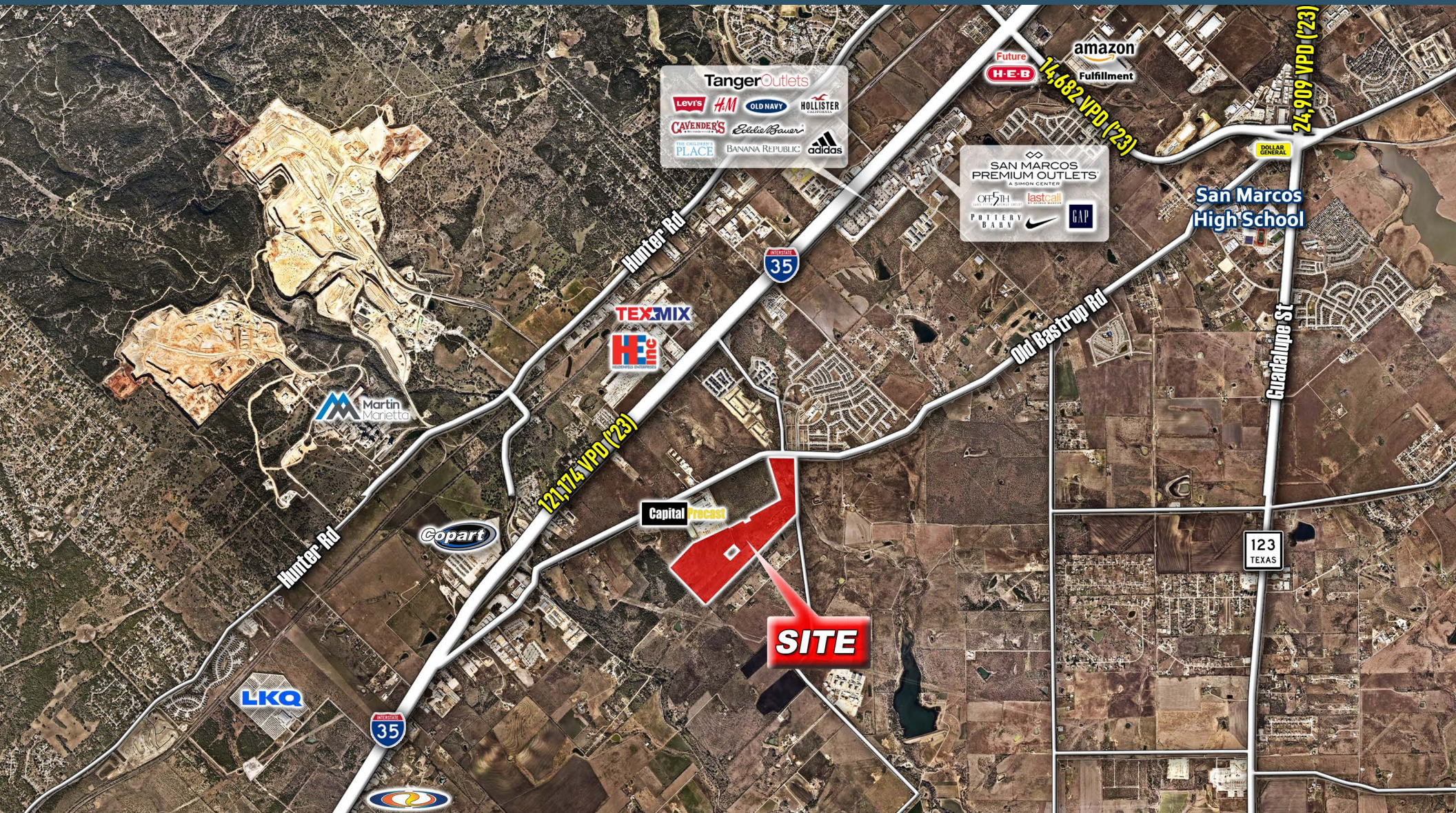


FOR SALE

138± Acres  
Francis Harris Lane Tract  
South Old Bastrop Hwy | San Marcos, Texas



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Contact For More Information:  
Clarke Nolley | (512) 919-6764 | [clarke@rclb.com](mailto:clarke@rclb.com)  
Garrett Yarbrough | (512) 924-9236 | [garrett@rclb.com](mailto:garrett@rclb.com)



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# The Offering



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The Property is 2 minutes off I-35 in highly trafficked corridor between San Antonio and Austin. It is 1 minute from a brand-new San Marcos ISD elementary school and is 5 minutes from multiple active and future development projects. With continued market competition to find prized development tracts in this area, this creates a great opportunity for any developer to get in on the action. Based on the location, the Property is ripe for immediate development of

## LOCATION & FRONTAGE

At the Southwest hard corner of South Old Bastrop Highway and Francis Harris Lane in Hays County. Approximately 880 linear feet of frontage along South Old Bastrop Highway, approximately 1,700 linear feet of frontage along Francis Harris Lane.

## JURISDICTION

The Property has been de-annexed from the San Marcos Extra Territorial Jurisdiction (ETJ) via the Property Owner's rights per Senate Bill 2038. The Property is in Hays County.

## UTILITIES

### WATER:

- o Crystal Clear SUD CCN
- o 6-inch water line along S Old Bastrop Highway

### SEWER:

- o No existing CCN
- o 12-inch force main along Francis Harris Lane (City of San Marcos)
- o Other option is to investigate on-site discharge (TCEQ permit required)

### NATURAL GAS:

- o 30-inch distribution line along S boundary (Enterprise Products)
- o Retail providers: Texas Gas Service and/or Centerpoint Energy

## SCHOOL DISTRICT

San Marcos Consolidated ISD

## ACREAGE

- Gross: ±138 acres
- Majority of the Property is currently in a 1.D.1 Wildlife Exemption
- Floodplain: there is no identified FEMA floodplain on site, however there is a wetland that is likely comprised of ±3.75 acres
- Net: Approximately 134.25 acres

## PRICING

Contact Broker

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2025 TOTAL POPULATION	8,919	29,180	156,137
2030 PROJECTED POPULATION	9,258	33,079	181,716
DAYTIME POPULATION	11,694	36,854	156,327
AVERAGE HH INCOME	\$87,418	\$100,036	\$96,881

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# Location Aerial Image

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# Access & VPD Aerial Image

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FOR SALE



**TRACE**  
Rich in History. Rooted in Texas

420 AC Mixed-Use Development  
Single Family: 1,000 Lots  
Multifamily: 731 Units / 46 AC  
Retail Community Commercial: 12.6 AC  
General Commercial/Business Park/  
Corporate Campus: 9.2 AC

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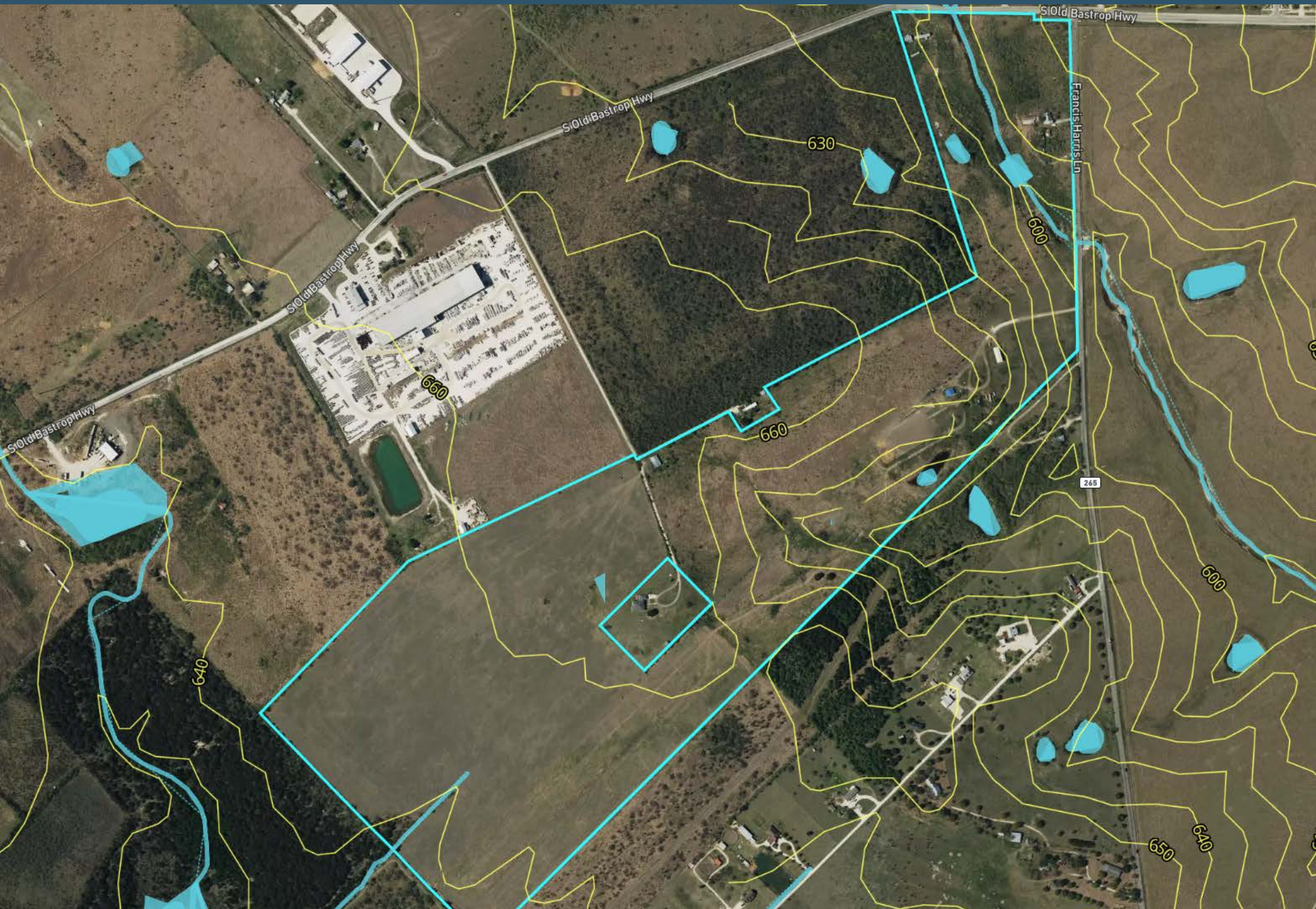


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# Topography & Floodplain

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# Projects Map

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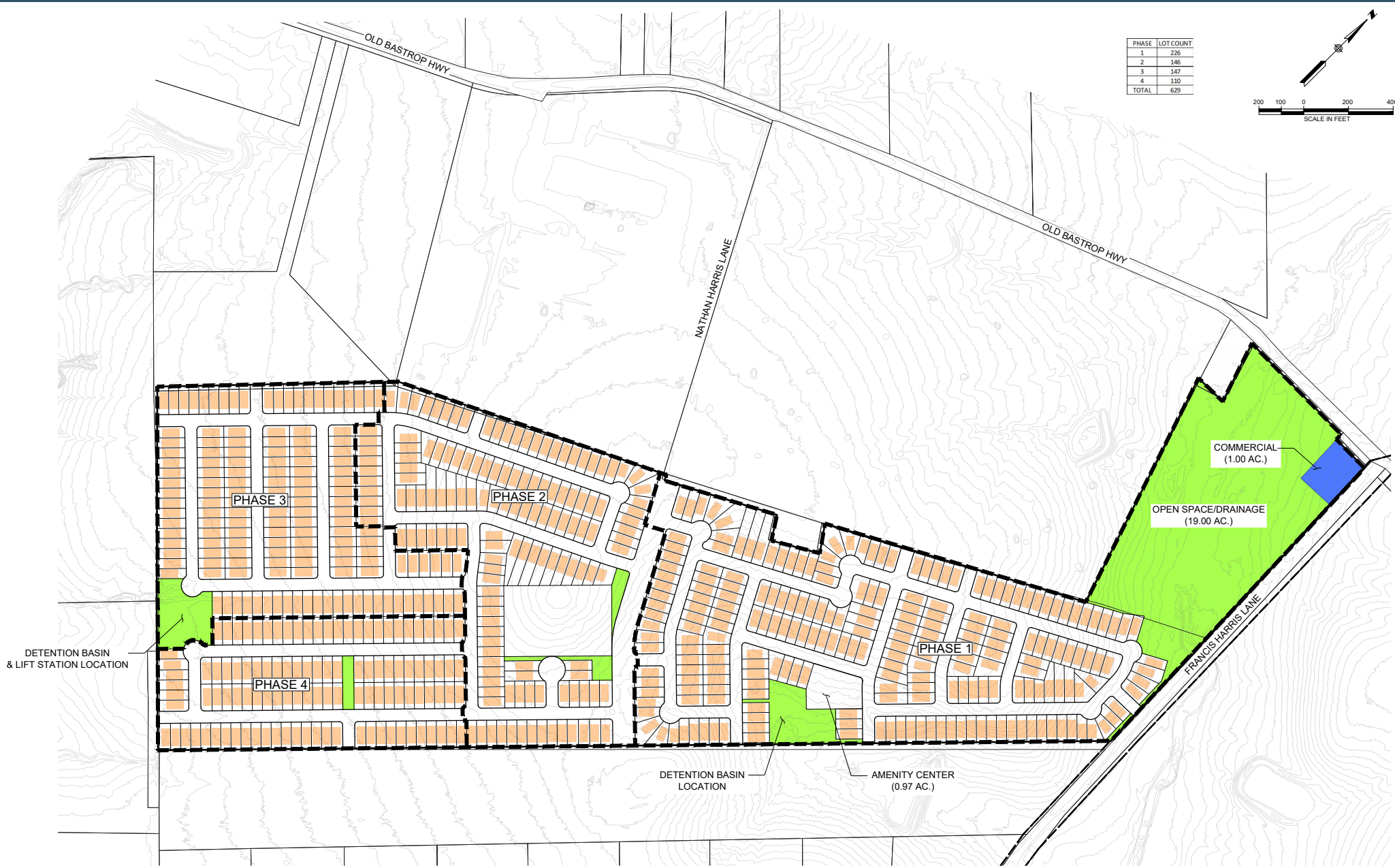


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# Lot Conceptual Plan

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### FRANCIS HARRIS LN TRACT

APPROX. 137 AC.

### EDWARDS AQUIFER ZONE EXHIBIT

MARCH 2022

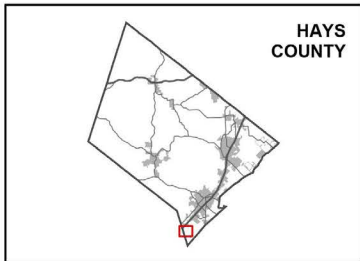
#### LEGEND

-  DISCOVERY TRACT
-  EDWARDS AQUIFER ZONE
-  COUNTY LINE

DATA SOURCE: EDWARDS AQUIFER ZONES - TEXAS  
COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)



0 500 1,000 2,000  
FEET



AERIAL PHOTOGRAPH DATE: NEARMAP 2021

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.





# Wetlands Aerial

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FOR SALE



## FRANCIS HARRIS LN TRACT

APPROX. 137 AC.

### POTENTIAL WETLANDS EXHIBIT

MARCH 2022

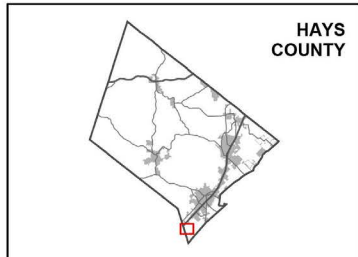
#### LEGEND

-  DISCOVERY TRACT
-  POTENTIAL WETLANDS (APPROX. 1.58 AC.)

DATA SOURCE: POTENTIAL WETLANDS - U.S. FISH & WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY (NWI), COUNTY LINE - ESRI



0 500 1,000 2,000 FEET



AERIAL PHOTOGRAPH DATE: NEARMAP 2021

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# Gas Pipeline Exhibit

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

## FRANCIS HARRIS LN TRACT

APPROX. 137 AC.

### PIPELINE AND WELL EXHIBIT

MARCH 2022

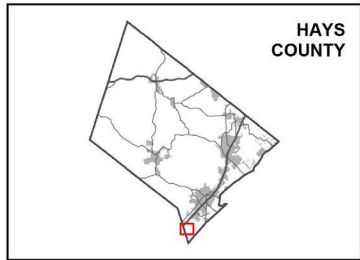
#### LEGEND

-  DISCOVERY TRACT
-  SURFACE WELL
-  ABANDONED PIPELINE
-  PIPELINE IN SERVICE

DATA SOURCE: PIPELINE AND SURFACE WELL - RAILROAD COMMISSION OF TEXAS (RRC)



0 500 1,000 2,000  
FEET



AERIAL PHOTOGRAPH DATE: NAIP 2018

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# Wet Utility Line Map

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## FRANCIS HARRIS LN TRACT






APPROX. 137 AC.

### UTILITY EXHIBIT

CITY OF SAN MARCOS ETJ

MARCH 2022

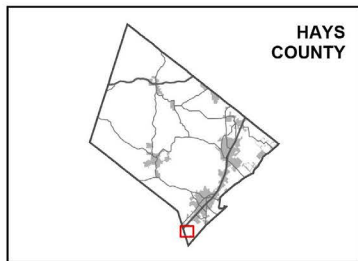
#### LEGEND

-  DISCOVERY TRACT
-  CITY AND ETJ LIMITS
-  WATER LINE
-  SANITARY FORCE MAIN
-  SANITARY LINE

DATA SOURCE: UTILITY - CITY OF SAN MARCOS, CRYSTAL CLEAR  
SUD, CITY LIMITS AND ETJ - CITY OF SAN MARCOS

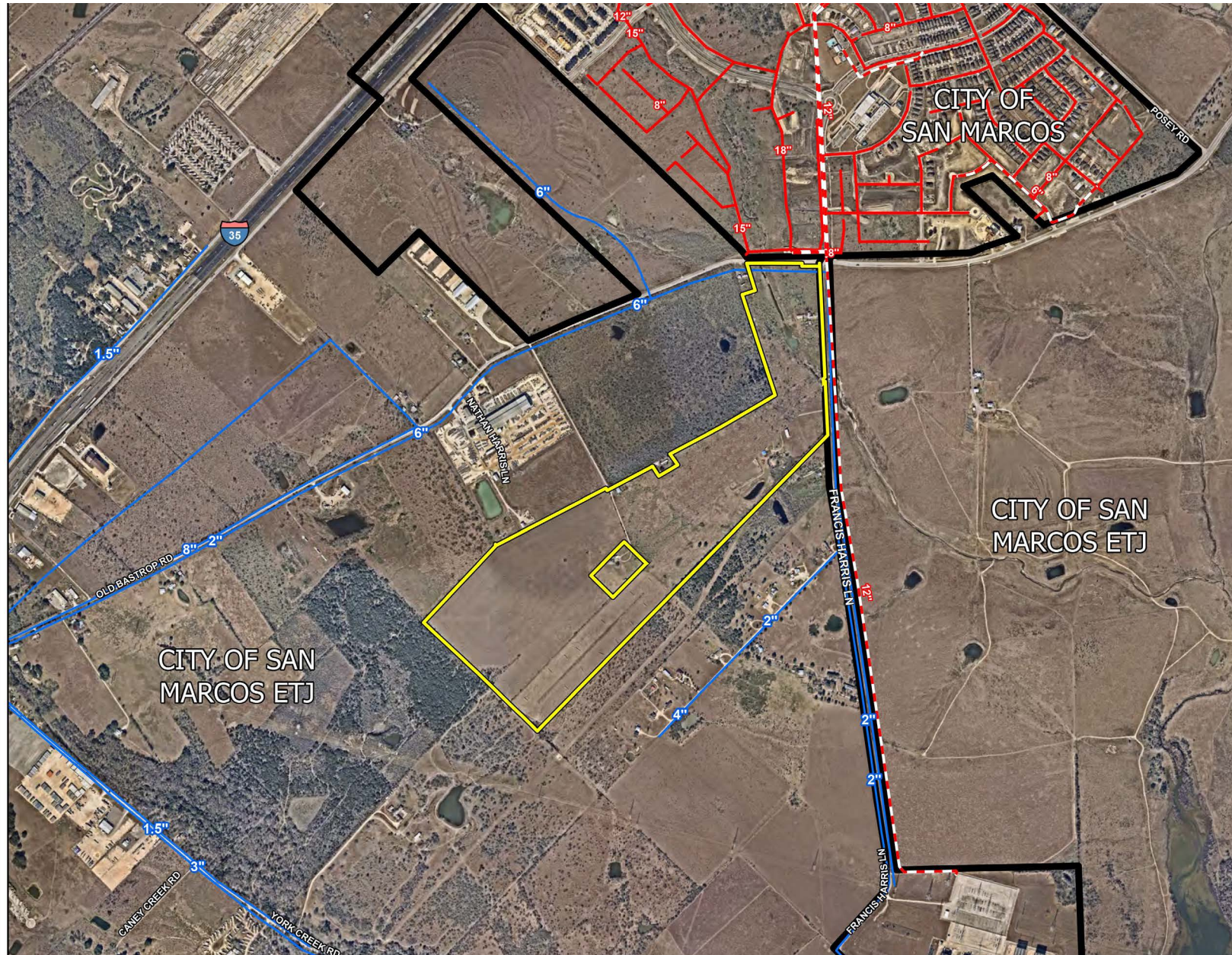


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FEET



AERIAL PHOTOGRAPH DATE: NEARMAP 2021

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# Topography

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## FRANCIS HARRIS LN TRACT

APPROX. 137 AC.

## EFFECTIVE FLOODPLAIN EXHIBIT

UPPER SAN MARCOS  
RIVER WATERSHED

MARCH 2022

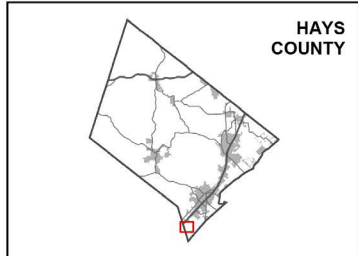
### LEGEND



DATA SOURCE: EFFECTIVE FLOODPLAIN DATA, CHANNELS, AND  
CROSS SECTIONS - FEMA, FIRM PANELS: 48209C0270F - 9/2/2005,  
CONTOURS (2FT) - TNRS, WATERSHED - TCEQ

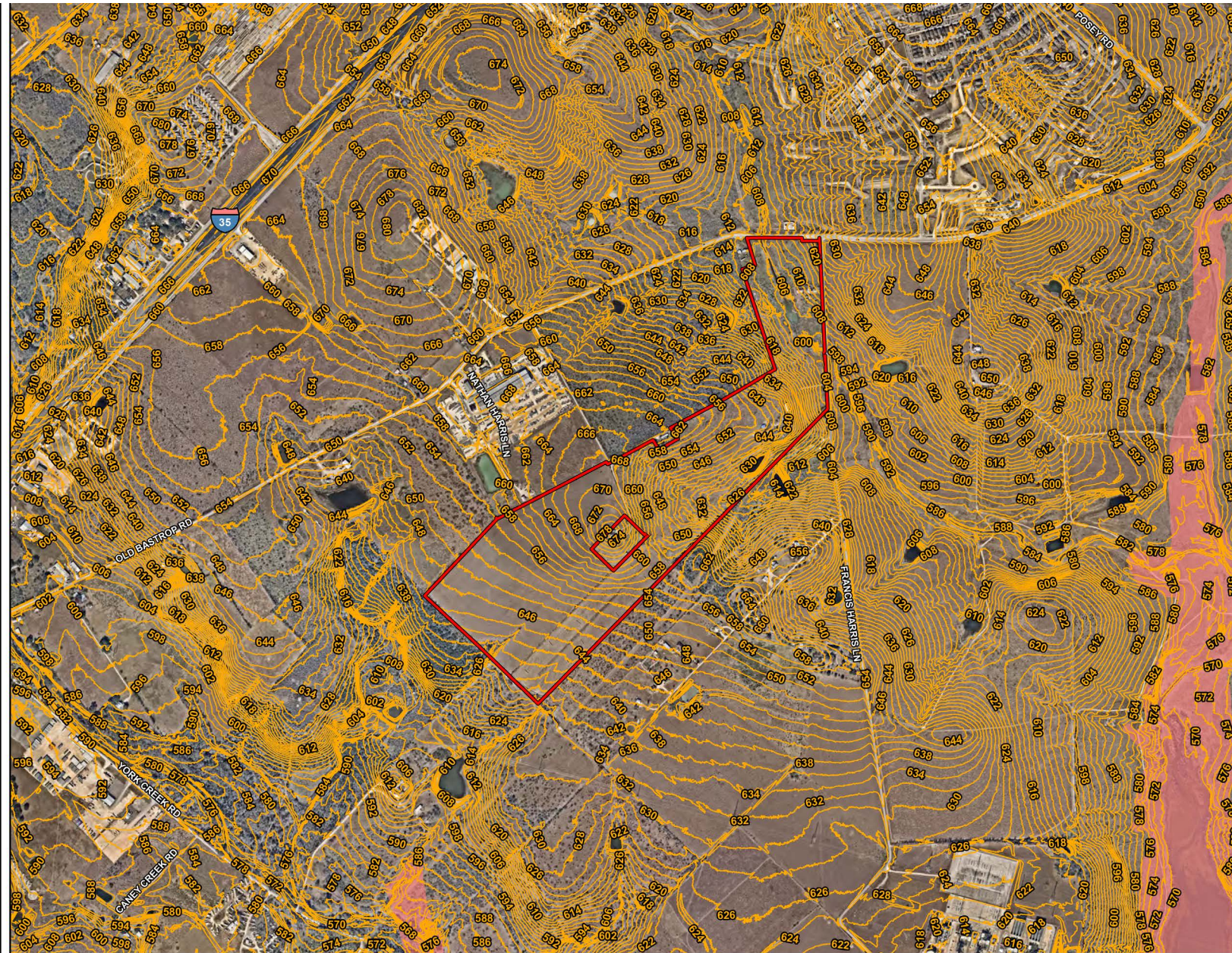


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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - 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 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.

Republic Commercial Land & Brokerage	9013147	info@rcblb.com	(512) 960-4676
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Wallace	378278	john@republicranches.com	(361) 442-1001
Designated Broker of Firm	License No.	Email	Phone
Clarke Nolley	736871	clarke@rcblb.com	(512) 919-6764
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jordan Johnson	617193	jordan@rcblb.com	(512) 775-8042
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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