



## PROPERTY HIGHLIGHTS

- 18 - 23 acres
- Corner of Hunter Road & McCarty Lane
- Adjacent to Kissing Tree development
- One mile to Outlet Malls
- One mile to Amazon Fulfillment Center
- Hill country appeal

Rare southwest San Marcos development site opportunity featuring gentle rolling topography and established oak trees providing a Texas Hill Country setting.

Located on the corner of a signalized intersection of two major arterials (Hunter Road & McCarty Lane), less than one mile from Interstate 35, one mile to San Marcos Outlet Malls, one mile to Amazon fulfillment center (1,000 + jobs). Adjacent to several new residential developments including: Kissing Tree, an active adult 55+ community by Brookfield Residential (3,200 homes), La Cima (2,000 homes), Gas Lamp District (1,200 homes), Trace (1,000 homes),

and Retreat at Willow Creek (250 homes).

The property is well suited and positioned for medium density residential development (i.e. garden-style multifamily, assisted living community or CCRC, townhomes, cluster homes).

18 – 23 acres available at \$4.00 per square foot. Currently zoned P (Public and Institutional), most development will require rezoning. Site is NOT in the FEMA floodplain and NOT over the Edwards Aquifer Recharge Zone. All city utilities on site / available.

# SOUTHWEST DEVELOPMENT SITE

HUNTER RD & MCCARTY LN, SAN MARCOS, TX 78666



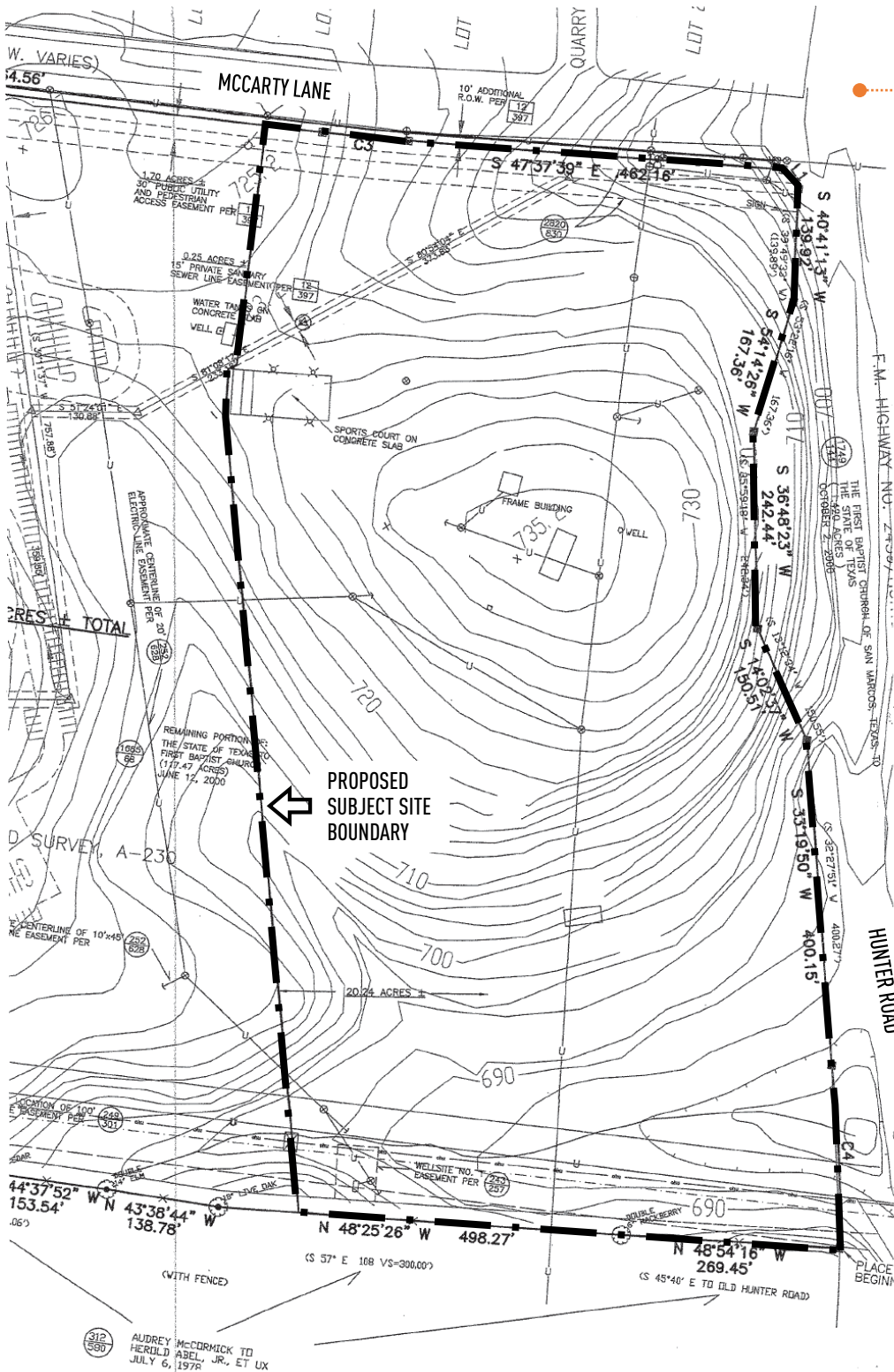
**CARSON**  
PROPERTIES

(512) 392-3322  
[carsonproperties.net/property/128](http://carsonproperties.net/property/128)  
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Details, plans, and projections subject to change. This brochure provides summary information only and does not substitute for full a due diligence investigation by any prospective Buyer/Tenant. The information contained herein has been obtained from sources believed to be reliable; however, Carson Properties makes no warrant or representation as to the accuracy of said information. Members of the property owner are licensed real estate brokers in the State of Texas.

## SITE SURVEY & PRICING INFORMATION

- \$4.00 per square foot
- 18 – 23 acres available
- Approx. 1,300 + feet of Hunter Road frontage
- Approx. 650 + feet of McCarty Road frontage



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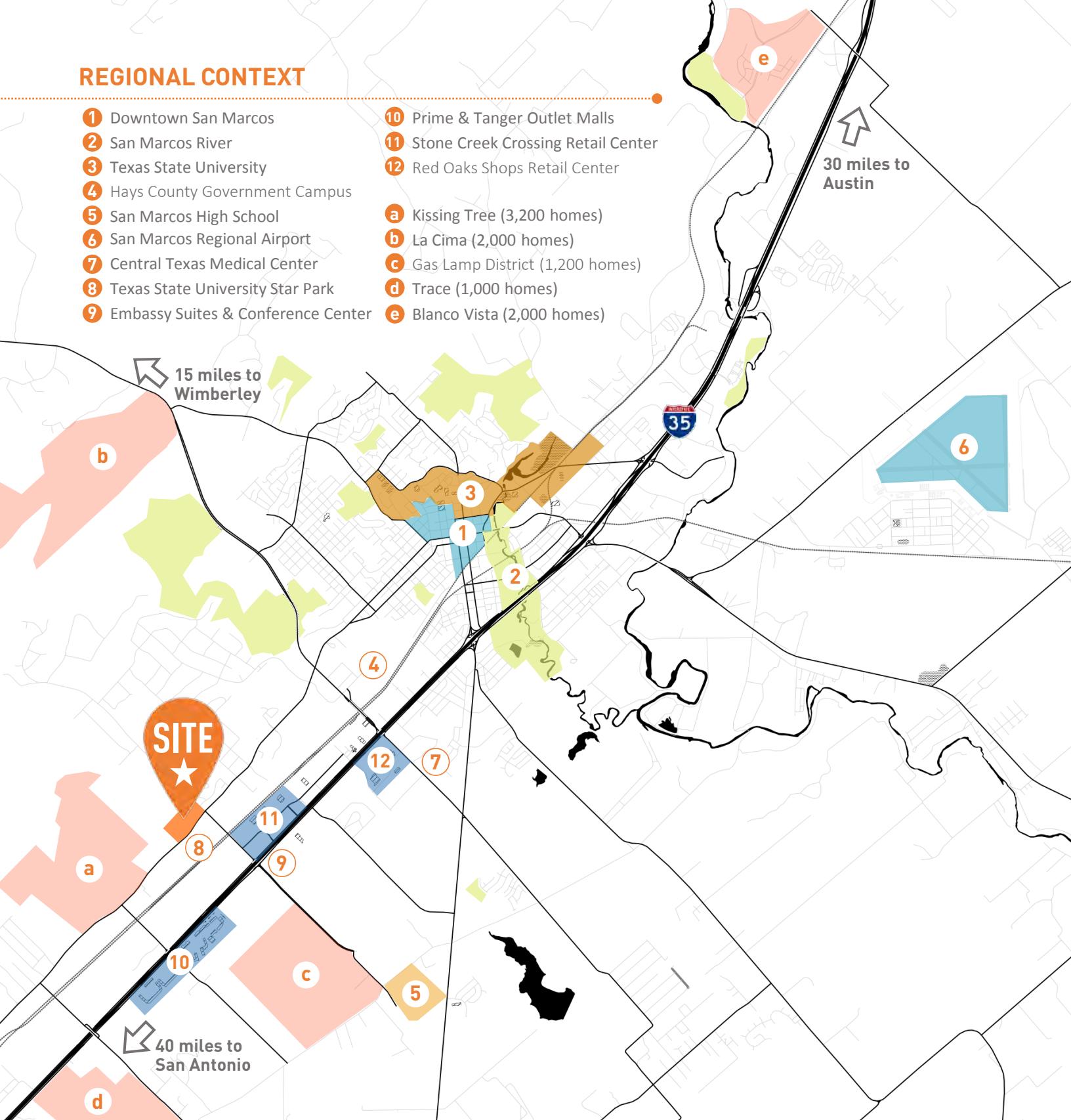
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## REGIONAL CONTEXT

- 1 Downtown San Marcos
- 2 San Marcos River
- 3 Texas State University
- 4 Hays County Government Campus
- 5 San Marcos High School
- 6 San Marcos Regional Airport
- 7 Central Texas Medical Center
- 8 Texas State University Star Park
- 9 Embassy Suites & Conference Center
- 10 Prime & Tanger Outlet Malls
- 11 Stone Creek Crossing Retail Center
- 12 Red Oaks Shops Retail Center
- a Kissing Tree (3,200 homes)
- b La Cima (2,000 homes)
- c Gas Lamp District (1,200 homes)
- d Trace (1,000 homes)
- e Blanco Vista (2,000 homes)



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## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

<b>W.C. Carson/ Carson Properties</b>	<b>119041</b>	<b>info@carsonproperties.net</b>	<b>(512)392-3322</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>W.C. Carson</b>	<b>119041</b>	<b>info@carsonproperties.net</b>	<b>(512)392-3322</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Sean C. Borger</b>	<b>606149</b>	<b>sean@carsonproperties.net</b>	<b>(512)392-3322</b>
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 Date**

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