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**The Palms**

3941 South IH 35,  
San Marcos, TX  
78666



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REALTY ADVISORS

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# THE PALMS SHOPPING CENTER

## Prime Lease Space Available

**New Incentives for Tenants**  
**Broker Bonus for New Tenant**

James Avery

Create A Cig  
VAPORS

CHRISTIAN GIFTS  
OUTLET

The Paris Nail



THE PALMS SHOPPING CENTER—LOCATED AT THE PREMIUM AND TANGER OUTLETS, SAN MARCOS, TEXAS



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## PROJECT DATA

### Address

3941 South IH 35  
San Marcos, TX 78666

### Legal Description

Lot 4, 1.288 Acres, Factory Shops

### Land Area

1.288 Acres

### Building Area

17,712 Square Feet

### Net Leaseable Area

17,672 Square Feet

### Year Built

2008

### Access

The site features multiple access points from IH 35. One direct Right of Way and one shared boulevard. The site features 229 feet of frontage along IH 35.

### Exposure

This project offers excellent exposure from the elevated Interstate Highway with a vehicle traffic count over 150,000 vehicles per day. The project features 71 reserved parking spaces located at the rear of the project, fronting IH 35. Ample shared parking is located at the front of the property.

### Building

Tilt wall construction with custom exterior features to include lightning, signage, and awnings.

## LEASING INFO

### Space Available

Suite 108, 6,000 Square Feet (Can be divided)

### Annual Base Rental Rate

Suite 108 - \$30.00 per square foot

### Concessions:

3 Months based rent abated with approved  
5 year lease, subject to financial review

### NNN Fees

\$9.73 Per Square Foot (2023 Estimate)

### Signage

Excellent Signage on front and rear of property

### Parking

Ample parking in the front and rear of property  
Easy access to the shopping center

### Co-tenants

James Avery  
Create-a-Cig  
Alpha Nails Spa

### Percentage Lease

None

### Lease Terms

Base Rental with  
\$0.50 rent increases annual

### Finish Out

Vinyl and Carpet Floors  
Open Retail Area  
Storage - Stock Room  
Rear Door Entrance



THE PALMS



SHOPPING



CENTER

For More Information Contact Broker



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## LOCATION INFORMATION

The Palms



THE PALMS

  
**SAN MARCOS  
PREMIUM OUTLETS**  
A SIMON CENTER

**Tanger**Outlets

San Marcos, located 45 miles north of San Antonio and 25 miles south of Austin, Texas is home to the largest outlet shopping centers in the United States. Combined, the two adjacent malls have over 1,200,000 square feet of outdoor shopping and during peak seasons, shoppers can reach numbers that effectively triple the population of San Marcos.

International travelers can qualify for a Texas Sales Tax refund by showing necessary documentation and thus generates an additional 80,000 to 100,000 visitors a day during the month of January.

The subject property is one of the few stand-a-lone shopping centers within the mall area which has direct access to all the entire project.



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San Marcos Convention & Visitor Bureau  
617 IH-35 North, San Marcos, Texas 78666  
512.393.5930 | 888.200.5620



## ACCOMMODATIONS

- 1 Americas Best Value Inn
- 2 Anna Lee's Viola Street Inn B&B
- 3 Baymont Inn
- 4 Best Budget Inn
- 5 Best Western
- 6 Comfort Suites
- 7 Country Inn & Suites
- 8 Crystal River Inn B&B
- 9 Days Inn
- 10 EconoLodge
- 11 Embassy Suites
- 12 Executive Inn
- 13 Gateway Inn
- 14 Hampton Inn & Suites
- 15 Holiday Inn Express & Suites
- 16 Howard Johnson
- 17 Knights Inn
- 18 La Quinta Inn
- 19 Motel 6
- 20 Ramada Limited
- 21 Red Roof Inn
- 22 Rodeway Inn
- 23 Summit Inn Hotel & Suites
- 24 Super 8
- 25 Travelodge

## ATTRACTIONS

- 1 Aquarena Center / Texas Rivers Center
- 2 Calaboose African-American Museum (see insert)
- 3 Centro Cultural Hispano de San Marcos
- 4 Charles S. Cock House Museum / Dr. Eli T. Merriman Cabin (see insert)
- 5 Commemorative Air Force (Museum) Fly Stearman (Bi-plane flights)
- 6 Dick's Classic Garage (Museum)
- 7 Hays County Veterans Memorial (see insert)
- 8 LBJ Museum of San Marcos (see insert)
- 9 Lions Club Tube Rental & River Taxi (see insert)
- 10 San Marcos Premium Outlets
- 11 Tanger Outlet Center
- 12 Three Dudes Winery
- 13 Wimberley Glass Works
- 14 The Wittliff Collections-TX State Alkek Library
- 15 Wonder World Park

## PUBLIC FACILITIES

- 1 Activity Center / Walker's Gallery (see insert)
- 2 Chamber of Commerce-San Marcos (see insert)
- 3 City Hall-City of San Marcos
- 4 Hays County Government Center
- 5 Library-City of San Marcos (see insert)
- 6 Recreation Center-City of San Marcos (see insert)
- 7 Transit Center-San Marcos (see insert)
- 8 United States Post Office (see insert)
- ★ Tourist Information Center/ San Marcos Convention & Visitor Bureau
- ✚ Central Texas Medical Center
- 1 Hays County Law Enforcement Center
- 2 Police Department-San Marcos
- 3 Texas Department of Public Safety

## POINTS OF INTEREST

- 1 Admissions & Visitors Center-TX State University
- 2 Baptist Academy-San Marcos
- 3 Cheatham Street Warehouse
- 4 Conference Center-City of San Marcos
- 5 Fish Hatchery-National
- 6 Fish Hatchery-State
- 7 Civic Center-Hays County
- 8 Courthouse-Hays County (see insert)
- 9 High School-San Marcos
- 10 Historic Districts (Residential)
- 11 LBJ Student Center-TX State University
- 12 Texas Music Theater
- 13 The Meeting Place (see insert)
- 14 Nature Center (see insert)
- 15 Price Senior Center

## PARKS / NATURAL AREAS

Many Natural Areas have ADA trails available

- 1 5-Mile Dam Blanco River Park
- 2 Blanco Shoals
- 3 Castle Forest Greenspace
- 4 Children's Park / Playscape (see insert)
- 5 City Park (see insert)
- 6 Crook Park
- 7 Dunbar Park
- 8 Dog Park
- 9 Iris Garden (see insert)
- 10 Lancaster Greenspace
- 11 Purgatory Creek Greenspace (upper)
- 12 Purgatory Creek Greenspace (lower)
- 13 Ringtail Ridge Greenspace
- 14 Rio Vista Park & Pool (see insert)
- 15 San Marcos Plaza Park (see insert)
- 16 Schulte Canyon Greenspace
- 17 Spring Lake Preserve
- 18 Stokes Park / Thompson's Island
- 19 Veramendi Plaza

## SPORT FACILITIES

- 1 5-Mile Dam Soccer Complex
- 2 Bobcat Stadium/Jim Wacker Field-TX State University
- 3 Gary Sports Complex
- 4 Quail Creek Golf Course
- 5 Ramon Lucio Park (see insert)
- 6 Rio Vista Tennis Complex (see insert)
- 7 Skate Park
- 8 Strahan Coliseum-TX State University
- 9 Texas State Golf Course



Airport

Nature Trail

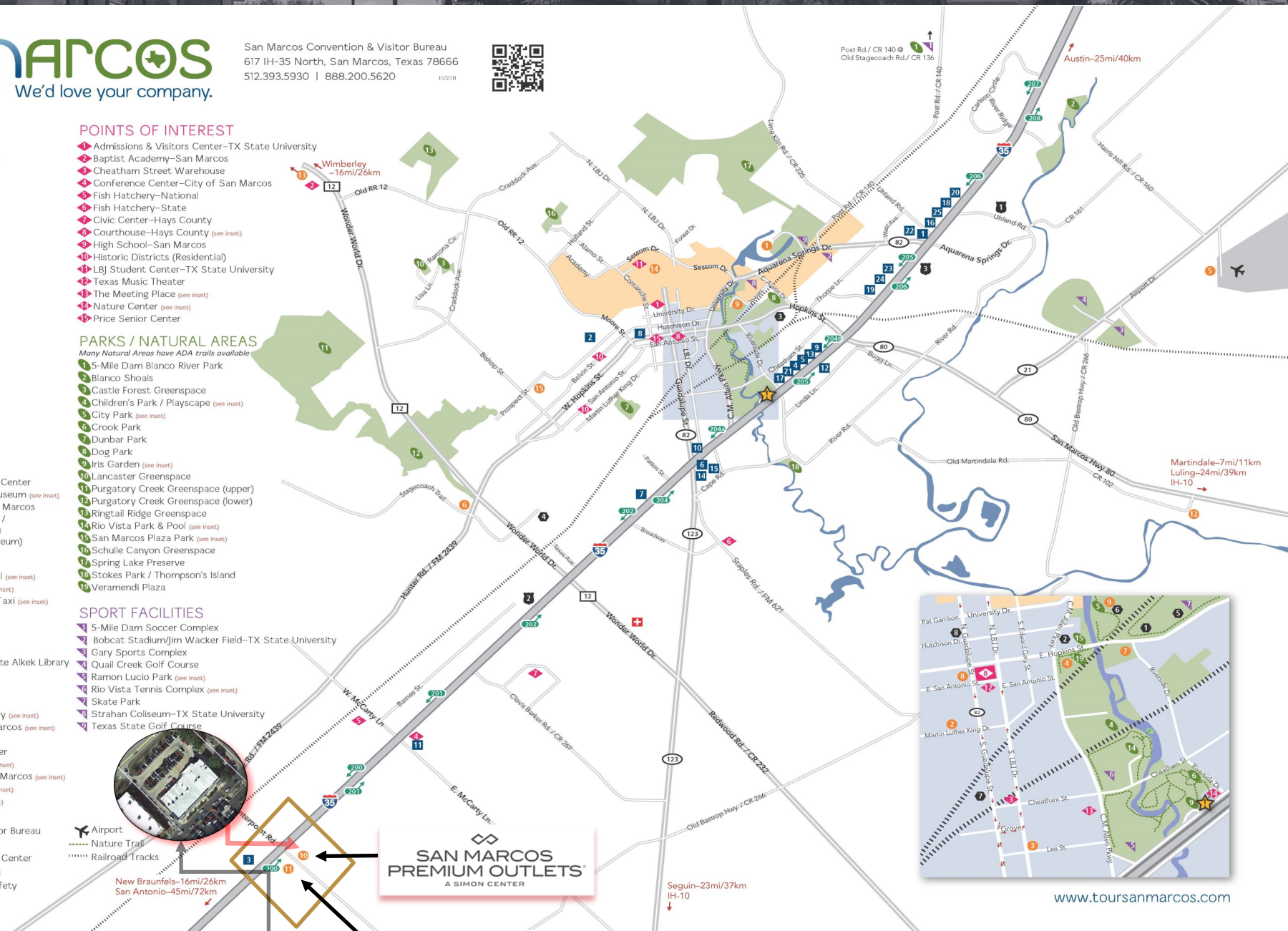
Railroad Tracks

New Braunfels-16mi/26km  
San Antonio-45mi/72km

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TangerOutlets



www.toursanmarcos.com



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## THE PALMS - PROJECT PHOTOS





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## SUITE 108—INTERIOR PHOTOS





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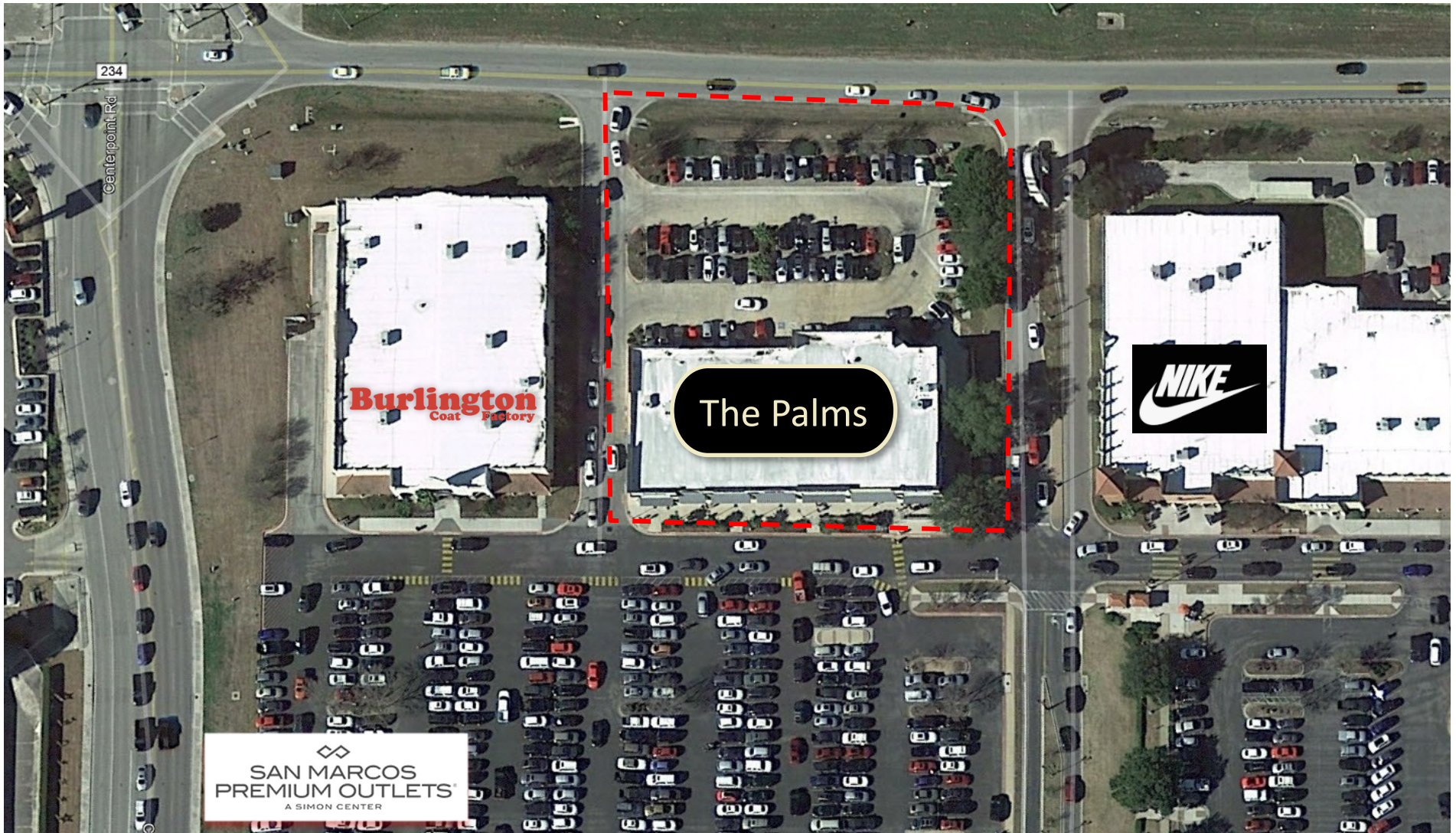


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## THE PALMS - Site Plan



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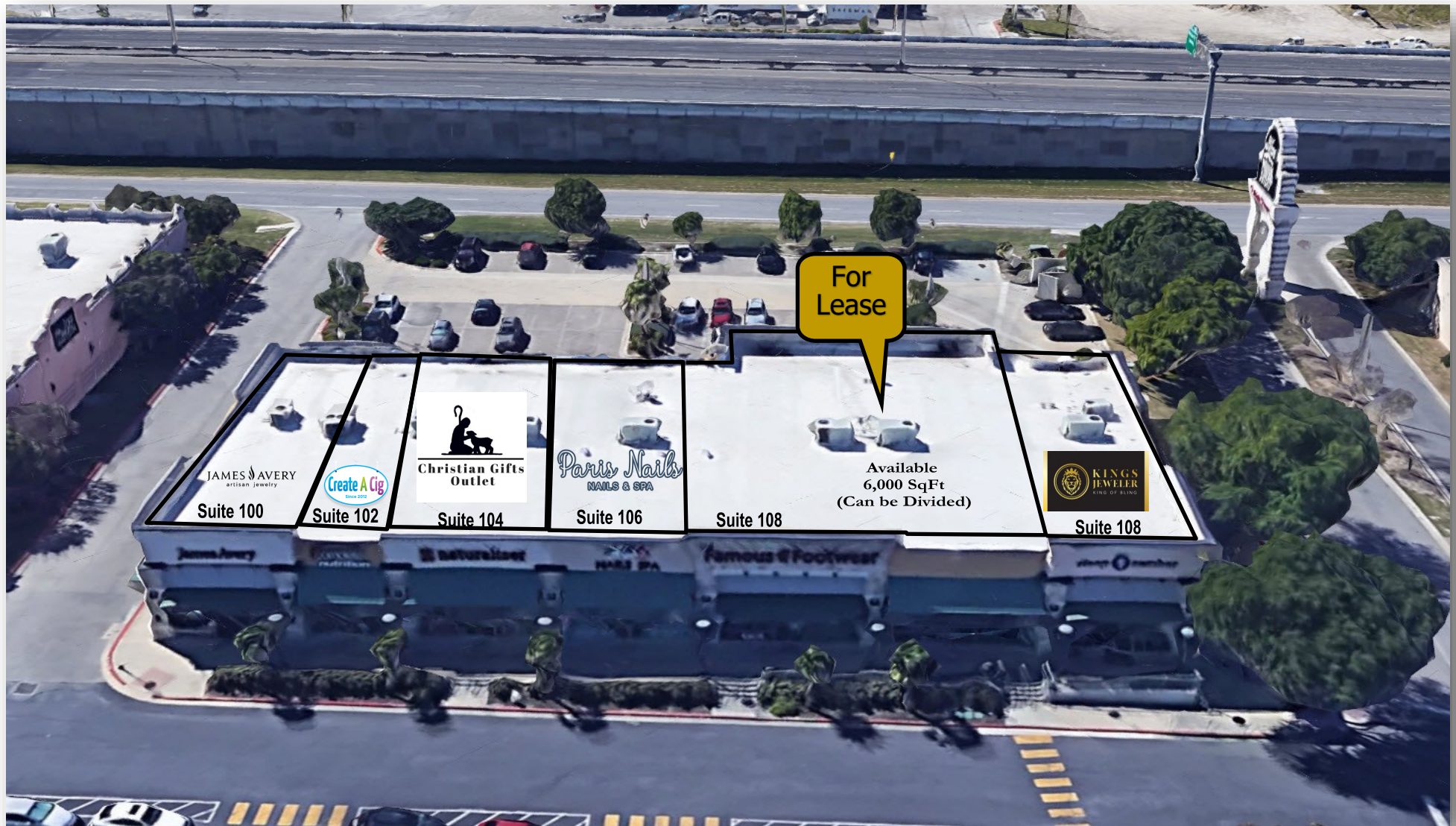


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## THE PALMS - Floor Plan





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## Summary

### Leasable Area

Suite 108 - 6,000 Square Feet (Can be Divided)

### Lease Rate

Suite 108 - \$30.00 per square foot

### Tripe Net Charges

\$9.73 Per Square Foot (Estimate 2023)

Three Months abated base rent with approved 5 year lease, subject to financing review.

### Interior Finishes

Open Area  
Carpet and Vinyl Floors  
Storage Space  
Multi Restrooms in Suite 108

### Terms

5 Year with options

Excellent exposure and visibility, multiple access points

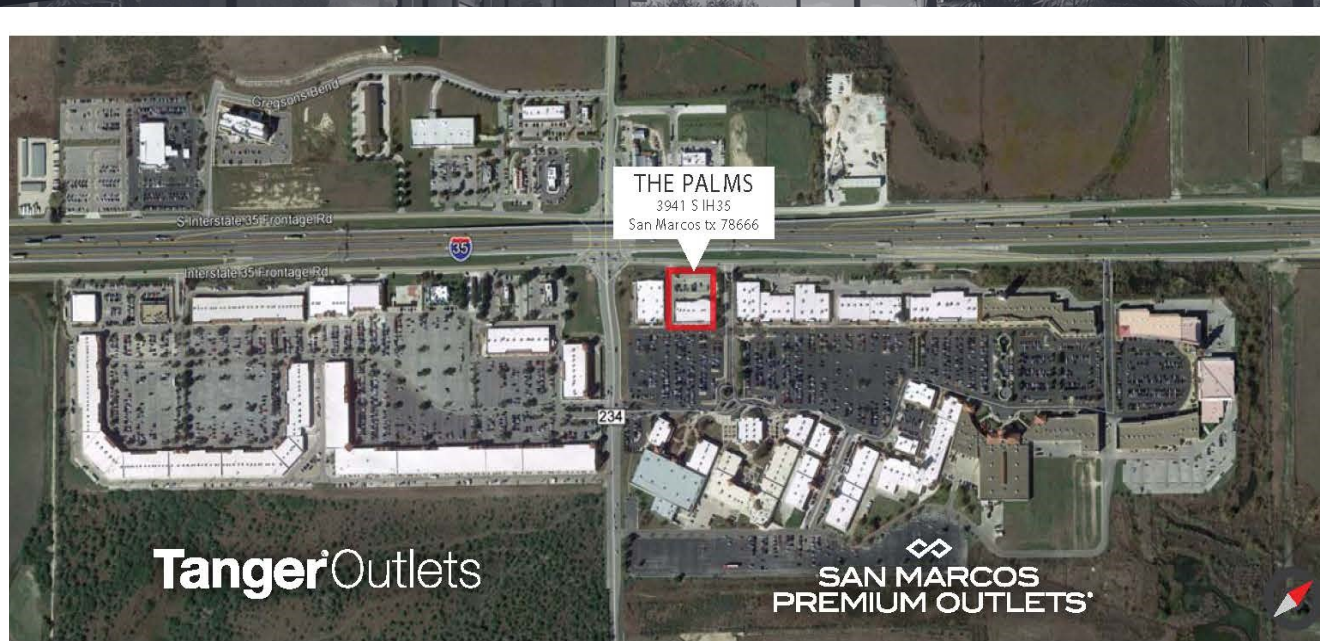
Stand-alone shopping center located within one of the largest shopping malls in the country

11 million customers a year with combined sales revenue of over half a billion

Direct Access to interstate Highway 35 with multiple entry points, fantastic exposure with tenant signage along the frontage road

Minutes away from San Antonio and Austin

International attractions with tax free shopping incentives







# Information About Brokerage Services

11-2-2015

*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:
  - 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.

|  |                    |                          |                       |
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| <b>TC Austin Realty Advisors</b>   | <b>501593</b>      | <b>info@tcaustin.com</b> | <b>(210) 495-5015</b> |
| <b>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</b> | <b>License No.</b> | <b>Email</b>             | <b>Phone</b>          |
| <b>Mike Reyna</b>  | <b>345959</b>      | <b>mike@tcaustin.com</b> | <b>(210) 424-0399</b> |
| <b>Designated Broker of Firm</b>   | <b>License No.</b> | <b>Email</b>             | <b>Phone</b>          |

|  |                    |              |              |
|--|--------------------|--------------|--------------|
| <b>Licensed Supervisor of Sales Agent/ Associate</b> | <b>License No.</b> | <b>Email</b> | <b>Phone</b> |
|--|--------------------|--------------|--------------|

|                                      |                    |              |              |
|--------------------------------------|--------------------|--------------|--------------|
| <b>Sales Agent/ Associate's Name</b> | <b>License No.</b> | <b>Email</b> | <b>Phone</b> |
|--------------------------------------|--------------------|--------------|--------------|

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)**

IABS 1-0

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United