

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: *Delivery Q1 2024*

- Fully Leased

MT Building 2: *Delivery Q1 2024*

- 1,510 SF

MT Building 3: *Delivery Q1 2024*

- 5,415 SF

Pads: *Delivered*

- For Sale or Ground Lease

NEARBY RETAILERS



DEMOGRAPHICS (2023)



POPULATION ESTIMATE

1 mi	3 mi	5 mi
10,318	47,394	74,216



DAYTIME POPULATION

1 mi	3 mi	5 mi
6,132	23,442	36,236



AVG. HOUSEHOLD INCOME

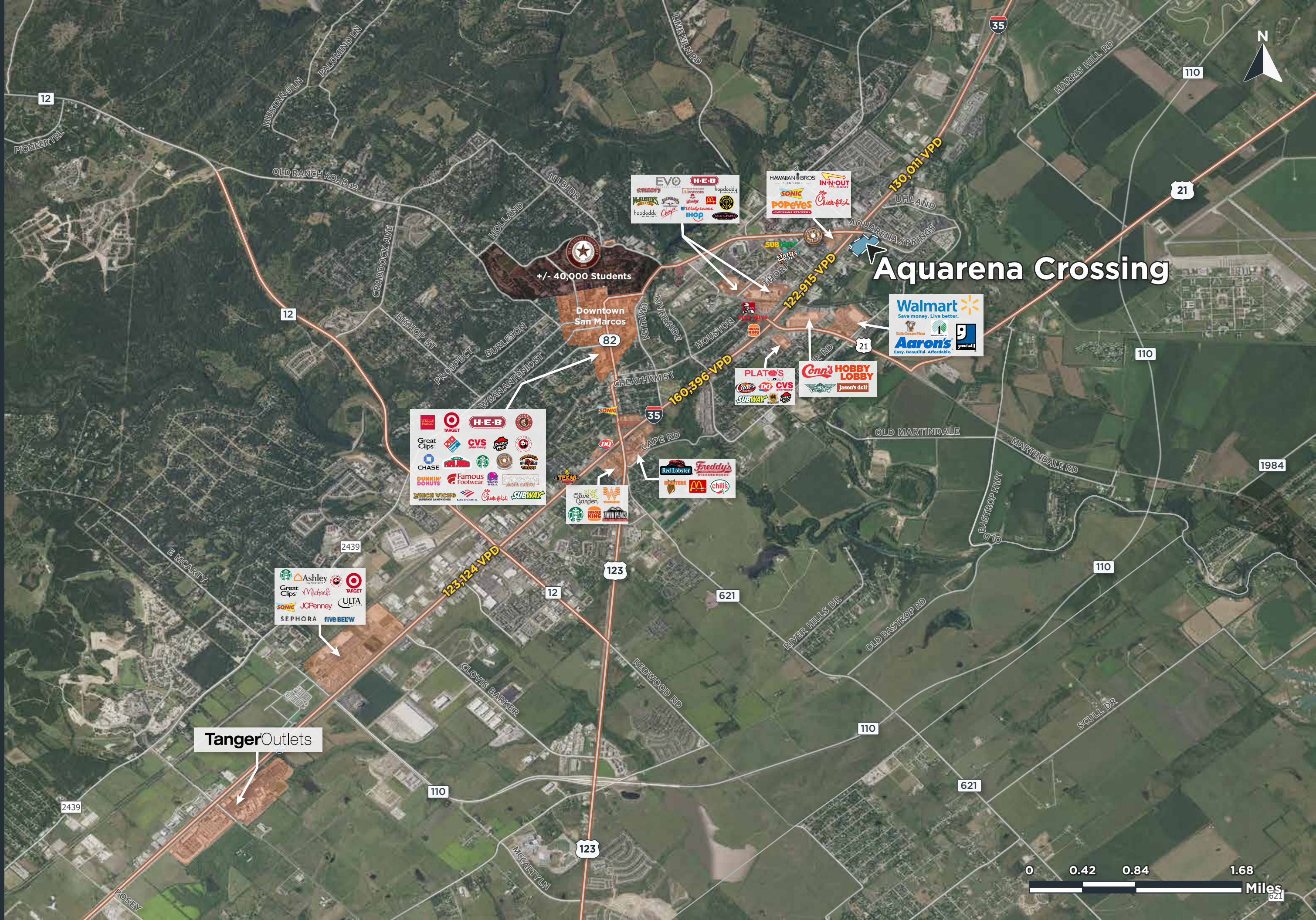
1 mi	3 mi	5 mi
\$45,232	\$53,572	\$58,479



TRAFFIC COUNTS

- 15,901 VPD (Aquarena Springs Dr)
- 60,417 VPD (I-35, NB)
- 60,023 VPD (I-35, SB)





+/- 40,000 Students
Downtown San Marcos

Aquarena Crossing

TangerOutlets

Walmart
Target
H-E-B
CVS
Starbucks
Subway
Chick-fil-A
Famous Footwear
Dunkin' Donuts
Chase
Great Clips
Ashley Furniture
Michael's
Target
JCPenney
Ulta
Sephora
Five Below

EVO
H-E-B
hopdaddy
Sonic
Popeyes
Chick-fil-A
In-N-Out
Hawaiian Bros
Popeyes
Chick-fil-A

Walmart
Aaron's
Jason's Deli

Plato's
Cinnabon
Dunkin' Donuts
CVS
Subway
Cinn's
Hobby Lobby
Jason's Deli

Red Lobster
Freddy's
Chili's
McDonald's

Ashley Furniture
Michael's
Target
JCPenney
Ulta
Sephora
Five Below



Aquarena Crossing

+/- 40,000 Students



WELLS FARGO, TARGET, H-E-B, GREAT CLIPS, CVS pharmacy, CHASE, DUNKIN' DONUTS, Famous Footwear, TACO BELL, Schlitzsky's, WING WINGO, SUBWAY

EVO ENTERTAINMENT, H-E-B, Chuy's, SALTGRASS STEAK HOUSE, Wendy's, McDonald's, hopdoddy, Walgreens, IHOP, TACO CABANA

HAWAIIAN BROS ISLAND GRILL, IN-N-OUT BURGER, SONIC, POPEYES, Chick-fil-ile, LOUISIANA KITCHEN

Walmart Save money. Live better., Little Caesars Pizza, Aaron's Easy. Beautiful. Affordable., goodwill

PLATO'S CLOSET, Cane's, DQ, CVS pharmacy, SUBWAY, PIZZA HUT

Conn's, HOBBY LOBBY, Jason's deli

Red Lobster, Freddy's STEAKBURGERS, HESTERS, McDonald's, chili's

Olive Garden, WHATABurger, Starbucks, BURGER KING, TWIN PEAKS

82

35

21

82

35

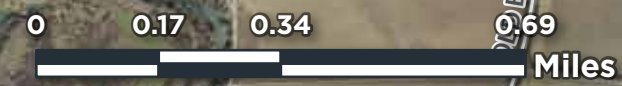
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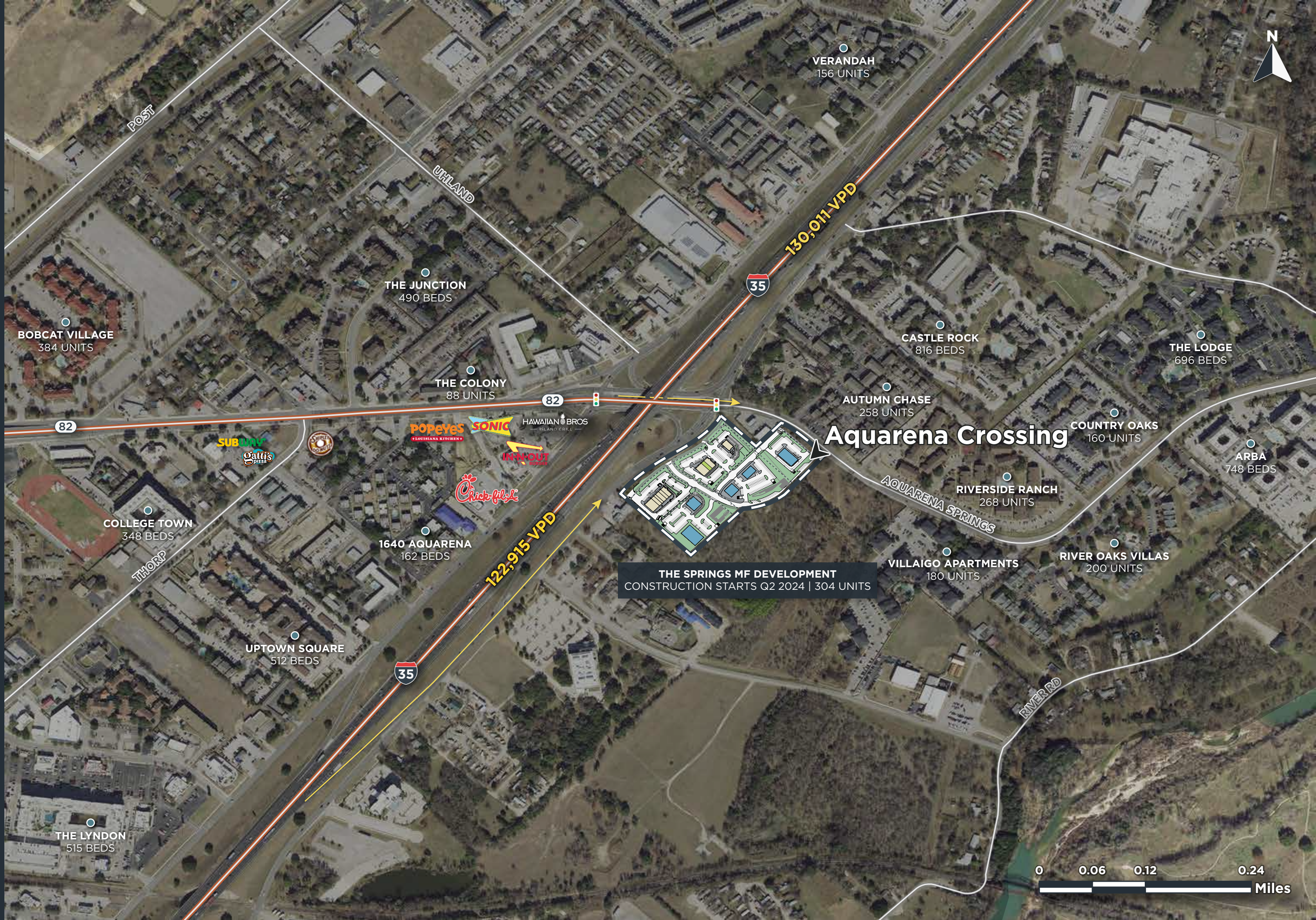
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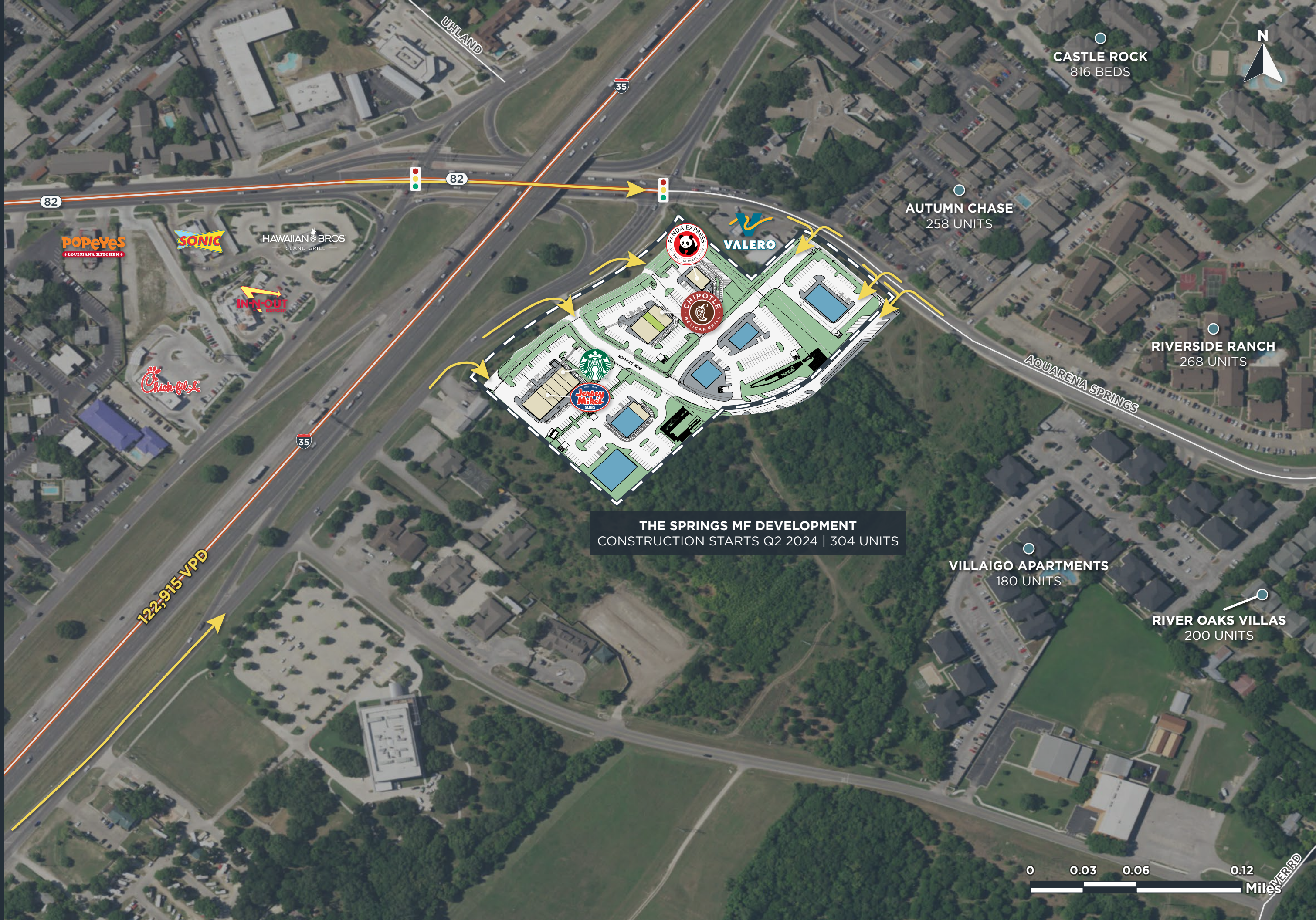
130,011 VPD

122,915 VPD

160,396 VPD







82

82

35

CASTLE ROCK
816 BEDS

AUTUMN CHASE
258 UNITS

RIVERSIDE RANCH
268 UNITS

THE SPRINGS MF DEVELOPMENT
CONSTRUCTION STARTS Q2 2024 | 304 UNITS

VILLAIGO APARTMENTS
180 UNITS

RIVER OAKS VILLAS
200 UNITS

0 0.03 0.06 0.12 Miles



TEXAS STATE UNIVERSITY
 ±40,000 STUDENTS

THE LYNDON SPRINGTOWN
 CHIPS IHOP hopdoddy INTERESTY

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

Parking
 89 spaces

Pad C
 4,000 SF

Lot 5
 ±1.82 ac



Monument Sign



22,669 VPD

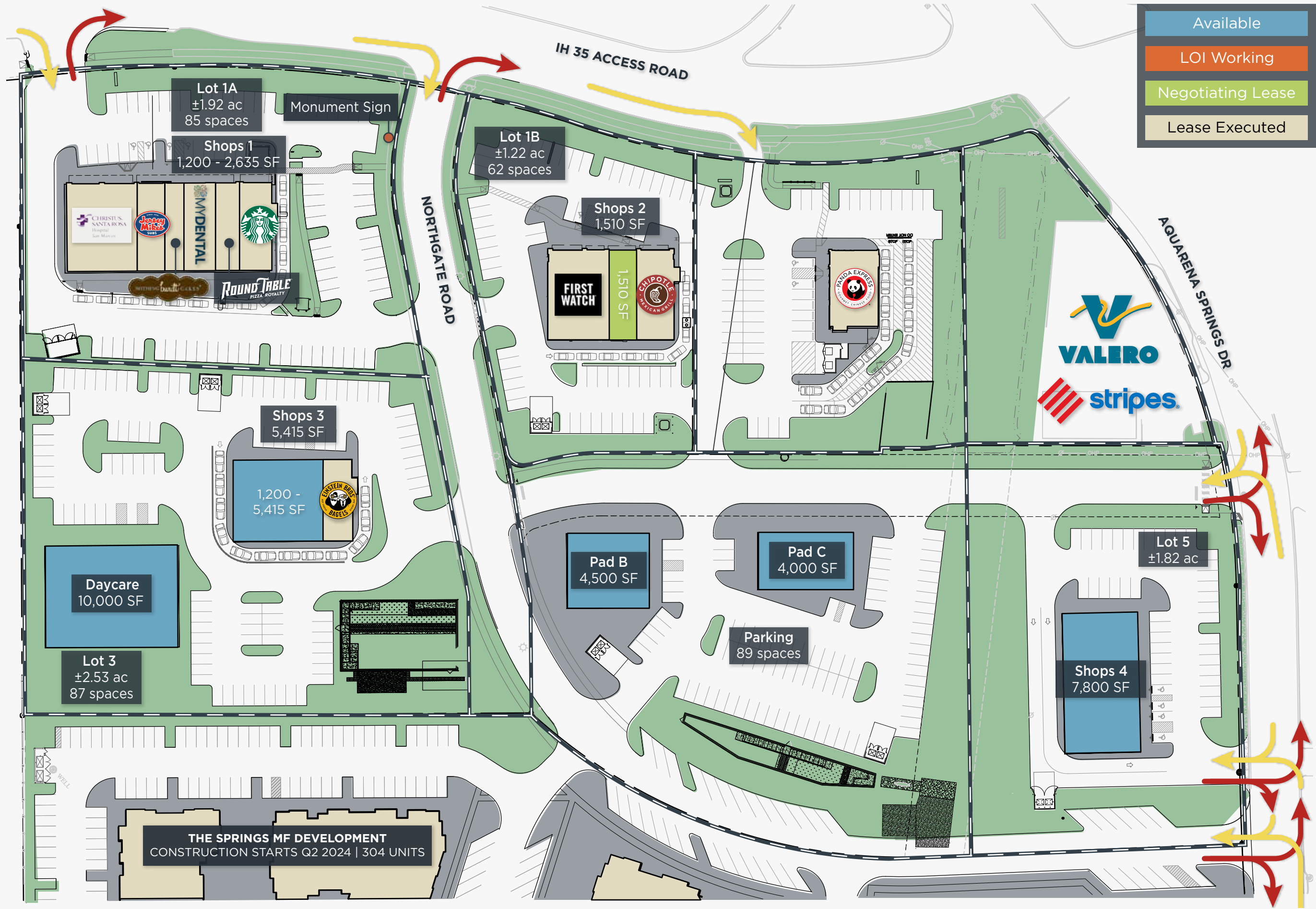
119,717 VPD



AQUARENA SPRINGS DR 15,901 VPD

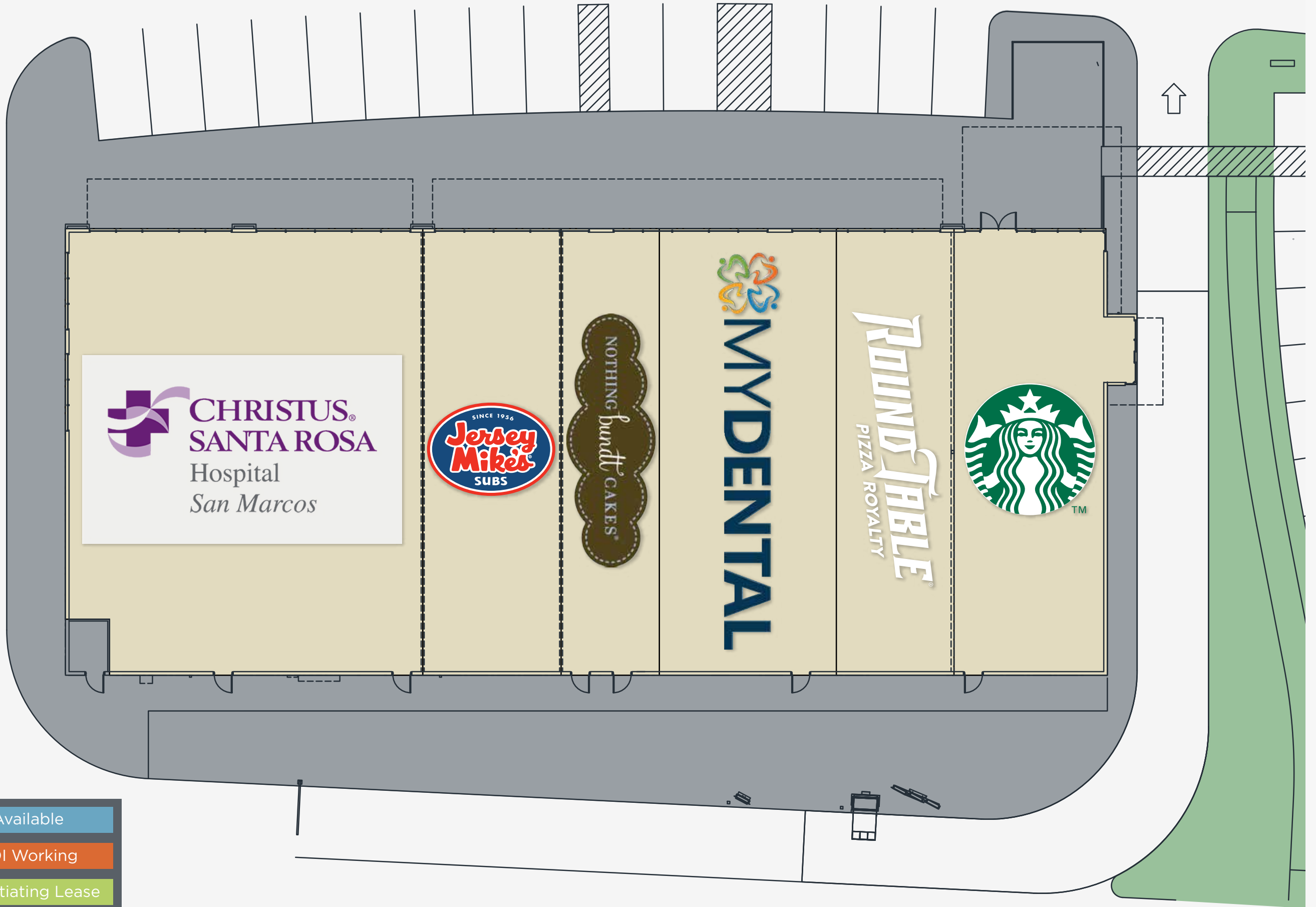


Available
LOI Working
Negotiating Lease
Lease Executed



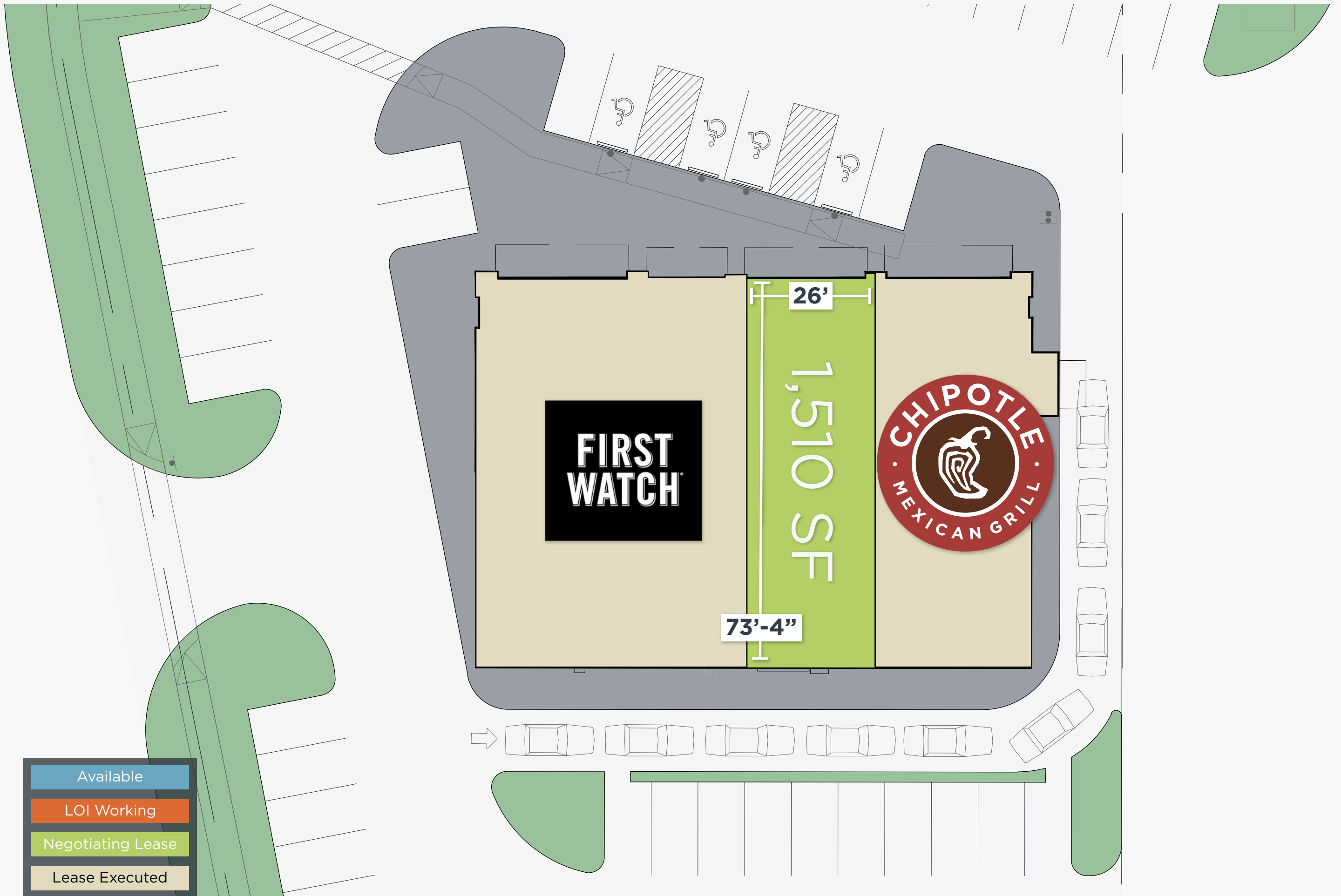


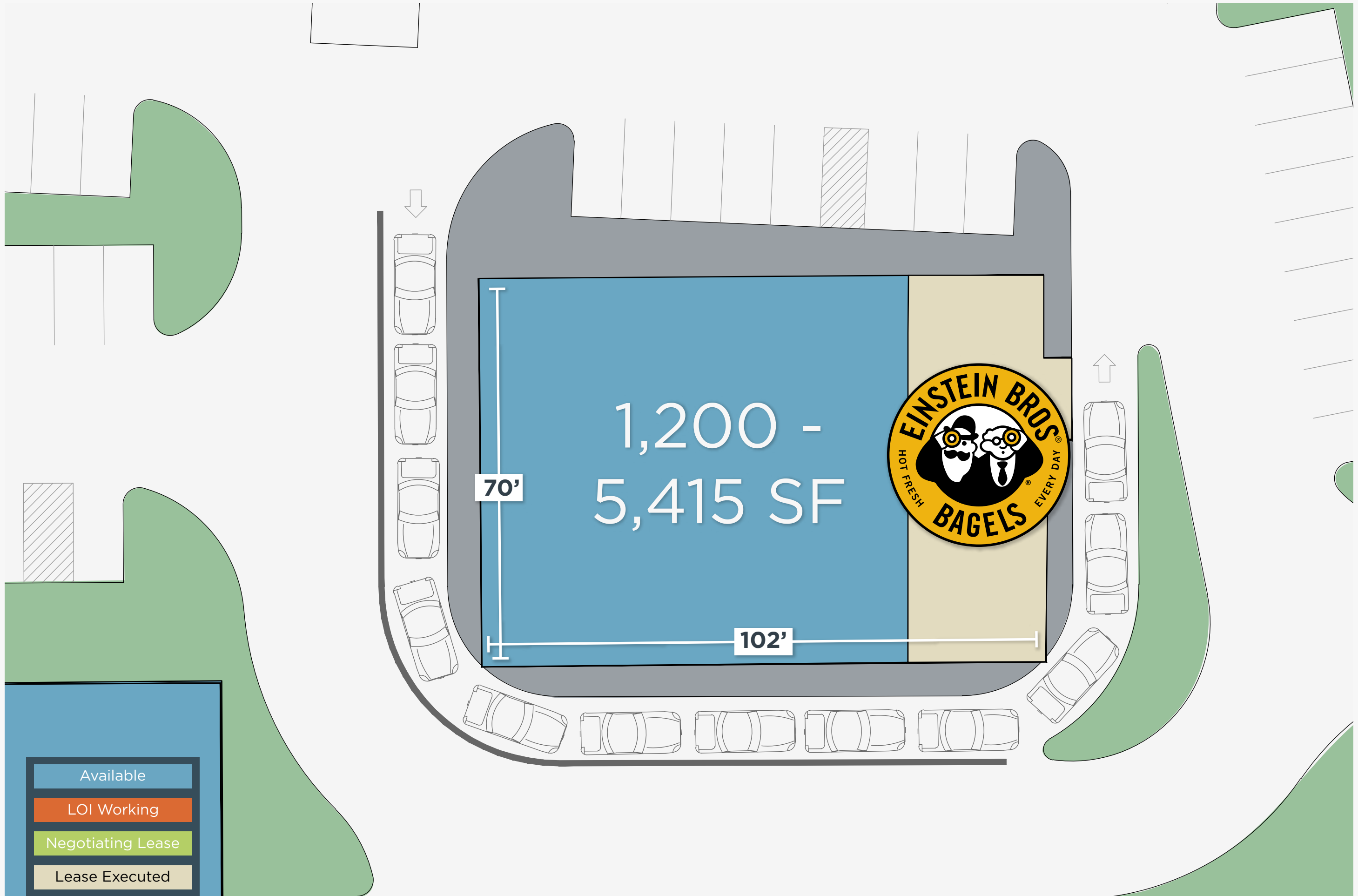
Available
LOI Working
Negotiating Lease
Lease Executed





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.

Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

Robert Charles Northington

Designated Broker of Firm

374763

License Number

Connor Austin Lammert

Licensed Supervisor of Sales Agent/Associate

730868

License Number

Alexa Mathias O'Mary

Sales Agent/Associate's Name

800442

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

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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Information available at www.trec.texas.gov

