

Aquarena Crossing

SEC I-35 & Aquarena Springs Dr,
San Marcos, TX 78666



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Aquarena Crossing

SEC I-35 & Aquarena Springs Dr

For Lease

PROJECT DETAILS

- Prime IH 35 visibility with pylon sign and excellent access
- 1.5 miles from Texas State University with over ±40,000 students

SPACE AVAILABLE

- MT Building 1: *Delivered*
- Fully Leased
- MT Building 2: *Delivered*
- Fully Leased
- MT Building 3: *Delivery Q2 2025*
- 5,415 SF
- Pads: *Delivered*
- For Sale or Ground Lease

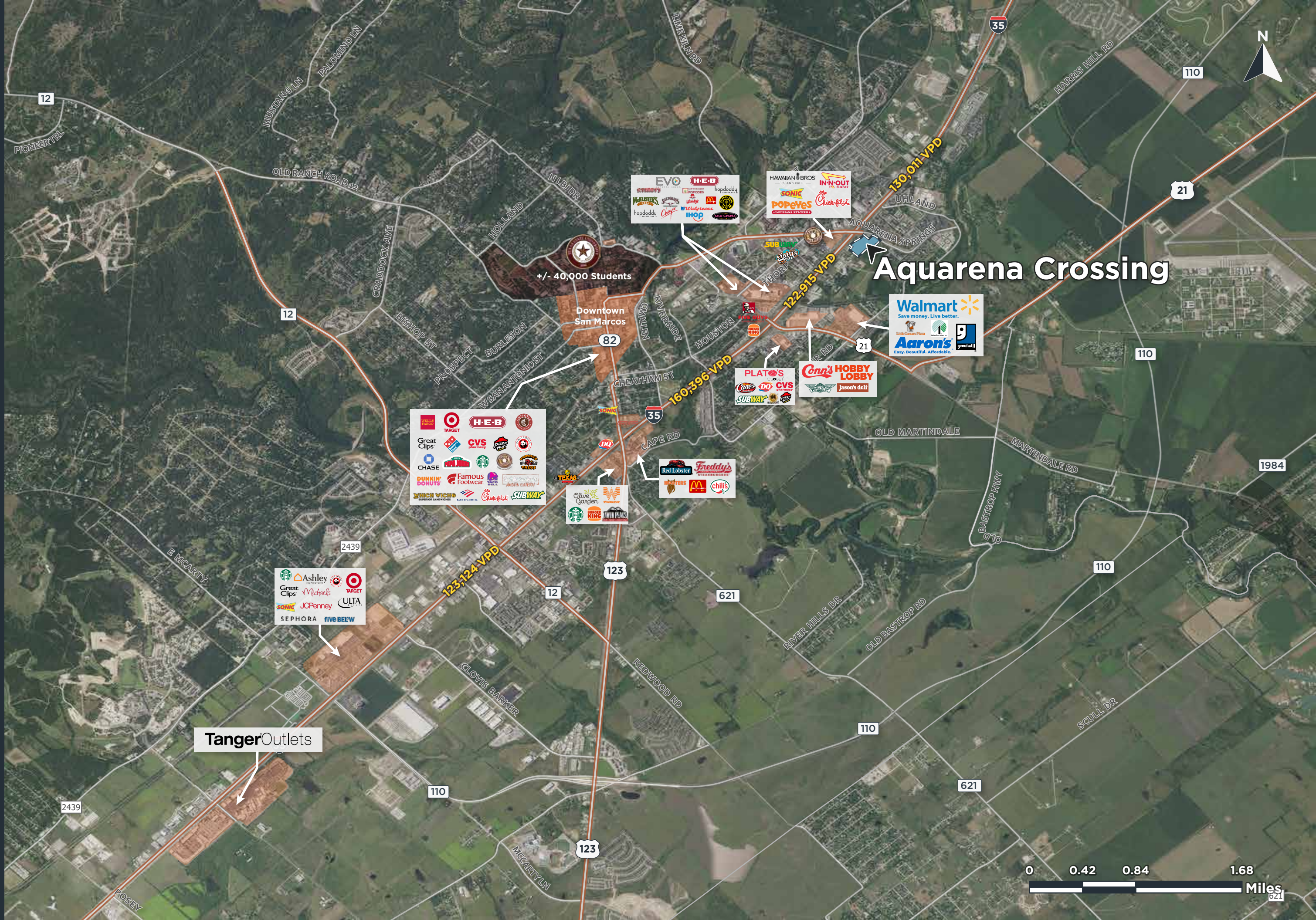
NEARBY RETAILERS



DEMOGRAPHICS (2023)

	POPULATION ESTIMATE				DAYTIME POPULATION				AVG. HOUSEHOLD INCOME				TRAFFIC COUNTS	
	1 mi	3 mi	5 mi		1 mi	3 mi	5 mi		1 mi	3 mi	5 mi			
	10,318	47,394	74,216		6,132	23,442	36,236		\$45,232	\$53,572	\$58,479		- 15,901 VPD (Aquarena Springs Dr)	
													- 60,417 VPD (I-35, NB)	
													- 60,023 VPD (I-35, SB)	





Aquarena Crossing

+/- 40,000 Students

Downtown San Marcos

TangerOutlets





Aquarena Crossing

+/- 40,000 Students

Save money. Live better.

82

35

21

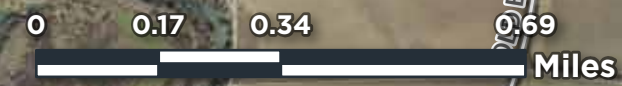
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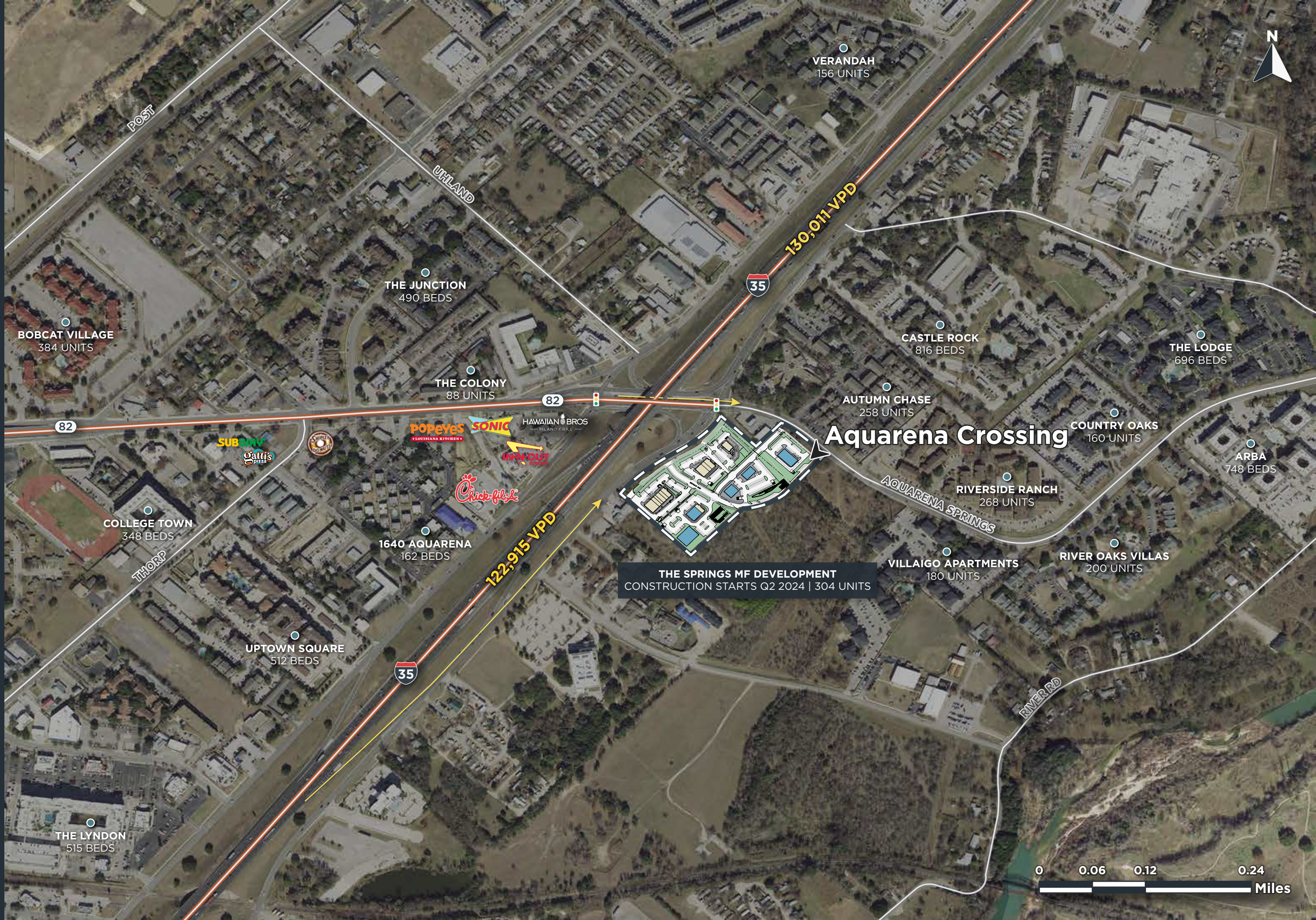
82

35

35

123





BOBCAT VILLAGE
384 UNITS

THE JUNCTION
490 BEDS

THE COLONY
88 UNITS

VERANDAH
156 UNITS

CASTLE ROCK
816 BEDS

THE LODGE
696 BEDS

AUTUMN CHASE
258 UNITS

COUNTRY OAKS
160 UNITS

ARBA
748 BEDS

RIVERSIDE RANCH
268 UNITS

RIVER OAKS VILLAS
200 UNITS

VILLAIGO APARTMENTS
180 UNITS

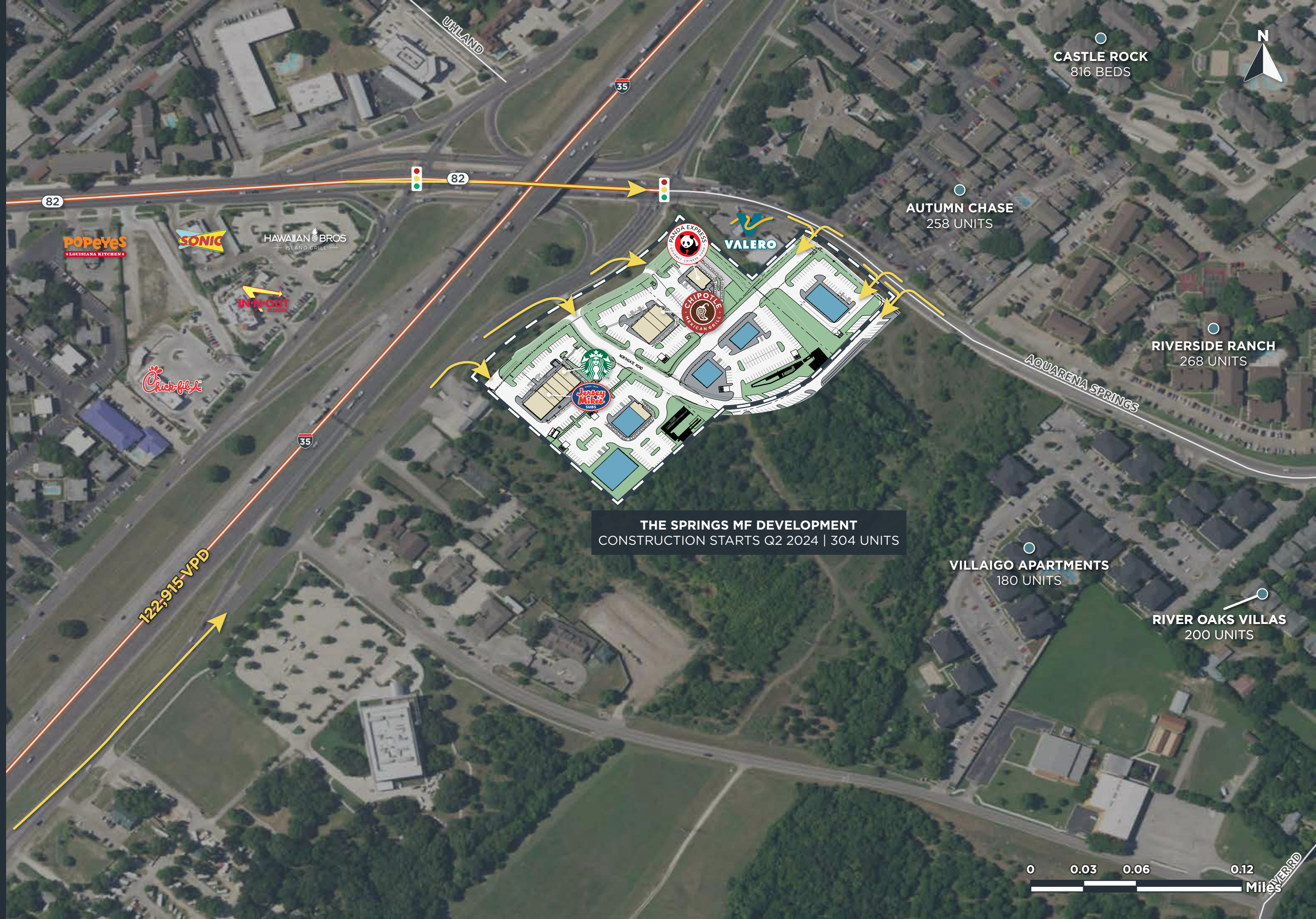
UPTOWN SQUARE
512 BEDS

COLLEGE TOWN
348 BEDS

1640 AQUARENA
162 BEDS

THE SPRINGS MF DEVELOPMENT
CONSTRUCTION STARTS Q2 2024 | 304 UNITS

THE LYNDON
515 BEDS



82

82

35

82

POPEYES
LOUISIANA KITCHEN

SONIC

HAWAIIAN BROS
ISLAND GRILL

IN-N-OUT

Chick-fil-A

PANDA EXPRESS

VALERO

CHIPOTLE
MEXICAN GRILL

Starbucks

Jersey Mike's

AUTUMN CHASE
258 UNITS

RIVERSIDE RANCH
268 UNITS

VILLAIGO APARTMENTS
180 UNITS

RIVER OAKS VILLAS
200 UNITS

THE SPRINGS MF DEVELOPMENT
CONSTRUCTION STARTS Q2 2024 | 304 UNITS

122-915-VPD

0 0.03 0.06 0.12 Miles



TEXAS STATE UNIVERSITY
±40,000 STUDENTS

THE LYNDON™ SPRINGTOWN
Chuy's IHOP hopdoddy KEEBY'S

THE SPRINGS MF DEVELOPMENT
CONSTRUCTION STARTS Q2 2024 | 304 UNITS

Lot 3
±2.53 ac
87 spaces

Daycare
10,000 SF

Pad A
5,415 SF

Pad B
4,500 SF

Pad C
4,000 SF

Parking
89 spaces

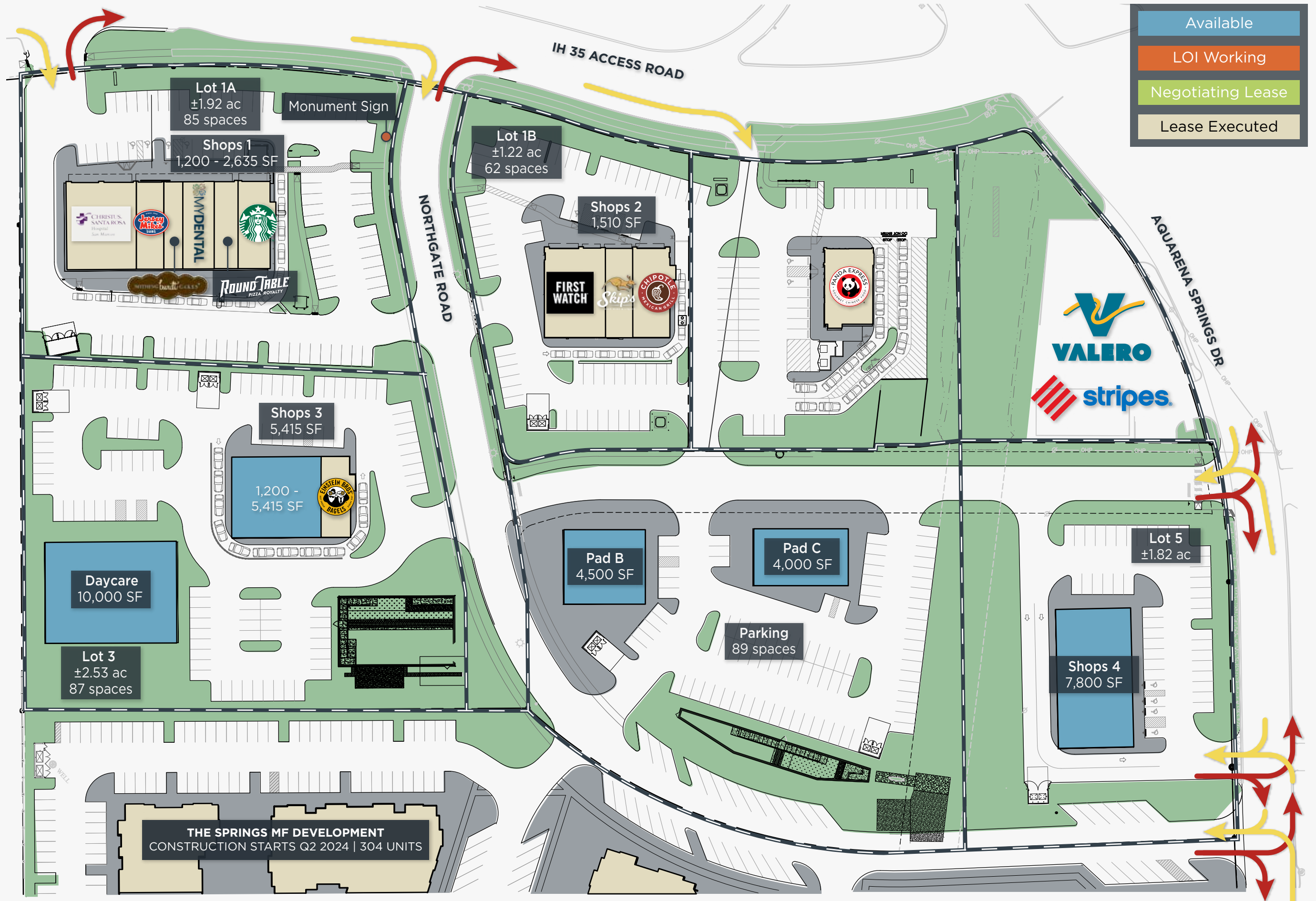
Lot 5
±1.82 ac

Monument Sign

AQUARENA SPRINGS DR 15,901 VPD

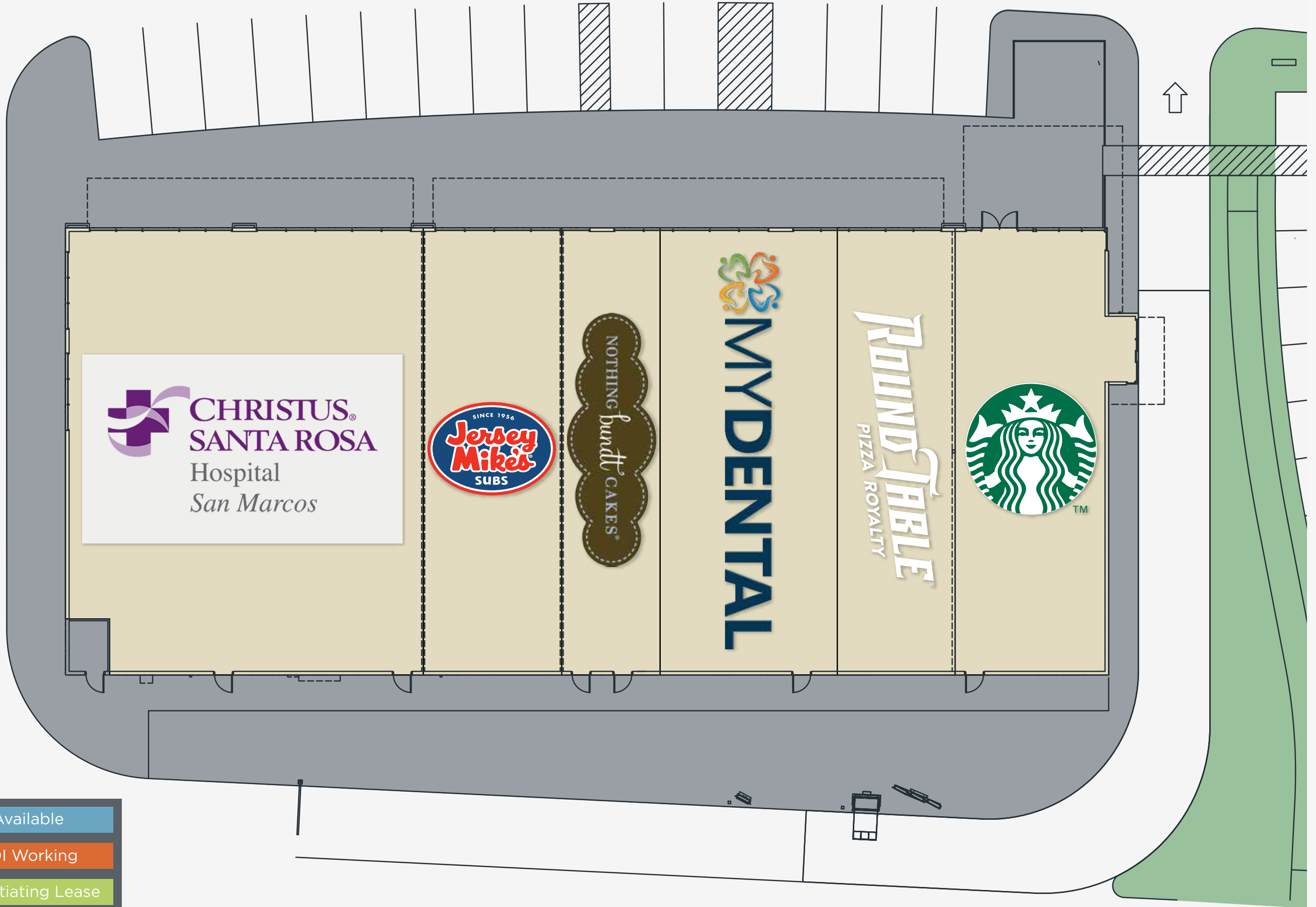
119,717 VPD

22,669 VPD





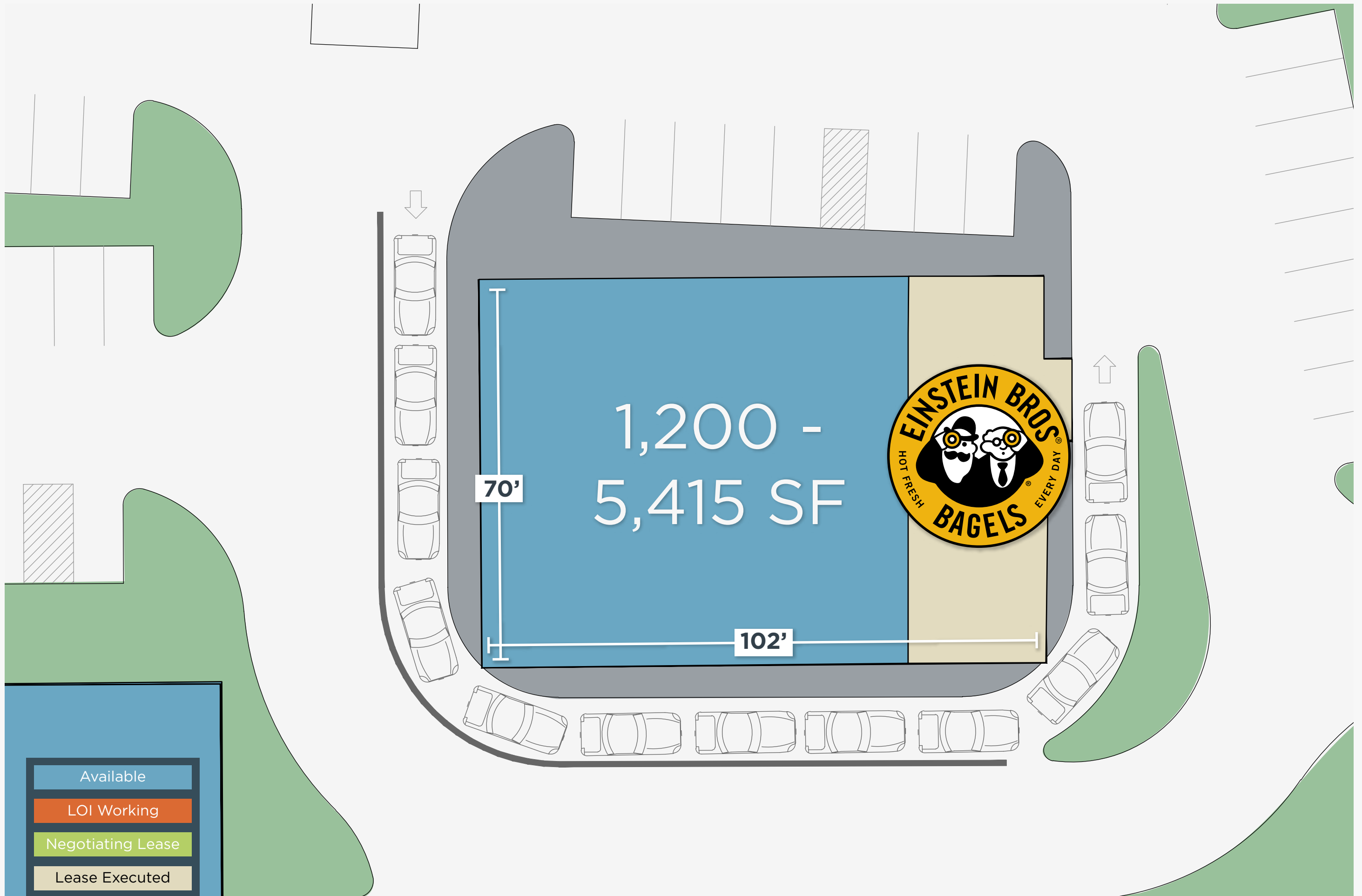
Available
LOI Working
Negotiating Lease
Lease Executed





Available
LOI Working
Negotiating Lease
Lease Executed





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 counteroffer 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.

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Buyer/Tenant/Seller/Landlord Initials

Date