Ground LeaseDevelopment Opportunity

Corner of N C M Allen Pkwy & University Dr San Marcos, TX 78666
1.552 Acres [HAYS CAD]

Skout ^{*}

Roland Galang Broker, LEED AP 512 791.1584 Roland@SkoutAustin.com





SM Block 21 is an estimated 1.5-acre corner lot located at the corner of University Drive and N C M Allen Pkwy in Downtown San Marcos, adjacent to the Texas State University campus. Conveniently situated 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).

*Multi-family Concept Renderings by Mark Hart Architecture
All information contained herein is deemed reliable but not guaranteed.

SM Block 21 - Overview



SM Block 21

Corner of N C M Allen Pkwy & University Dr San Marcos, TX 78666



Lot

TYPE: Ground Lease

LOT: ~1.552 acres [HAYS CAD]

ZONING: CD-5D

PROPOSED USE: Multi-family [See Exhibit]



Scan to Download "Concept Site-Plan & Yield Study"

Ground Lease Rate: Call to Inquire

Site

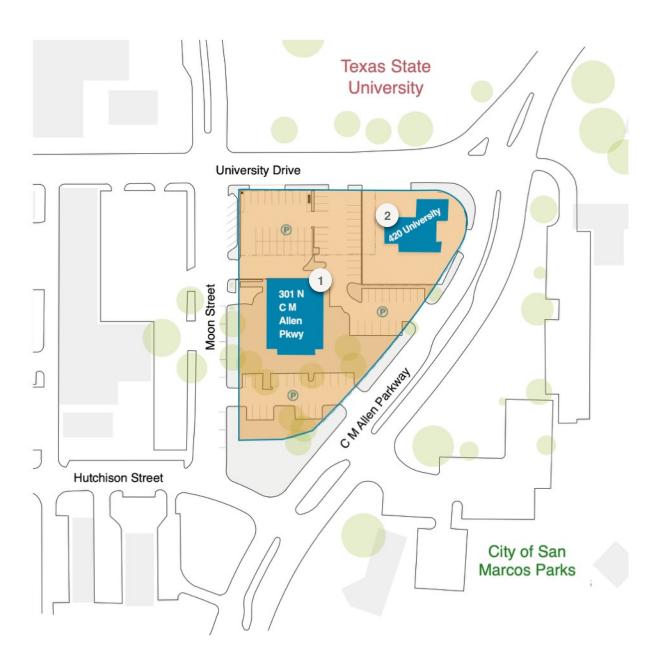
- Two existing buildings on site: BUILDING 1: 11,082 SF [HAYS CAD] BUILDING 2: 2,036 SF [HAYS CAD]
- Parking: ~80+ onsite spaces

Location

- Corner lot w/ frontage on four streets 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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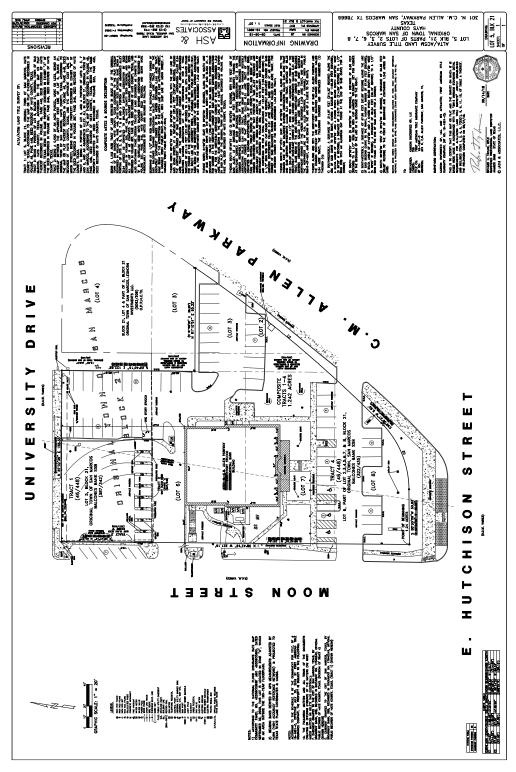




All information contained herein is deemed reliable but not guaranteed. Maps are not drawn to scale. For reference only.

SM Block 21 - Survey





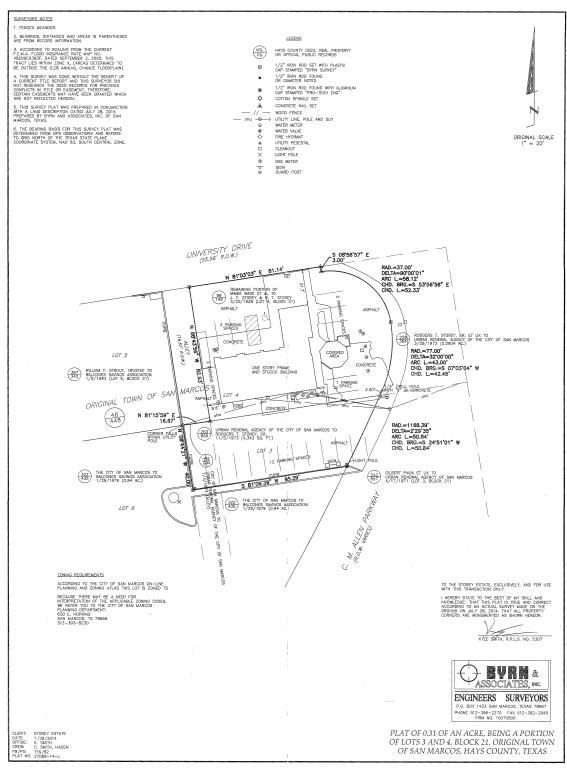


Scan to View & Download Full Survey

All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. For reference only.

SM Block 21 - Survey







Scan to View & Download Full Survey

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SM Block 21 Exhibit - "Site-Plan Concept & Yield Study"



Concept Site-Plan and Yield Study

Project Name:

CM Aller

Project Address:

CM Allen, San Marcos, Texas

Client:

SM Block 21 LLC

Date:

26-Sen-21

Project Phase:

Concept





| UNIT TYPE | AREA | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | UNIT QTY | BEDS PER UNIT | TOTAL BEDS | TOTAL AREA | QTY |
|-----------|---------|---------|---------|---------|---------|---------|---------|----------|------------------|------------|------------|-------|
| S1 | 351.0 | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 1 | 6 | 2,106.0 | 6 |
| A1 | 478.0 | 3 | 3 | 5 | 5 | 5 | 5 | 26 | 1 | 26 | 12,428.0 | 60 |
| A2 | 560.0 | 1 | 5 | 7 | 7 | 7 | 7 | 34 | 1 | 34 | 19,040.0 | |
| B1 | 750.0 | 3 | 6 | 6 | 6 | 6 | 6 | 33 | 2 | 66 | 24,750.0 | 98 |
| B2 | 890.0 | 3 | 10 | 13 | 13 | 13 | 13 | 65 | 2 | 130 | 57,850.0 | |
| C1 | 1,020.0 | 2 | 2 | 3 | 3 | 3 | 3 | 16 | 3 | 48 | 16,320.0 | 16 |
| | | | | | | | | | | | | |
| TOTAL | | 13 | 27 | 35 | 35 | 35 | 35 | 180 | | 310 | 132,494.0 | 180.0 |
| TOTAL NET | AREA | 10,434 | 18,914 | 24,580 | 24,580 | 24,580 | 24,580 | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | _ | _ | | | | | | | |
| COMMERCIA | AL | 8,379 | | 1 | | | | | 1 | | | 25 |
| | | | | | | | | | | | | |
| AMENITY | | 6,486 | | | | | | | | | | |

| | | IN G IREE |) |
|-----|-----|--------------|---|
| 6.3 | | | |
| 27 | .3 | | |
| 35 | .7 | | |
| 69 | .3 | | |
| 13 | 6.5 | | |
| 50 | 4 | | |
| | | | |
| 32 | 5.5 | | |

350.7

Area Tabulations

3 Project Address: 301 NCM Allen Parkway

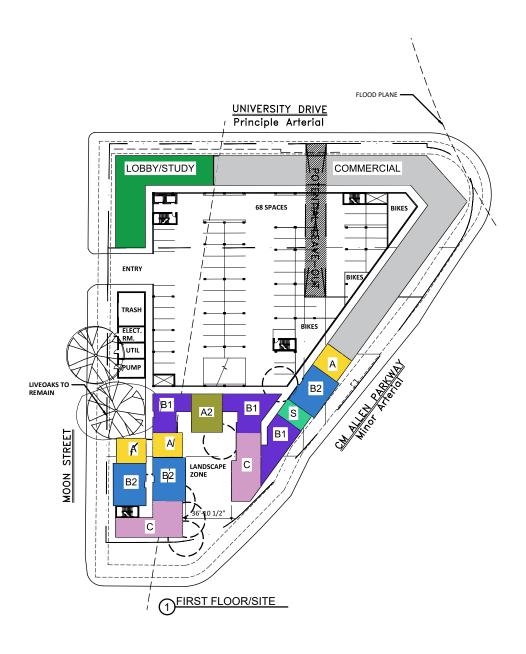
Client Name: SM Block 21 LLC Date: 26-Sep-21

Project Phase: Concept









Concept First Floor Plan

4 Project Address: Client Name: Date: Project Phase: Concept SM Block 21 LLC 26-Sep-21 Concept





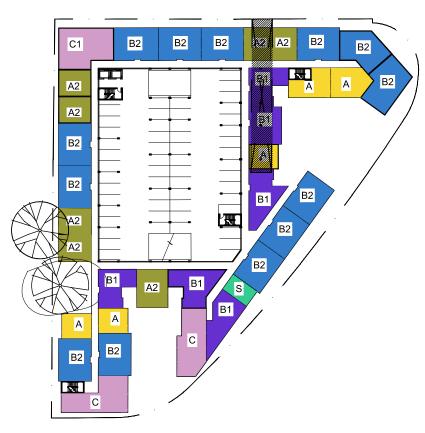


Concept Second Floor Plan

5 | Project Address: | Client Name: | Date: | Project Phase: | Concept | Con







THIRD TO SIXTH FLOOR

Concept Third Floor Plan

6 | Project Address: | Client Name: | Date: | Project Phase: | Concept | Con







North View



East View

Concept Renderings

7 Project Address: 301 NCM Allen Parkway Client Name: SM Block 21 LLC Date: **26-Sep-21** Project Phase: Concept









South View



West View

Concept Renderings

8 Project Address:
301 NCM Allen Parkway

Client Name: SM Block 21 LLC Date: **26-Sep-21** Project Phase: Concept





11-2-2015



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.

| Skout Real Estate | 9004805 | foundit@skoutaustin.com | 512 595.3588 Phone | |
|--|----------------------|-------------------------|---------------------|--|
| Licensed Broker /Broker Firm Name o Primary Assumed Business Name | License No. | Email | | |
| Roland Galang | 505715 | roland@skoutaustin.com | 512 791.1584 | |
| Designated Broker of Firm | License No. | Email | Phone | |
| N/A | | | | |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone | |
| Sales Agent/Associate's Name | License No. | Email | Phone | |
| Buyer/ | Tenant/Seller/Landlo | ord Initials Date | | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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