



502 Baylor Street • Austin, Texas 78703 • (512)467-4056 FAX (512)467-4099

RETAIL PAD SITES
STONECREEK CROSSING SHOPPING CENTER
IH-35 and McCARTY LANE
SAN MARCOS, TEXAS 78666

LOCATION: StoneCreek Crossing Shopping Center is located on the west side of Interstate Highway 35 (IH-35) at McCarty Lane in south-central San Marcos approximately three (3) miles from Downtown and Texas State University and approximately one mile from the Outlet Malls.

VISIBILITY AND ACCESS: Excellent visibility and access from IH-35 via off-ramps for the McCarty Lane exit which are located in both directions. IH-35 sees an average of 86,000 vehicles per day (2009). Additional access available via McCarty Lane and Barnes Drive, an interior roadway that transects the Shopping Center and connects to Thermon Drive one-mile to the north.

DESCRIPTION:

Lot 7, Block 2	0.970 Acres	interior lot in front of Target
Lot 2, Block 1	1.141 Acres	frontage on IH-35

StoneCreek Crossing is a 600,000 Square Foot Shopping Center anchored by Target, Academy and JC Penney. Other Tenants include Bealls, Maurices, Sally Beauty, Sonic, Panda Express, Great Clips, AT&T, Eye Masters and Popeye's. Holiday Inn Express and Homewood Suites are new to the center.

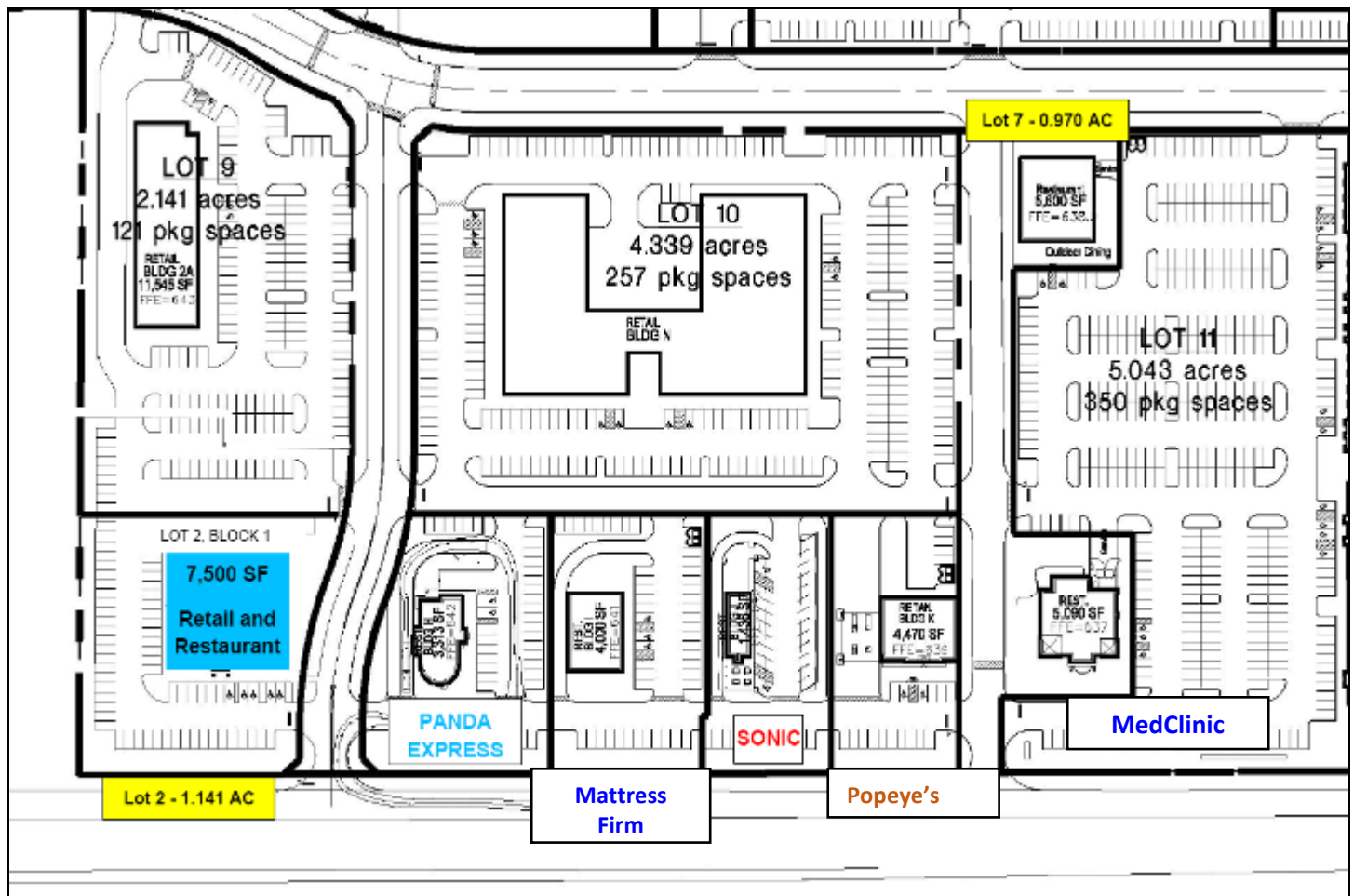
The 100,000 SF San Marcos Conference Center and 353-room Embassy Suites hotel are located across IH-35 from StoneCreek Crossing. Prime Outlet and Tanger Outlet Malls are located one mile south on IH-35 and are the third largest tourist attraction in Texas after The Alamo and San Antonio Riverwalk. San Marcos is home to approximately 50,000 residents plus 35,000 students enrolled at Texas State University.

ASKING:

Lot 7, Block 2	\$900,000.00
Lot 2, Block 1	\$1,200,000.00

CONTACT: Jimbo Cotton (512)467-4056 jimbo@matexas.com

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**Lot 2 – 1.141 AC**

Lot 7 – 0.970 AC



DEMOGRAPHICS

RADIUS	POPULATION	AVG HH INCOME	MED HH INCOME
3 Miles	25,363	\$54,599	\$40,646
5 Miles	56,667	\$50,849	\$35,236
10 Miles	81,843	\$57,102	\$41,742