





306B N. Edward Gary Street

○ Address

306B N. Edward Gary St.,
San Marcos, TX 78666

○ Rental Rate

\$15.00

○ NNN

\$5.00 per square foot
per year

○ Retail Space Available

First Floor Retail
976 SF

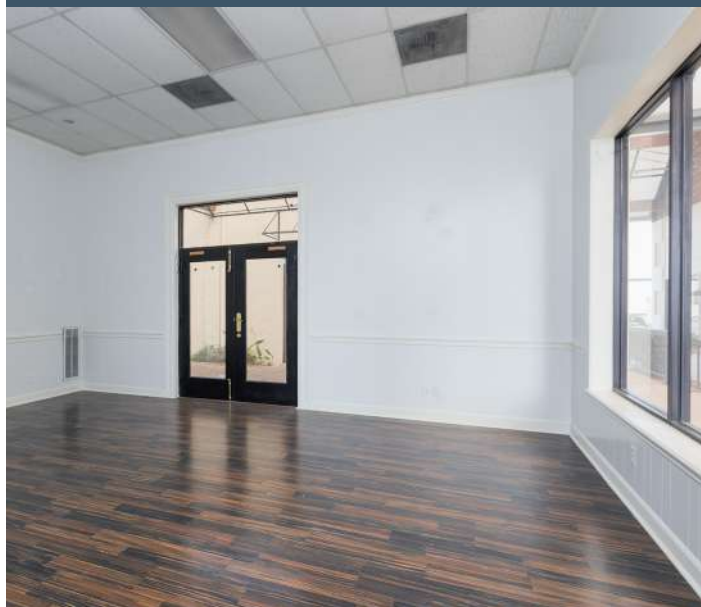
Second Floor Office
244 SF

○ Location

- Located in University Plaza at the corner of University Drive and Edward Gary Street.
- Directly across from Texas State University and its new Performing Arts Center.

○ Amenities

- Remodeled space, double entry doors
- Opens onto covered patio available for additional retail space.
- Large store front display-windows.



○ Signage

- Good signage available on building and marquee sign.

○ Parking

- Adjoining customer parking; Ample spaces available.
- Employee parking in separate, on-property lot.
- New Texas State parking garage directly across the street on University Drive.

Clint Sayers, Broker
512-472-6100

www.university-plaza.com

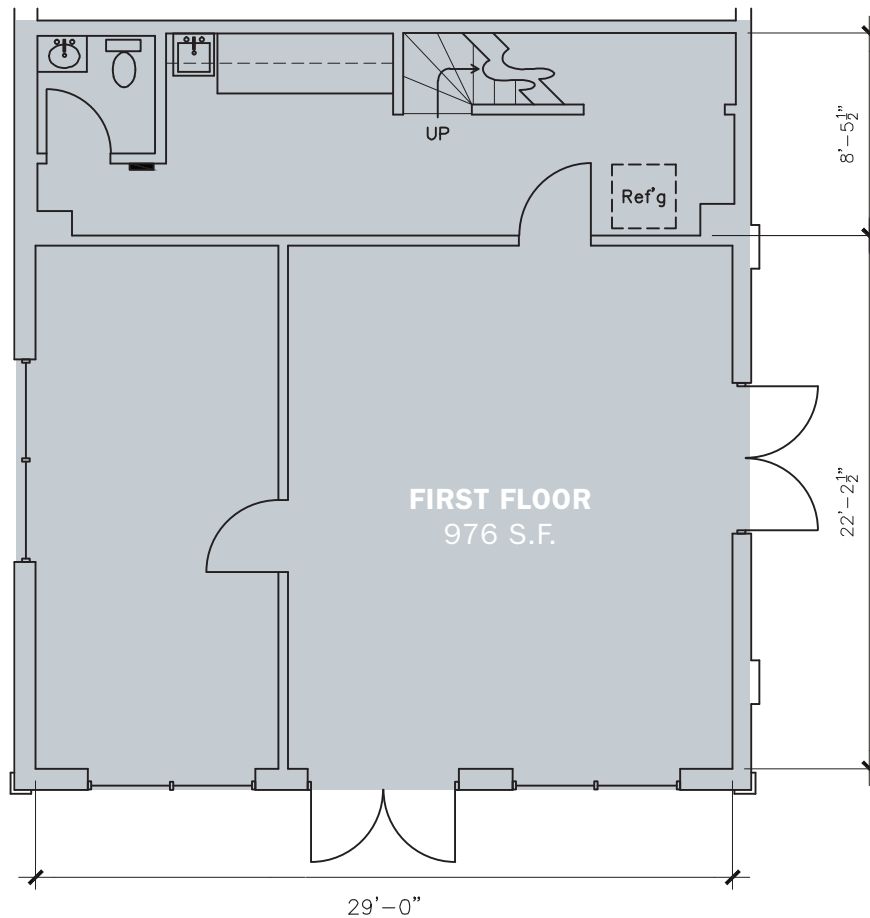
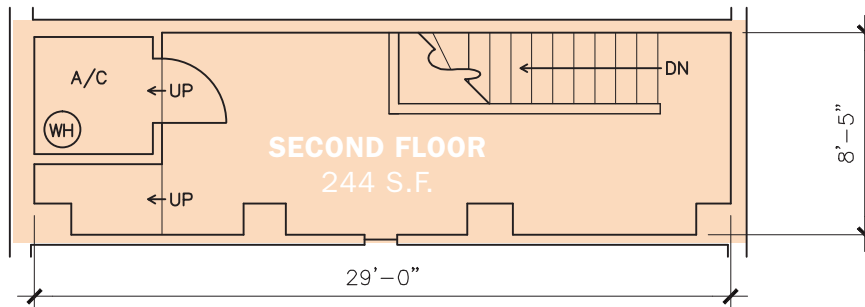
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306B N. EDWARD GARY STREET SAN MARCOS, TX

1,220 S.F.



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306C N. Edward Gary Street

Address

306C N. Edward Gary St.,
San Marcos, TX 78666

Rental Rate

\$16.00

NNN

\$5.00 per square foot
per year

Retail Space Available

First Floor Retail
1,949 SF

Second Level
332 SF

Location

- Located in University Plaza at the corner of University Drive and Edward Gary Street.
- Directly across from Texas State University and its new Performing Arts Center.

Amenities

- Large open space with loft.
- Store front opens onto covered patio available for additional retail space.
- Large store front display-windows.



Signage

- Good signage available along building and on marquee sign.

Parking

- Adjoining customer parking; Ample spaces available.
- Employee parking in separate, on-property lot.
- New Texas State parking garage directly across the street on University Drive.

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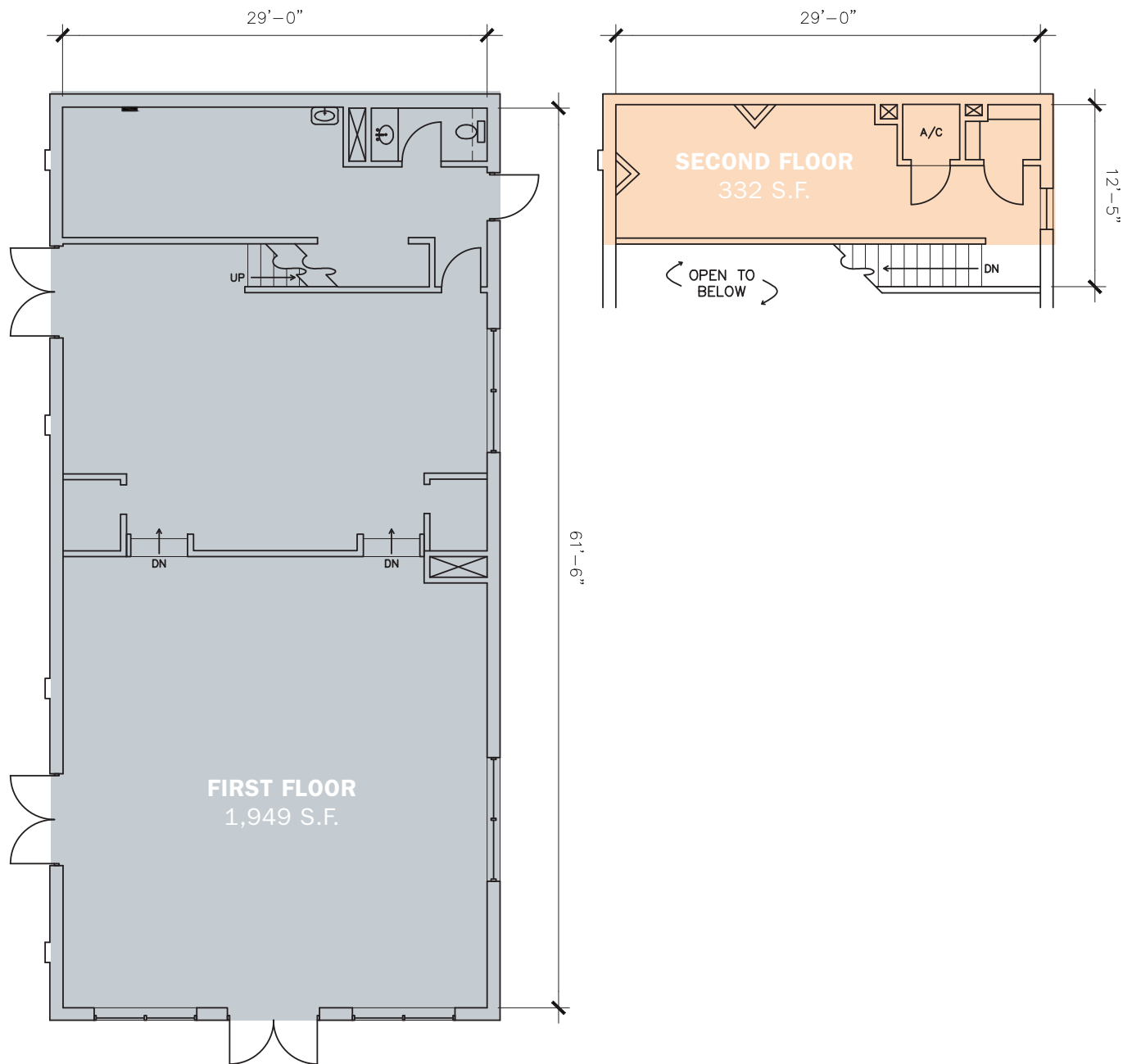
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**306C N. EDWARD GARY SREET
SAN MARCOS, TX**

2,281 S.F.



Clint Sayers, Broker
512-472-6100

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316D N. Edward Gary Street

○ Address

316D N. Edward Gary St.,
San Marcos, TX 78666

○ Rental Rate

\$16.00

○ NNN

\$5.00 per square foot
per year

○ Retail Space Available

First Floor Retail
978 SF

Second Level
401 SF

○ Total Leasable Area: 1379 SF

○ Location

- Located in University Plaza at the corner of University Drive and Edward Gary Street.
- Directly across from Texas State University and its new Performing Arts Center.

○ Amenities

- Remodeled space with loft.
- Opens onto covered patio available for additional retail space.
- Large store front display-windows.
- Entrance across from Which Wich



○ Signage

- Good signage available along building and on marquee sign.

○ Parking

- Adjoining customer parking; Ample spaces available.
- Employee parking in separate, on-property lot.
- New Texas State parking garage directly across the street on University Drive.

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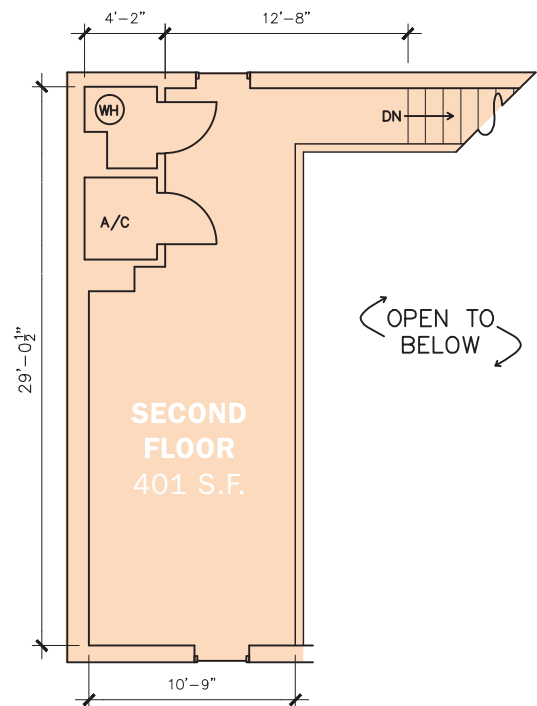
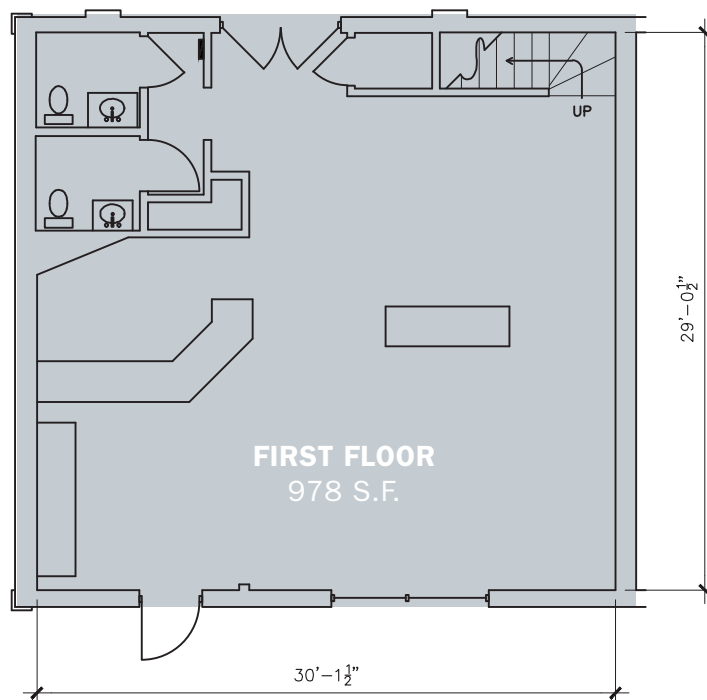
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**316D N. EDWARD GARY SREET
SAN MARCOS, TX**

1,379 S.F.



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Highly walkable location, surrounded by student housing and campus life, close to downtown and area businesses.

Current Tenants

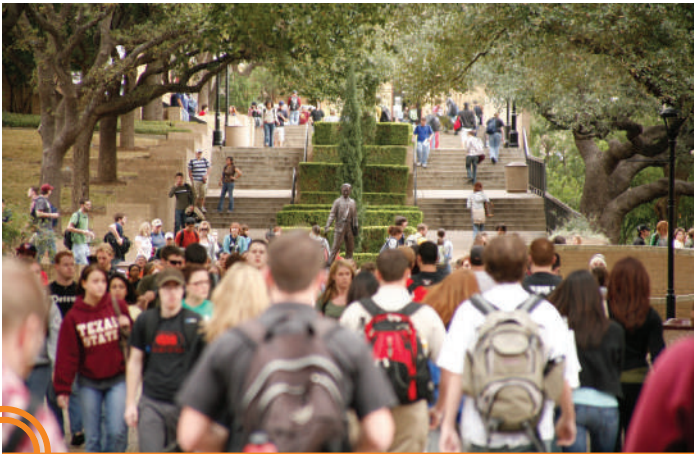
- Which Wich
- Darque Tan
- Shine On Yoga
- Juice Monkey
- Deluxe Nail and Spa

Nearby Businesses

- The Local - a new 306-bed student housing development
- FedEx Office Print & Ship Center
- Broadway Bank
- Sherwin-Williams Paint Store



Site offers great signage and brand visibility; tons of parking; and access to the right clientele.



- Texas State University had a record-setting enrollment of 38,808 students this past fall, and currently has the most diverse student body in its history.

- The median age in San Marcos is 24. They all need places to eat, sleep and shop.



- The total daytime population in San Marcos is 63,563 people - That's a lot of potential shoppers.

- For three years in a row, San Marcos, Texas has been the nation's fastest growing city.





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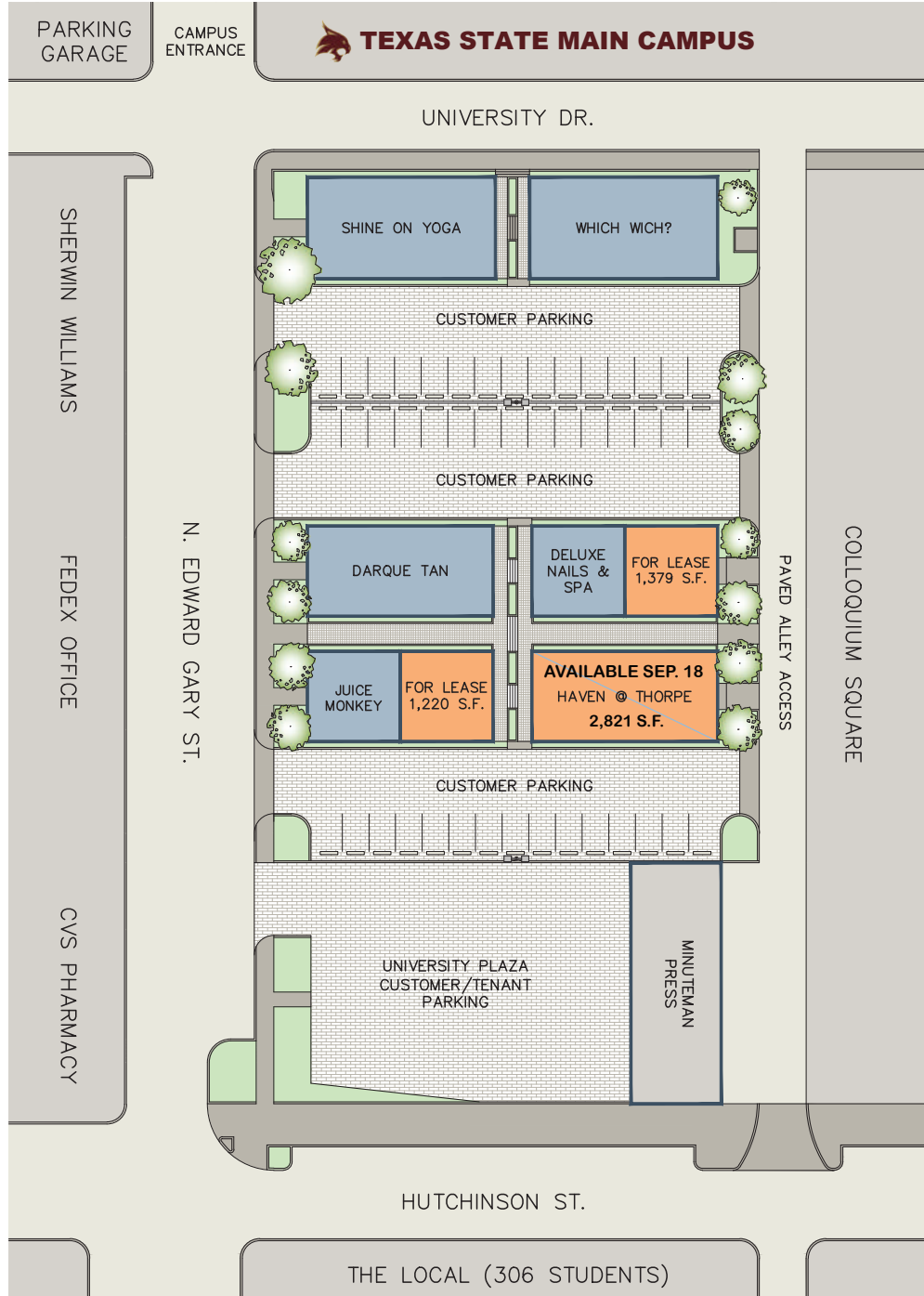
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SITE PLAN



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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 interest 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 say 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

Sayers Real Estate Advisors	448879	clint@sayersadvisors.com	512-472-6100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clint Sayers	170423	clint@sayersadvisors.com	512-472-6100
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Clint Sayers	170423	clint@sayersadvisors.com	512-472-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date