROPOSED LOT SIZE = 2,513 AC.  
 PROPOSED IMPERVIOUS COVER = 60  
 ALLOWABLE IMPERVIOUS COVER = 80

AREA SUMMARY

RIGHT-OF-WAY:	1.63 AC.
FLOODPLAIN:	5.41 AC.
NOT FLOODPLAIN:	9.87 AC.
	16.91 AC.



# BLANCO VISTA

## Blanco Vista – Tract F

- 16.91 acre Commercial/Multi-Family Site adjacent to Yarrington Road and Blanco Vista Boulevard
  - 9.87 acres developable
  - 1.63 acres of right-of-way to be dedicated
  - 5.41 acres of floodplain
- Water and electric stubbed to site
- Wastewater tie-in in Section E3, south of Yarrington
- Zoning information from Blanco Vista PDD
  - 5.06 Multiple-Family Residential (MFR)

▪ Lot Area, Minimum:	12,000 sq. ft.
▪ Lot Width, Minimum:	60 feet
▪ Lot Depth, Minimum:	100 feet
▪ Front Yard Setback, Minimum:	25 feet
▪ Side Yard Setback, Interior, Minimum:	10 feet
▪ Side Yard Setback, Corner, Minimum:	15 feet
▪ Rear Yard Setback, Minimum:	10 feet
▪ Building Height, Maximum:	4 stories
▪ Impervious Cover, Maximum:	75%
▪ Permitted Location:	Tract F
▪ Maximum Number of Units Permitted:	180 units
  - 5.07 Commercial

▪ Lot Area, Minimum:	6,000 sq. ft.
▪ Lot Width, Minimum:	50 feet
▪ Lot Depth, Minimum:	100 feet
▪ Front Yard Setback, Minimum:	20 feet
▪ Side Yard Setback, Interior, Minimum:	5 feet
▪ Side Yard Setback, Corner, Minimum:	15 feet
▪ Rear Yard Setback, Minimum:	5 feet
▪ Building Height, Maximum:	N/A
▪ Impervious Cover, Maximum:	80%
▪ Location Permitted:	Tract F









## 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.

### 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:
  - 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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date