

# TWO COMMERCIAL LOTS FOR SALE

Adjacent to Outlet Malls in San Marcos, Texas



The Prime and Tanger Outlet Malls are the 3rd largest tourist attractions in Texas

<b>Location</b>	1405 Centerpoint Road San Marcos, Texas
<b>Land Area</b>	1.22 and 1.36 acres adjacent to each other
<b>Zoning</b>	General Commercial
<b>Utilities</b>	All utilities in place except natural gas
<b>Topography</b>	Flat
<b>Drainage</b>	On-site storm water detention complete
<b>Platting</b>	Approved
<b>Traffic</b>	25,000—30,000 visitors per day 129,000+ Cars Per Day on I-35 North of Site
<b>Price</b>	\$15.00 per sq ft

Lot 2A - 1.22 acres in front of a new 85 room La Quinta Hotel under construction and Lot 3 B - 1.36 acres in front of a future Best Western Hotel.

Located adjacent to the Prime and Tanger Outlet Malls, the third largest tourist attractions in Texas, which feature hundreds of luxury and name brand stores, and attract over 10 Million shoppers per year.

City water and wastewater have been brought to the site. The tract has been annexed into the city, and the platting process has been completed, with the entire tract zoned General Commercial. All sites drain surface water to the community pond on the far North side of the subdivision.

Hays County has been recognized as one of the fastest growing counties in Texas.

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# LOCATION

San Marcos, Hays County, is a rapidly growing city located on Interstate 35 between Austin and San Antonio. While close enough to Austin to be considered a bedroom community, San Marcos has a diversified economic base that is the catalyst for the area's strong population growth. San Marcos' current economic base is composed of several educational institutions, a tourist and visitor industry, and a diversified manufacturing industry.

Texas State University, a major contributor to the economy, provides cultural diversity to the community. This young community's lifestyle blends well with the area's extensive recreational amenities and the beauty of the surrounding hill country. The scenic beauty, recreational opportunities, and mild climate create an exceptional quality of life, making San Marcos a very desirable place to live and work, as evidenced by the rapid growth in population over the last several years.

Hays County has been recognized as one of the fastest growing counties in Texas. San Marcos' current population is 44,769 with an additional Texas State University student population of approximately 26,000. The population has steadily increased as people from other parts of the state and country have been drawn to job opportunities developing in the Austin/San Antonio growth corridor. This figure does not reflect the many residents who reside in hill country subdivisions just outside the city limits.

# SITE

The land is adjacent to the Tanger Outlet Mall and the Prime Outlet Mall that are separated by a major artery, Centerpoint Road, on which the site fronts. The malls front on Interstate 35. Combined, the Prime and Tanger Outlet Malls are the third largest tourist attractions in Texas. On average there are between 25,000 and 30,000 visitors to the malls every day. A 275-room Embassy Suites Hotel was built in 2008 north of the site at the next major intersection, McCarty Lane and Interstate 35. The city built an 80,000 square foot conference center costing \$20 million in conjunction with the hotel.

# DEVELOPMENT

City water and wastewater have been brought to the site. The tract has been annexed into the city, and the platting process has been completed, with the entire tract zoned General Commercial. One detention pond is designed to service the entire 30 acres.

# ADVANTAGES

San Marcos, because of environmental and physical restraints, is encouraging development toward the southeast quadrant of the city. Several tracts in this area have no access to utilities. The site has all City utilities, excluding natural gas, good exposure, located on a major artery, and adjacent to an outlet mall hosting over 10 million visitors per year.

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# AREA HIGHLIGHTS

25,000—30,000 visitors per day to the Outlet Malls

Over 129,000 Cars Per Day on I-35 North of Site

La Quinta is Under Construction across the street. This Del Sol designed La Quinta will be the third of its kind to open and will feature 85 rooms, a full service bar, and a four bay meeting room

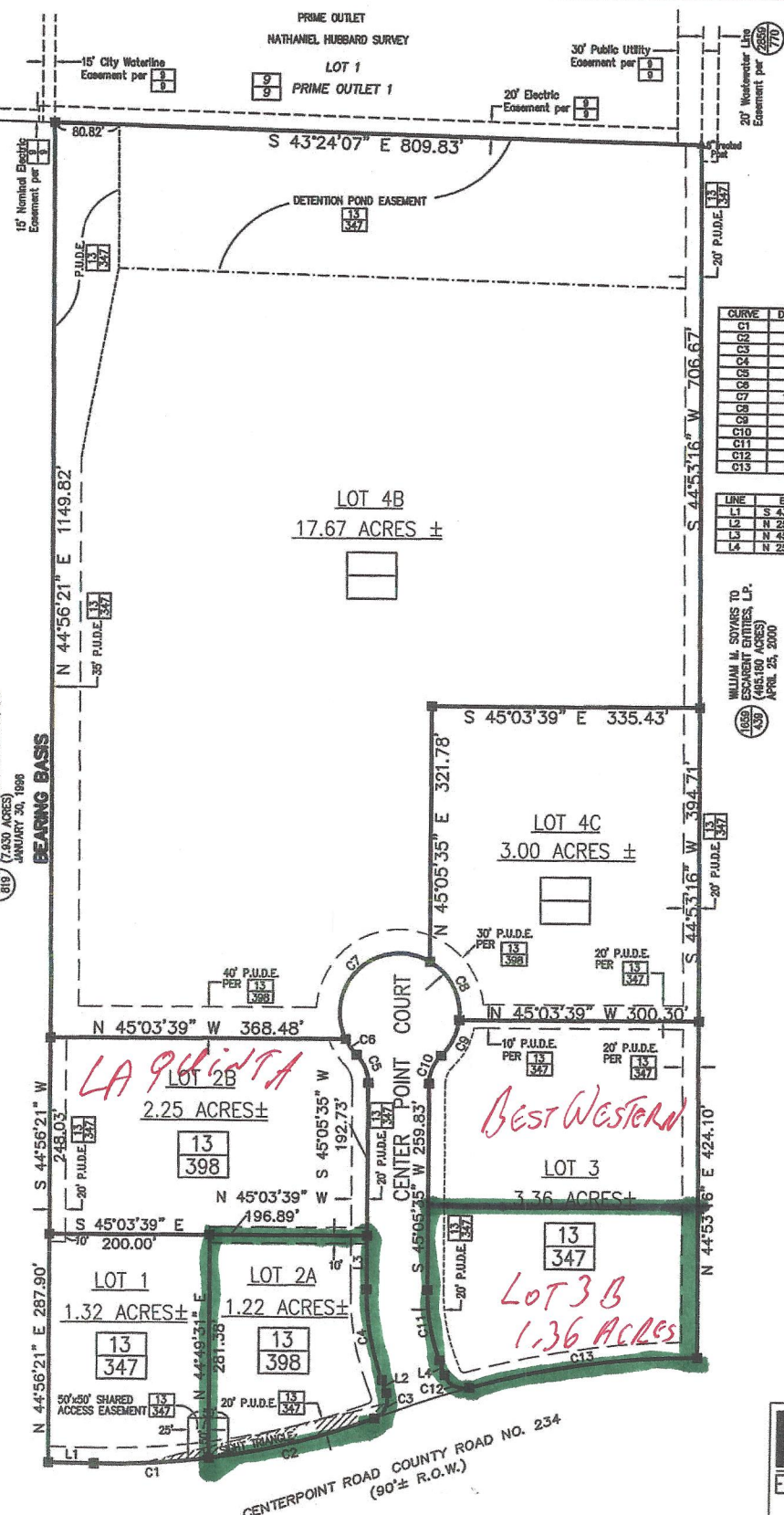
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WILLIAM M. SOYAKS, ET UX TO  
SAN MARCOS FACTORY STORES, LTD.  
(7,830 ACRES)  
JANUARY 30, 1998  
819

BEARING BASIS



ORIGINAL SCALE  
1" = 200'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	08°39'21"	950.00'	143.52'	N 48°09'39" W	143.38'
C2	12°00'48"	950.00'	198.18'	N 58°29'42" W	198.82'
C3	30°00'00"	25.00'	39.27'	S 70°11'19" W	39.39'
C4	19°54'17"	338.00'	117.42'	N 39°08'27" E	118.53'
C5	45°15'04"	50.00'	39.49'	S 22°28'03" W	38.47'
C6	18°40'41"	75.00'	24.40'	N 09°10'51" E	24.34'
C7	147°00'55"	75.00'	192.44'	S 87°58'21" E	143.83'
C8	88°48'42"	75.00'	88.15'	S 18°28'28" W	81.49'
C9	38°59'51"	75.00'	51.05'	S 72°50'44" W	50.07'
C10	45°15'04"	50.00'	39.49'	N 67°43'07" E	38.47'
C11	19°54'17"	282.00'	91.02'	N 38°08'27" E	90.86'
C12	88°01'39"	25.00'	37.54'	N 17°49'31" W	34.11'
C13	19°47'28"	1050.00'	289.30'	S 52°57'58" E	288.47'

LINE	BEARING	DISTANCE
L1	S 43°50'00" E	57.40'
L2	N 25°11'19" E	17.18'
L3	N 45°05'35" E	67.11'
L4	N 25°11'19" E	18.74'

WILLIAM M. SOYAKS TO  
ESSENTIAL ENTERPRISES, L.P.  
(8,830 ACRES)  
APRIL 28, 2000  
439

CLIENT: W.F. KARAM, INC.  
DATE: FEBRUARY 8, 2008  
OFFICE: SHAWA, PAYNE, LALICH  
CREW: SHAWA, LOZANO  
FB/PG: 608/75, 638/75  
PLAT NO. 25924-08-12P-a  
JOBS/08/25924/ALL EXHIBIT.DWG

BYRN &  
ASSOCIATES, INC.  
ENGINEERS SURVEYORS  
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CENTER POINT COURT EXHIBIT  
HAYS COUNTY, TEXAS