



221 N CM ALLEN | 221 N CM ALLEN, SAN MARCOS, TX 78666

Features

- Located less than half a mile from Texas State University

FOR LEASE

AVAILABLE SF: 1,800

Traffic Counts

N CM Allen	6,765 VPD
E Hopkins Street	26,095 VPD

Demographics

YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population	14,050	60,403	80,320
Total Households	4,394	24,983	31,734
Avg HH Income			
Daytime Population	23,475	66,165	84,619

Taylor Ponton
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William Ramberg
Associate
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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





Parking Lot

N CM Allen Pkwy



Vistas
600 Beds in 255 rooms

Aspire
755 Beds in 225 rooms

TEXAS STATE UNIVERSITY
SAN MARCOS

38,171 Students
6,000+ Live on Campus
3,653 Staff

KIMBOP T-RCHYS

CareNow

SMOOTHIE KING

CHASE

TACO BELL



Jack

Gi's Brother

SUBWAY

SHERWIN WILLIAMS

EyeRolls

12,230 vpd

pbt

N Edward Gary St

E Hutchison St

University Dr

The Local
299 Beds in 96 rooms

VITALITYBOWLS

SITE

AULT AULT

young life

MCNUTT LAW FIRM

6,765 vpd

N C M Allen Pkwy

SAN MARCOS Parks & Recreation



26,095 vpd

E Hopkins St





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.



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 on 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

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Robert E. Young, Jr.

Designated Broker of Firm

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Licensed Supervisor of Sales Agent/ Associate

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Taylor Ponton

Sales Agent/Associate's Name

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License No.

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Email

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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