

# ***For Lease Office Building***

***Skout<sup>x</sup>***

**301 N C M Allen Pkwy  
San Marcos, TX 78666  
11,040 SF [HAYS CAD]  
Zoning: CD-5D**

**Roland Galang  
Broker, LEED AP  
512 791.1584  
[Roland@SkoutAustin.com](mailto:Roland@SkoutAustin.com)**

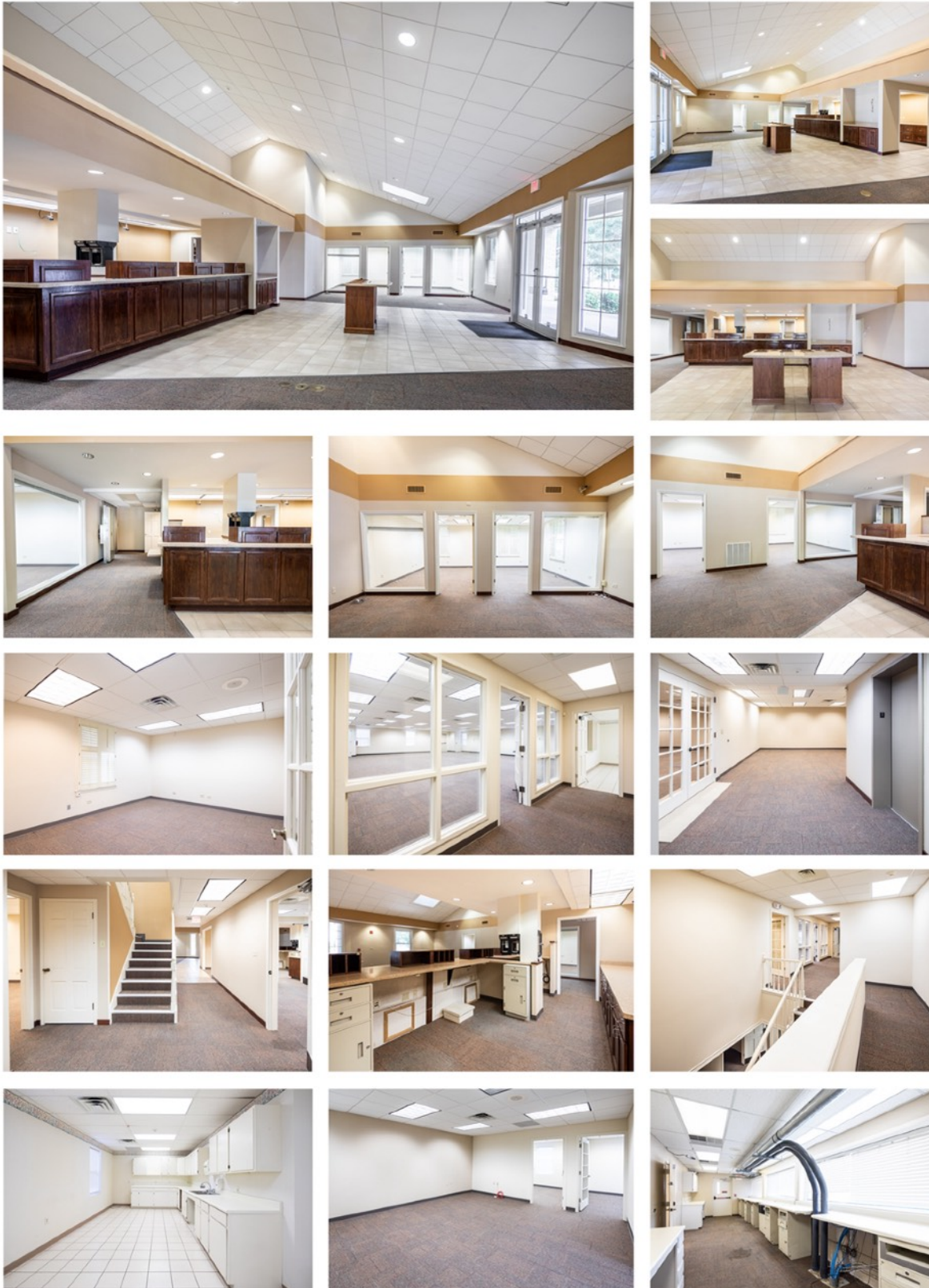


**301 C M Allen Parkway is a 11,000 SF office building located in Downtown San Marcos, adjacent to the Texas State University campus. Currently occupied by a local law firm and the prior home of Broadway Bank, the two-story building is situated on a 1.24-acre site, with up to 80 onsite parking spaces. Conveniently located within walking distance to the newly renovated pathway - link to the San Marcos Riverfront Parks System and Civic District (Activity Center, Public Library & City Hall).**

*All information contained herein is deemed reliable but not guaranteed.*



## 301 N C M Allen Pkwy - Office Building



## 301 N C M Allen Pkwy - Overview



### 301 N C M Allen Pkwy

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San Marcos, TX 78666



### Space

TYPE: Office Building / Service Retail

LOT: ~1.24 acres [HAYS CAD]

BUILDING: 11,082 SF [HAYS CAD]

PARKING: up to 80 onsite spaces

ZONING: CD-5D

**Lease Rate: Call to Inquire**

### Building

- Frontage on four streets
- Marquee & monument signage
- Two levels
  - Level 1 (Unit 100)
    - ~customer-focused front lobby
    - ~private offices
    - ~option for floor plan conversion
  - Level 2 (Unit 200)
    - ~break room & storage
    - ~open flex spaces / conference areas
- Interior & Exterior Stairs & Elevator
- Single or Multi-Tenant

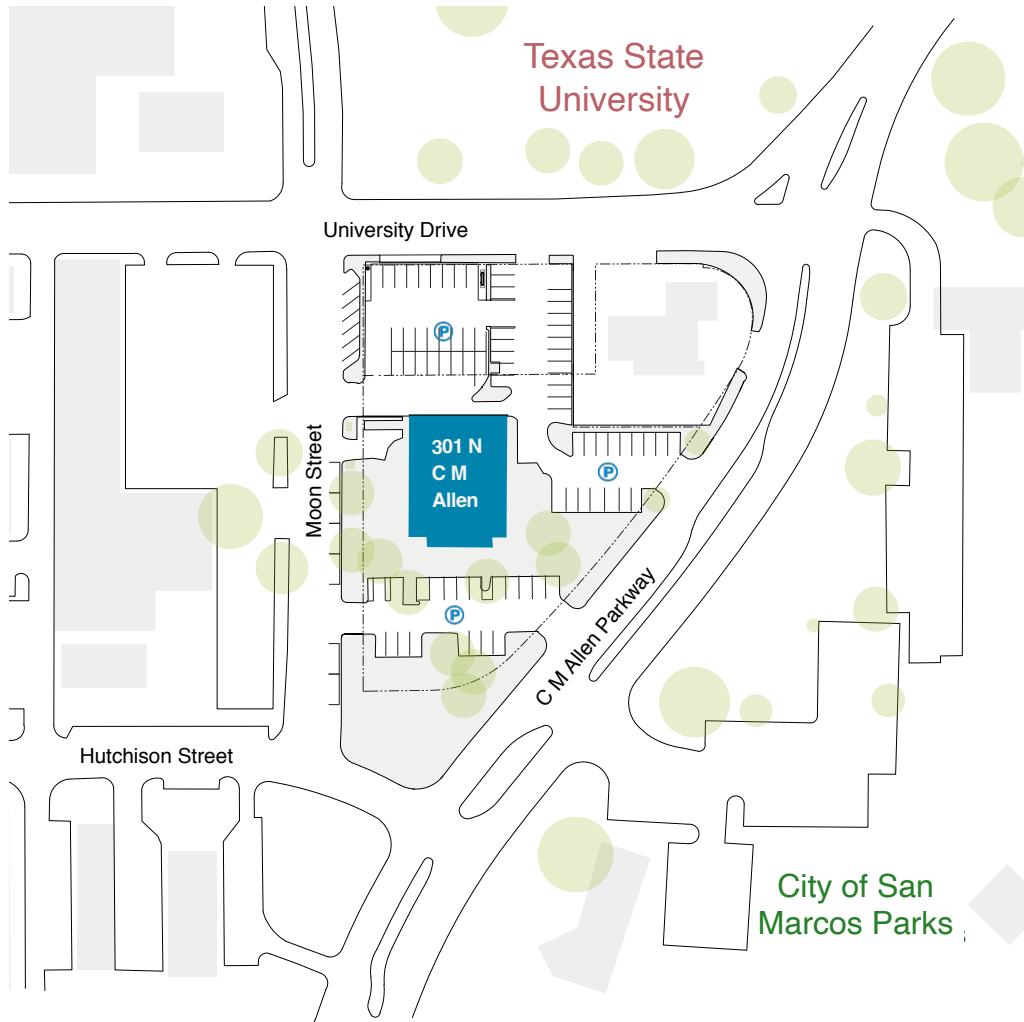
### Location

- Intersection of C M Allen Parkway & University Drive
- Across from Texas State University - Theatre Center & Performing Arts Center, Sewell Park
- Walking distance to the newly renovated pathway link to San Marcos Riverfront Parks System & Civic District

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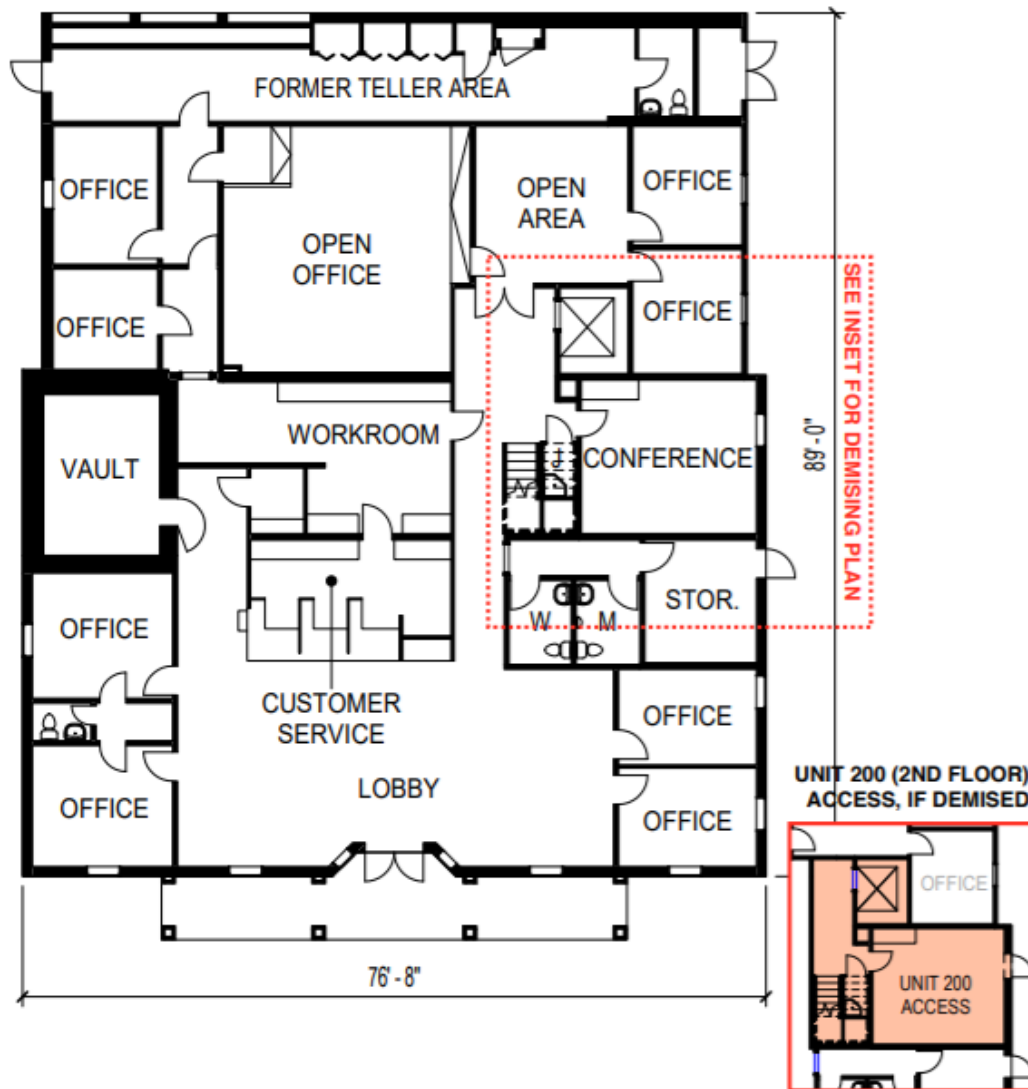
## 301 N C M Allen Pkwy - Site Map



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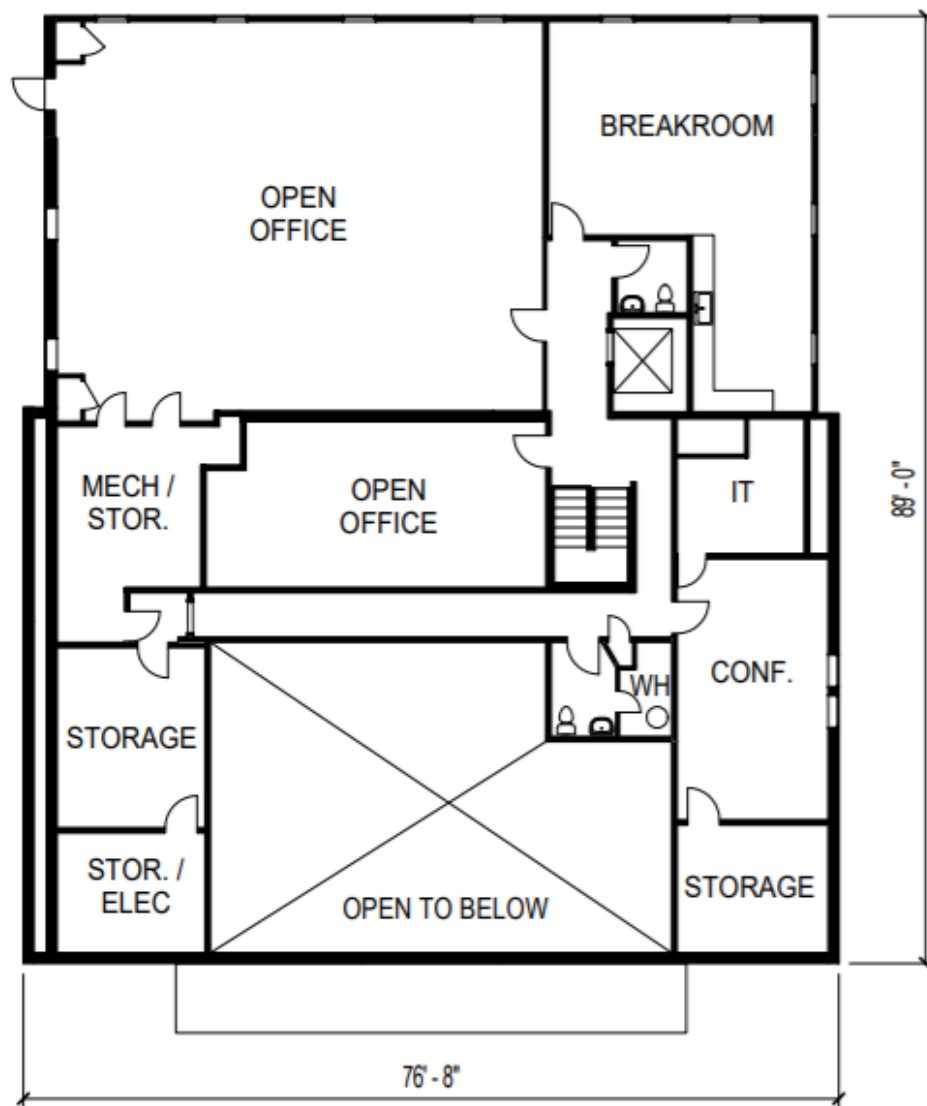


## 301 N C M Allen Pkwy - Floor Plan Level 1



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## 301 N C M Allen Pkwy - Floor Plan Level 2



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## 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 counter-offer 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Skout Real Estate</b>	<b>9004805</b>	<b>foundit@skoutaustin.com</b>	<b>512 595.3588</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Roland Galang</b>	<b>505715</b>	<b>roland@skoutaustin.com</b>	<b>512 791.1584</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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