



STONE CREEK CROSSING

NWC IH 35 & McCarty Lane
San Marcos, TX

RETAIL SPACE
FOR LEASE



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Property Highlights

- 500,688 Total SF Shopping Center
- Inline Space & Pad Sites Available
- 111,000 CPD Along IH-35, 6,000 CPD along McCarty Lane
- Located one mile from Amazon Fulfillment Center (2,500 Employees)
- Great highway access
- Proximity to daytime population
- High traffic area



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Property Overview

Area Demographics



2020 POPULATION

| | |
|--------|--------|
| 1 Mile | 3,311 |
| 3 Mile | 29,602 |
| 5 Mile | 74,057 |



2020-2025 POPULATION GROWTH

| | |
|--------|--------|
| 1 Mile | 20.08% |
| 3 Mile | 18.55% |
| 5 Mile | 17.37% |



2020 HOUSEHOLDS

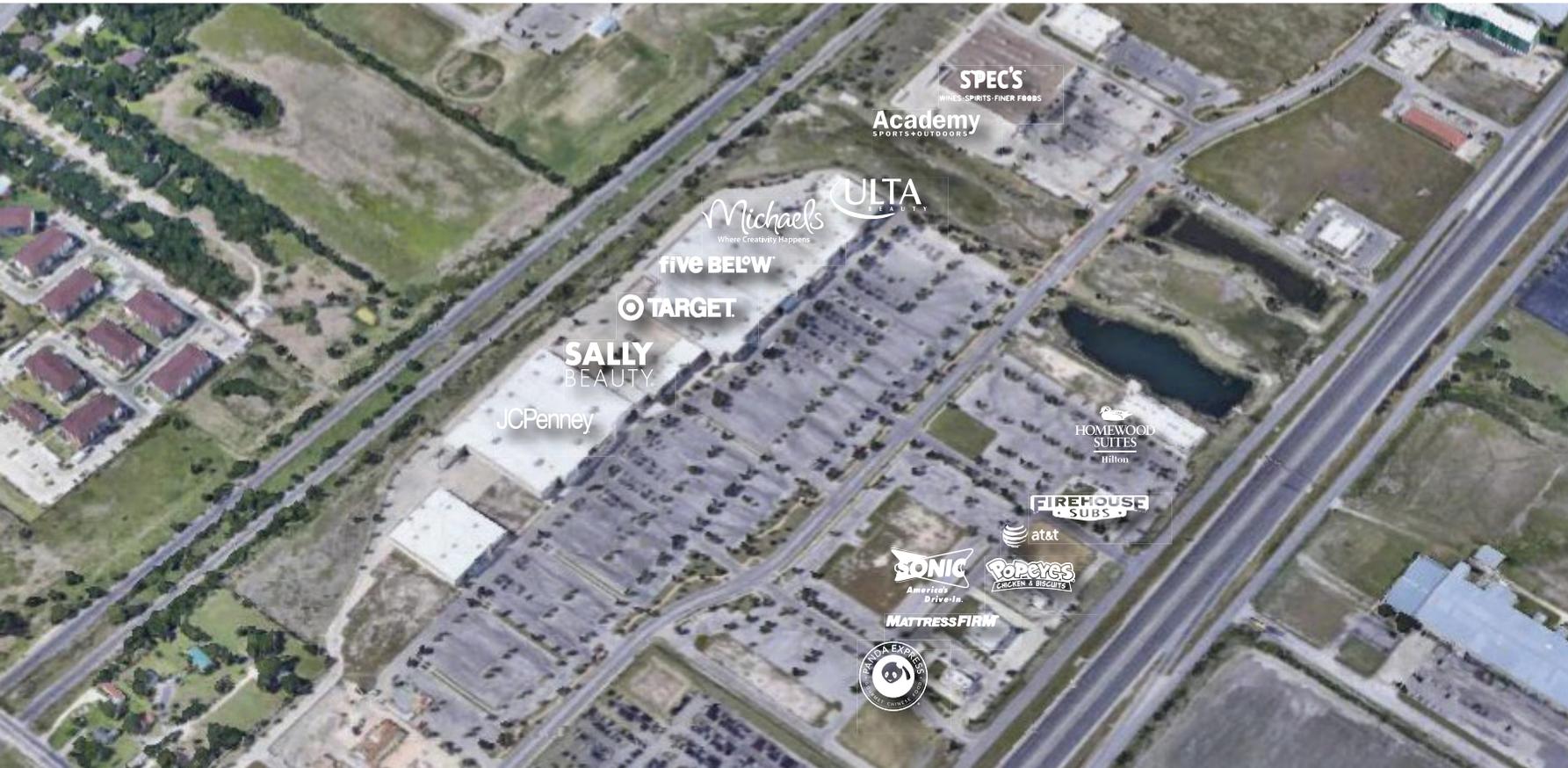
| | |
|--------|--------|
| 1 Mile | 1,333 |
| 3 Mile | 11,348 |
| 5 Mile | 27,007 |



2020 HOUSEHOLD INCOME

| | |
|--------|----------|
| 1 Mile | \$47,857 |
| 3 Mile | \$50,534 |
| 5 Mile | \$37,704 |

Current Tenants



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Tenant Overview

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Trade Area Overview

Stone
Creek
Crossing

TEXAS
STATE
UNIVERSITY

H-E-B

H-E-B

McDonald's
Wendy's
SALLY BEAUTY
Jason's deli
Burger King
Hobby Lobby
Payless
Office DEPOT
CVS pharmacy
Walgreens
Walmart

Wendy's
Burger King
Sonic
McDonald's
chili's
Dairy Queen
Luby's

H-E-B

PET SMART
BED BATH & BEYOND
Lowe's
Marshalls
BEST BUY
ULTA
Sams CLUB
Chick-fil-ah
Jack
DOLLAR TREE
TANITA
ROSS

san marcos outlets

H.M
SHOE CARNIVAL
lululemon
BANANA REPUBLIC
OLD NAVY
Starbucks
Nike
Saks Fifth Avenue
GAP
Neuman Marcus



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| SUITE | TENANT | SF |
|------------------|--------------------|---------|
| 550 Barnes | Academy | 74,863 |
| 750 Barnes | target | 136,860 |
| 800 Barnes | jcp | 136,860 |
| block 1, lot 2 | mgcc | 0 |
| block 2, lot 1 | cft (panda) | 2,448 |
| block 2, lot 2 | mattress firm | 6,502 |
| block 2, lot 3 | mgcc (sonic) | 1,500 |
| block 2, lot 4 | popeyes | 3,154 |
| block 2, lot 6 | stc interests, llc | 6,526 |
| block 2, lot 7 | mgcc | 0 |
| block 3, lot 3 | holiday inn | 15,014 |
| block 4, lot 1-b | smbc (firestone) | 7,575 |
| block 4, lot 2-b | sleep experts | 7,630 |
| block 4, lot 4 | homewood suites | 19,578 |
| 510 barnes | spec's | 18,000 |
| 101 | five below | 8,000 |
| 104 | michael's | 16,916 |

| SUITE | TENANT | SF |
|------------|--------------------------|---------------|
| 107 | ULTA | 12,500 |
| 850 | ASHLEY HOME STORE | 40,000 |
| 100 | SEARS | 4,936 |
| 110 | Club Pilates | 2,762 |
| 114 | sally beauty | 1,500 |
| 115 | SPECTRUM | 3,500 |
| 116 | Verizon | 1,747 |
| 118 | great clips | 1,290 |
| 122 | studio nails | 2,000 |
| 130 | VACANT | 2,021 |
| 200 | visionmarks | 4,531 |
| 203 | sports clips | 1,322 |
| 204 | WINGSTOP | 1,500 |
| 205 | crescent dental | 2,839 |
| 206 | at & t | 4,041 |
| 207 | HERBALIFE | 1,100 |



for sale
1.085 ac