



LOCATION:

3600-3700 FM 1979, San Marcos, TX
- ~850' Frontage
(Intersection FM 1979 @ FM 3353, NE)

ACCESS: From IH 35 @ SH 123 (Exit 204, IH-35 NB or Exit 204A, IH-35 SB), in San Marcos – Travel south on SH 123 for 6.7 miles, then east on FM 1979 for 2.4 miles - to south boundary of property.

SCHOOL DISTRICT: San Marcos ISD /Navarro ISD (Dividing boundary crosses property)

ZONING / EASEMENTS:

Zoning: San Marcos ETJ; Guadalupe County
Easements: Bluebonnet Electric Cooperative
Power Lines

UTILITIES:

Water: Crystal Clear Water Supply Corporation

Sewer: Septic

Electricity: Bluebonnet Electric Cooperative

GAS: N/A

SALES PRICE: \$ 1,855,620.00

PRICE PER ACRE: \$6,500.00**TAXES** (Projected 2017): \$842.13

MINERAL RIGHTS: No mineral rights convey.

COMMENTS

Property is located six miles from San Marcos High School; The Premium Outlet Mall & Tanger Factory Outlet Center is a 7.8-mile drive.

NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.

The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.



LEGACY
A G G R O U P

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Date: 07
Data Source:

San Marcos, Texas

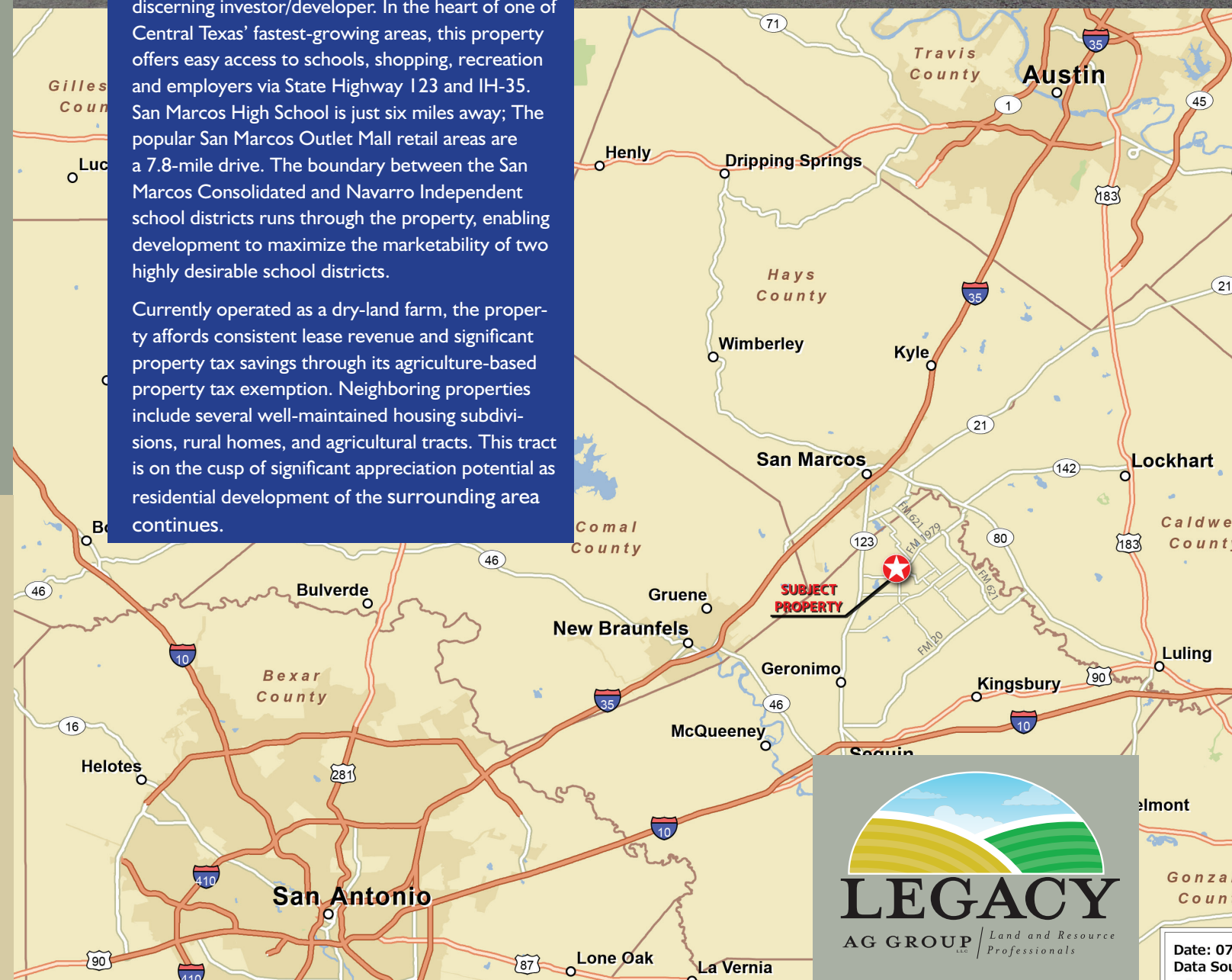
GUADALUPE COUNTY, TEXAS

285.48 Acres, Frontage on FM 1979

THE PROPERTY

Located just outside the San Marcos city limits and within the San Marcos ETJ, this 285-acre tract is a prime residential development opportunity for the discerning investor/developer. In the heart of one of Central Texas' fastest-growing areas, this property offers easy access to schools, shopping, recreation and employers via State Highway 123 and IH-35. San Marcos High School is just six miles away; The popular San Marcos Outlet Mall retail areas are a 7.8-mile drive. The boundary between the San Marcos Consolidated and Navarro Independent school districts runs through the property, enabling development to maximize the marketability of two highly desirable school districts.

Currently operated as a dry-land farm, the property affords consistent lease revenue and significant property tax savings through its agriculture-based property tax exemption. Neighboring properties include several well-maintained housing subdivisions, rural homes, and agricultural tracts. This tract is on the cusp of significant appreciation potential as residential development of the surrounding area continues.



THE AREA

San Marcos is strategically located at the heart of the Austin-San Antonio Innovation Corridor. Forbes dubbed it the center of America’s “Next Great Metropolis.” The Greater San Marcos region represents the southern portion of the Austin-Round Rock-San Marcos MSA, and sits just 50 miles north of San Antonio via IH-35. Austin Bergstrom International Airport is 43 miles north via the SH-130 Tollway, and downtown Austin is an easy 41-mile commute on IH-35.

The San Marcos region has a population of 250,000 people, including 38,000-plus students who attend Texas State University, the fourth largest university in Texas. Since 2010, San Marcos has added more than 2,800 new jobs to support a diverse array of business and industry. Its attraction to new business and residents can be attributed to San Marcos’ unique combination of central location, natural beauty, amenities and affordability. It boasts the third-lowest cost of living index in the state, compared to other Texas cities and metropolitan areas. In addition, San Marcos consistently appears on “best of” lists, including recent rankings as one of the best places to retire, best city for raising kids, and best places to shop. San Marcos’ pristine natural beauty, with abundant parks, lakes and the crystal-clear San Marcos River, contributes to a high quality of life for those who live, work and play here.

