



# FOR SALE SAN MARCOS PAD SITE

1 CRYSTAL RIVER PARKWAY • SAN MARCOS, TX 78666



## Tract

2.28 Acres

## Price

\$525,000

## Zoning

NC (Neighborhood Commercial)

## Utilities

Water and wastewater available

## Property Highlights

- Visible corner lot
- Located in a fast-growing area in San Marcos near schools and subdivisions
- Located just one mile from IH-35, across the highway from Texas State University and the San Marcos Premium Outlets

## 2020 Demographics

1-MILE	3-MILE	5-MILE
<b>Population</b>		
<b>4,663</b>	<b>43,976</b>	<b>69,928</b>
<b>Average HH Income</b>		
<b>\$54,711</b>	<b>\$53,704</b>	<b>\$53,925</b>
<b>Households</b>		
<b>2,135</b>	<b>16,252</b>	<b>25,882</b>

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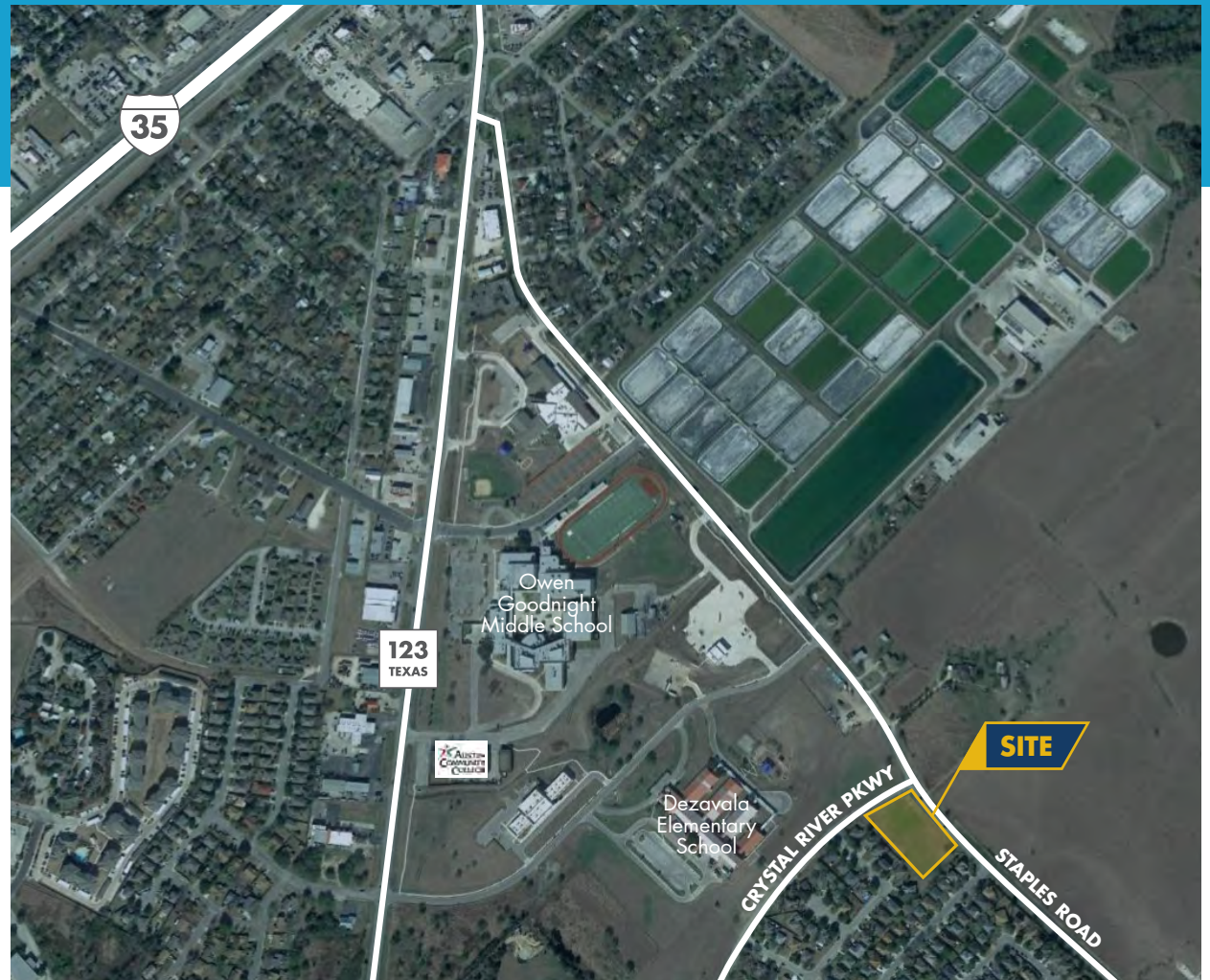
## Site Aerial

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## Nearby Amenities Aerial

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