

Office/Retail Space for Lease

1346 Thorpe Lane, San Marcos, TX 78666



- Office/Retail Building
- Up to 1,638 SF Available
- Private Offices, Reception, Interior Restrooms, and secondary exit
- Building Signage Opportunities
- Ample Parking - 5.1:1,000

Space Available

- 1,638 SF In-Line: Available Immediately

 [Click here to view a virtual tour](#)

Area Highlights

- Located on Thorpe Lane with quick access to IH-35
- Located in Hays County, the 4th fastest growing county in US
- Close proximity to The Lyndon at Springtown, Springtown Shopping Center, Midtown District and Texas State University
- Adjacent to Uptown Square and Haven at Thorpe Lane student housing



Demographics



Population Estimate

1 mi	3 mi	5 mi
14,117	49,537	71,615

Daytime Population

1 mi	3 mi	5 mi
13,060	88,584	108,115



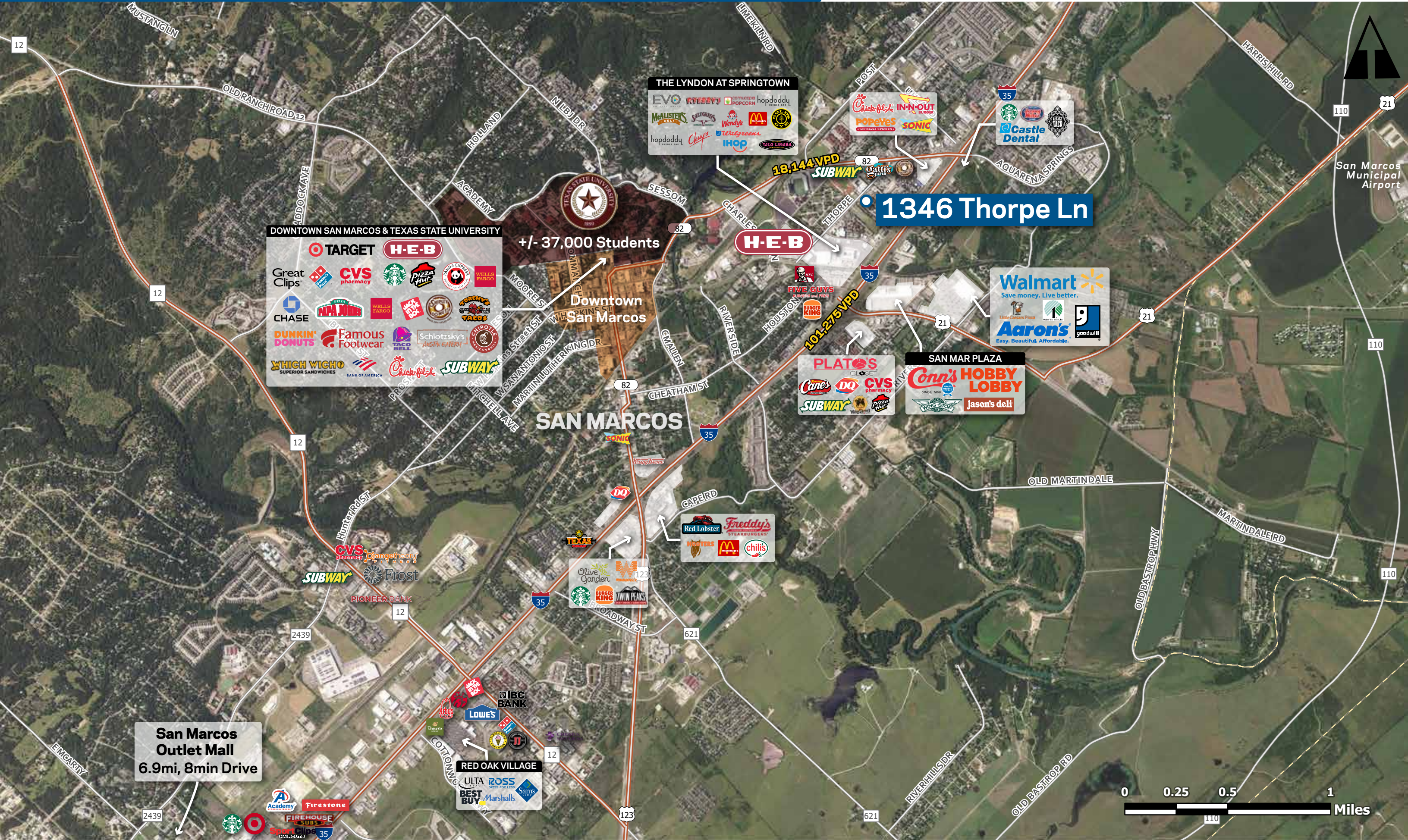
Texas State University

2022-2023 Enrollment: 39,000 students
5th Largest University in Texas



Traffic Counts

- 10,081 VPD (Thorpe Ln at Hopkins St)
- 8,739 VPD (Thorpe Ln at Aquarena Springs)





6 minute drive | Downtown San Marcos
6 minute drive | Texas State University
2 minute drive | IH-35

TEXAS STATE UNIVERSITY
+/- 37,000 Students



HOBBY LOBBY

1346 Thorpe Ln

H-E-B

Texas State Baseball Stadium

Texas State Football Field

MULTIFAMILY

Texas State Soccer Stadium

HAVEN

UPTOWN Square

MULTIFAMILY

MULTIFAMILY

Bobcat Village Student Housing

Post Road

Midtown District
Rezoning & Transportation
Transformation Area

MULTIFAMILY

MULTIFAMILY



TEXAS STATE
UNIVERSITY
Track

HAVEN
AT THORPE LANE
183 Units

Palm Square
Apartments

Courtyard
Apartments

SAN MARCOS
GENTLE DENTAL

• 1346 Thorpe Ln

UpTOWN
Square
316 Units

The Summit
Apartments

A+
Federal
Credit
Union

The Village
at Springtown

RBFCU
rbfcu.org

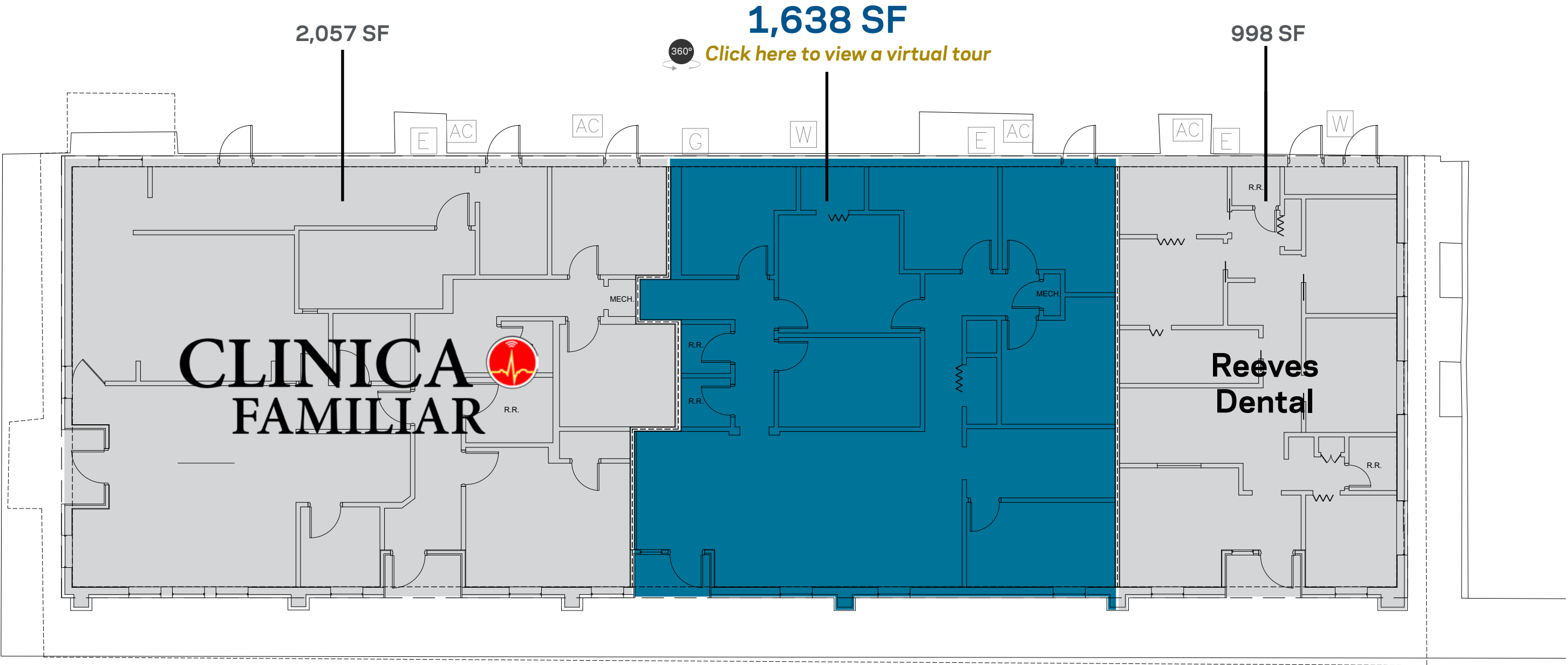
University
FEDERAL CREDIT UNION

Office DEPOT

Interstae HWY 35 Access Road

ENDEAVOR
endeavor-re.com

Thorpe Lane



- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

MIDTOWN ILLUSTRATED

CURRENT

Midtown is generally bounded by Aquarena Springs Drive, River Road, Hopkins, and the railroad tracks to the west. Midtown has about 5 areas that appear distinct. In all of them, the roadway network is limited, making it difficult to implement walkable solutions as the area densifies, but not impossible with cooperation among neighbors.

- West of I-35 contains Thorpe Lane and Springtown Mall. This is the oldest part of Midtown, with properties that vary widely in size, shape, and uses.
- The multifamily area on both sides of Aquarena Springs Drive east of I-35 has large complexes, each cut off from its neighbor, and all of relatively new construction, in 2 and 3 stories.
- The area on both sides of Davis Lane south to the railroad tracks is not as built out, and has the best opportunity for new development. The McCoy Building Supply Headquarters is here.
- The area west of I-35, between the railroad tracks and Hwy 80. This area has the Walmart and Sanmar Shopping Plaza.
- The houses facing River Road along the Blanco River have their own rural character.

FUTURE VISION

Midtown will be a high-density mixed use area, possibly the densest area in San Marcos, with a network of interconnected streets making the area pedestrian and bike friendly. Midtown residents will have easy access to services, city facilities, the university, and the San Marcos River, and future trails along the Blanco River. They will have the most diverse options for transportation, including transit connections to the university and the rest of the city. A variety of services will be within walking distance, along the multiple bicycle routes, and through vehicular access

to major roads including I-35. The area will complement, not compete with, Downtown. Due to the lack of historically significant structures, more contemporary architecture will be appropriate. This architecture will differentiate Midtown from Downtown. To improve pedestrian and bicycle access as properties redevelop over time, property owners/developers may need to provide new streets or access ways that will connect to neighboring properties. The plan shows in the western portion of Midtown a greenway that can be used to handle storm water but looks like a park and provides a walking/biking trail through the neighborhood.

PLAN DETAILS

- A** Neighborhood Greens, for the use of local residents are intended to offer a small open space and identify a sense of place for the neighborhood.
- B** Thorpe Lane, should be thought of as the Main Street
- C** New mid-block lanes, for cars, or at a minimum for pedestrians and bicyclists, to take some vehicular traffic off the neighboring streets and provide addition routes for walking and biking.
- D** Railroad tracks
- E** Existing water bodies, some of which could become part of the Midtown Greenway
- F** New water bodies interconnect for form a neighborhood wide drainage system, called the Midtown Greenway.
- G** Proposed street with a landscaped median with a trail that someday could connect a river trail to the Midtown Greenway to increase the network of trails within the neighborhood.
- H** Soccer Stadium, Texas State University
- I** Football Stadium, Texas State University



ILLUSTRATIVE PLAN AND 5-MINUTE WALKING CIRCLES



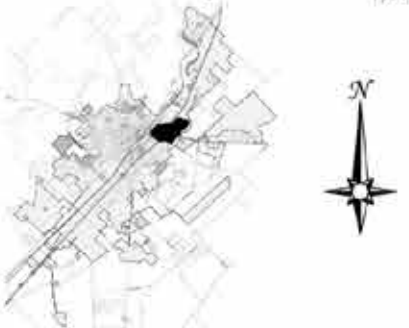
STREET NETWORK



LEGEND

Primary Streets	CSD 5	Intensity Zone Boundary
Secondary Streets	CSD 4	
Local Streets	CSD 3	
Green Streets	CSD 2	
Alleys	Civic	
Bike Facility	Floodway	

CHARACTER DISTRICTS



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know, because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker’s records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date:

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)