

Unit Price
\$20 PSF / YR



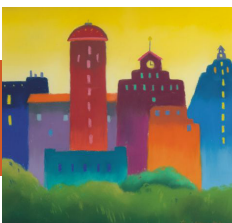
The Local: Downtown - Retail

210 N Edward Gary Street
San Marcos, TX 78666

- Over 300 residents at The Local
- Well-glazed, double-height spaces
- White-box, TI, or 2nd gen space available
- One block to the Downtown Square
- One block to the San Marcos River
- One block to Texas State Campus (38,000+ students enrolled)



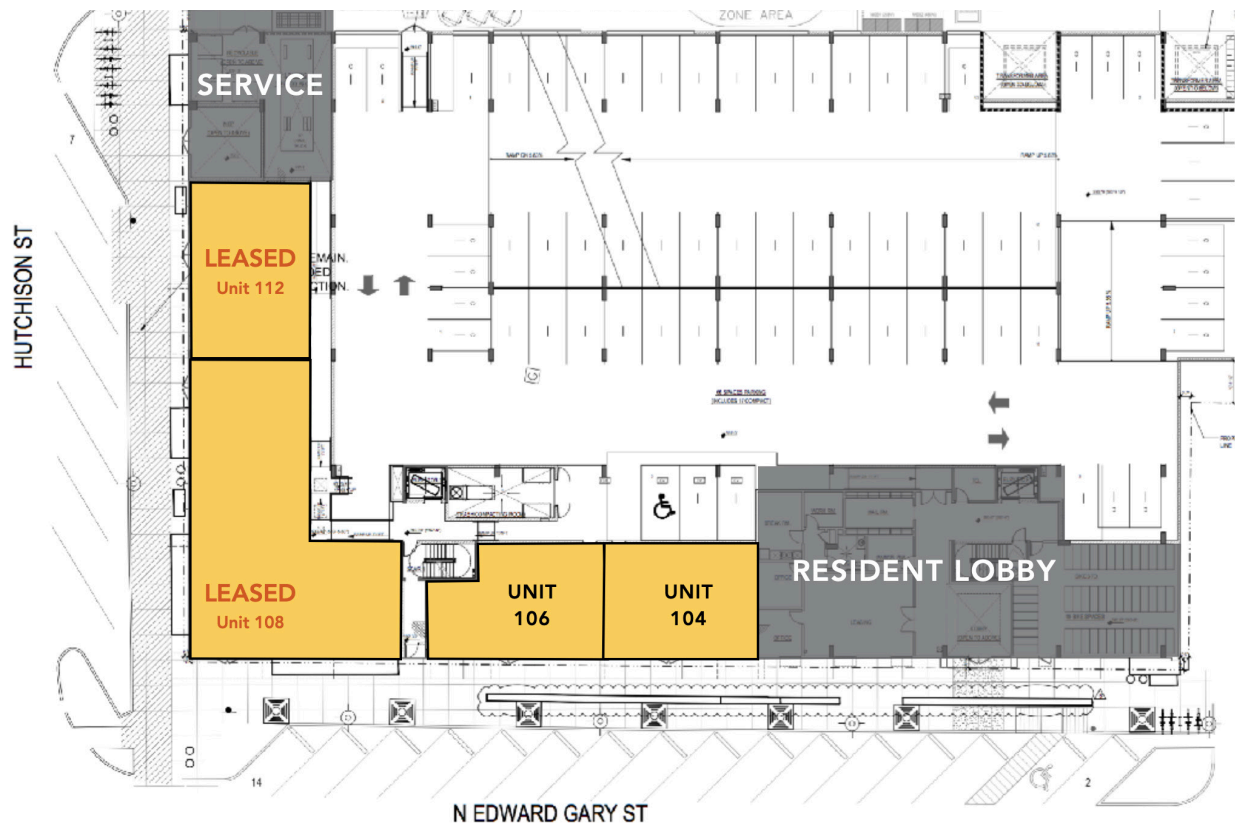
Contact Cody Lantelme • (979) 557-6546 • cody@carsonproperties.net



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The information herein is believed to be reliable, but not guaranteed. Prospective tenants and purchasers are advised to independently investigate and verify all information including, but not limited to, improvement square footage and age, property size and boundaries, flood plain, zoning, restrictions, easements, exclusions, utility availability, etc. This property is owned by an affiliate of Carson Properties, the members of which are licensed Real Estate Brokers in the State of Texas.

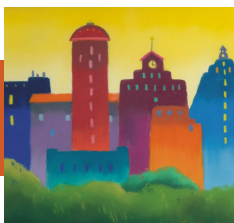
Ground Floor Plan



The Local is downtown San Marcos' first mixed-use, mid-rise building. Perfectly situated at the intersection of the Texas State University campus, downtown San Marcos, and the San Marcos River, The Local's featured ground floor retail and innovative streetscape are designed to captivate the pedestrian and the over 300 individuals who reside in the apartments above. The building's unique vertical visibility makes The Local and its businesses well known to both the community and visitors. Retail and restaurant spaces are available from 798 to 2,725 square feet with a generous finish-out allowance offered for qualified tenants. Utilities are all on site and available.

Unit	Size	Max. Contiguous	Monthly Base	Monthly Nets	Tenant Improvements
104	1,009 SF	2,087 SF	\$1,682 (\$20 PSF/YR)	\$528 (\$6.28 PSF/YR est.)	White Box or TI; Inquire
106	1,078 SF		\$1,797 (\$20 PSF/YR)	\$564 (\$6.28 PSF/YR est.)	2nd Generation; Inquire
108	2,722 SF	Leased			
112	1,200 SF	Leased			

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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:
 - 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.

CARSON PROPERTIES	9007398	INFO@CARSONPROPERTIES.NET	(512)392-3322
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
W.C. CARSON	0119041	INFO@CARSONPROPERTIES.NET	(512)392-3322
Designated Broker of Firm	License No.	Email	Phone
JOHN DAVID CARSON	0602757	INFO@CARSONPROPERTIES.NET	(512)392-3322
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JAYLEAN SNOW / CODY LANTELME	412983/638105	INFO@CARSONPROPERTIES.NET	(512)392-3322
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date