

LAND FOR SALE

SAN MARCOS DEVELOPMENT LAND

16910 N State Hwy 123, San Marcos, TX 78666



SALE PRICE:	\$1,110,780
PRICE PER ACRE:	\$108,900
LOT SIZE:	10.2 Acres
ZONING:	Commercial

PROPERTY OVERVIEW

10.20 acres of flat, buildable land ready for development. Property has great access with 900 feet of frontage of State Highway 123 and 441 feet of frontage on Lovelady Lane. Located in a high traffic area between San Marcos and Seguin.

PROPERTY FEATURES

- Flat, Buildable Land
- High Visibility
- High Traffic Counts
- 900 Feet of Highway Frontage
- Owner Financing Available
- Light Industrial or Logistic Site

KW COMMERCIAL
900 Quest Parkway
Cedar Park, TX 78613

JERRY SEAY
Managing Director - Commercial Real Estate
512.917.8558
jerryseay@me.com
TX #0517166

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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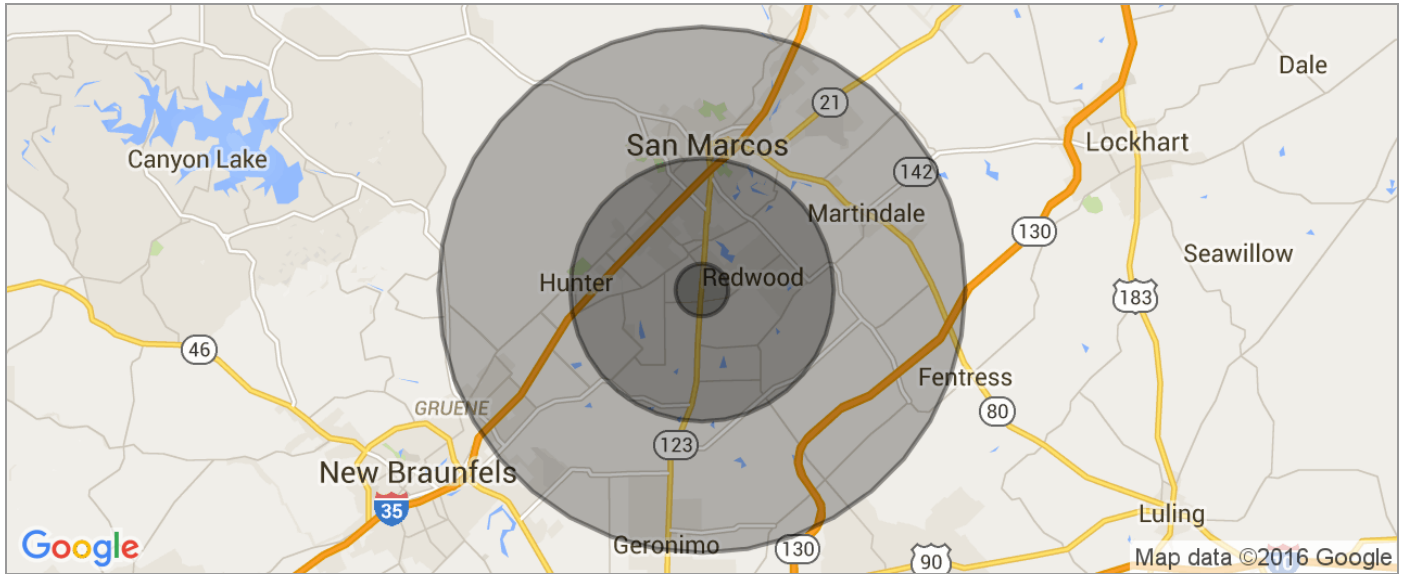
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	721	19,240	68,625
MEDIAN AGE	31.3	30.9	29.3
MEDIAN AGE (MALE)	31.0	29.9	29.1
MEDIAN AGE (FEMALE)	33.4	33.1	29.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	237	7,024	23,625
# OF PERSONS PER HH	3.0	2.7	2.9
AVERAGE HH INCOME	\$50,187	\$46,835	\$50,102
AVERAGE HOUSE VALUE		\$201,635	\$193,040
RACE	1 MILE	5 MILES	10 MILES
% WHITE	60.1%	60.5%	70.3%
% BLACK	3.5%	3.8%	5.0%
% ASIAN	0.6%	0.6%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.7%	0.7%	0.5%
% OTHER	33.0%	33.0%	21.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	64.9%	61.2%	41.2%

* Demographic data derived from 2010 US Census

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