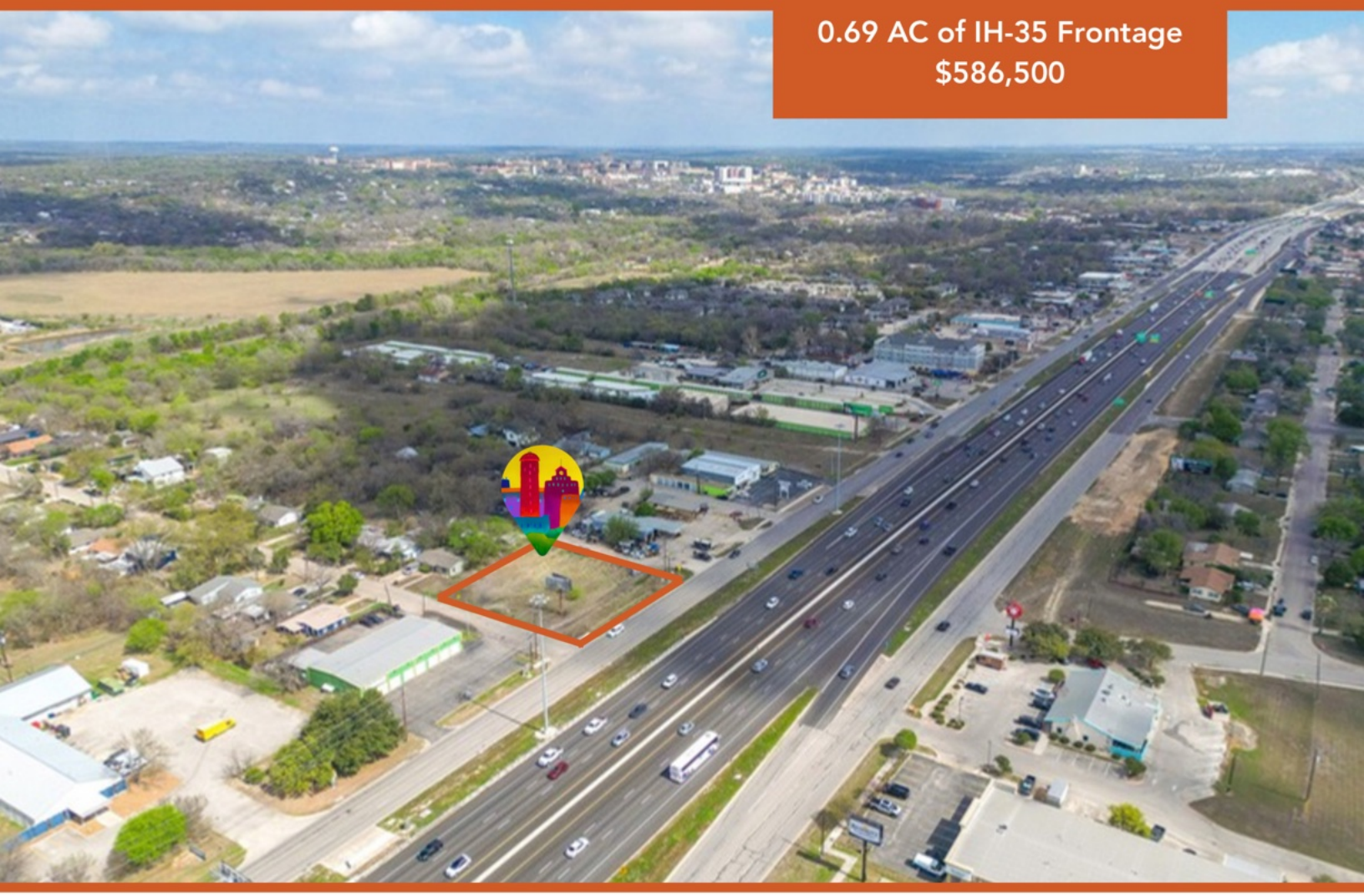
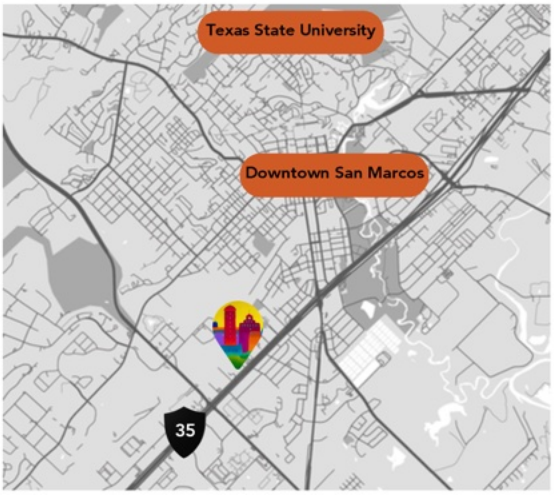


For Sale: Vacant Lot on Southbound IH-35

1710 S IH-35, San Marcos, TX 78666

- Offered at $586,500
- General Commercial Zoning, IH-35 Frontage
- 0.69 Acres
- Billboard on-site
- 131,000 Vehicles Per Day (2024 TxDOT)
- High growth, high traffic area
- Less than 4 miles to Downtown, Texas State, Outlet Malls, and other retail



Contact Cody Lantelme #638105 | (979) 557-6546 | cody@carsonproperties.net



CARSON PROPERTIES | (512) 392-3322 | CARSONPROPERTIES.NET

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, improvements square footage and age, property size, flood plain, zoning, restrictions, easements, exclusions, utility availability, etc.

Demographic Data and Area Insights

1710 S IH-35, San Marcos, TX 78666

Area Insights

- Very near Texas State University, Hays County Government Center, Outlet Malls, and other retail
- High Growth, High Income residential areas nearby include La Cima and Kissing Tree

5 Mile Radius Demographics

- 89,800 Population
- Median Age: 28 Years
- 78,800 employees
- $54,000 Median Household Income (trending upward)

Source: Crexi



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