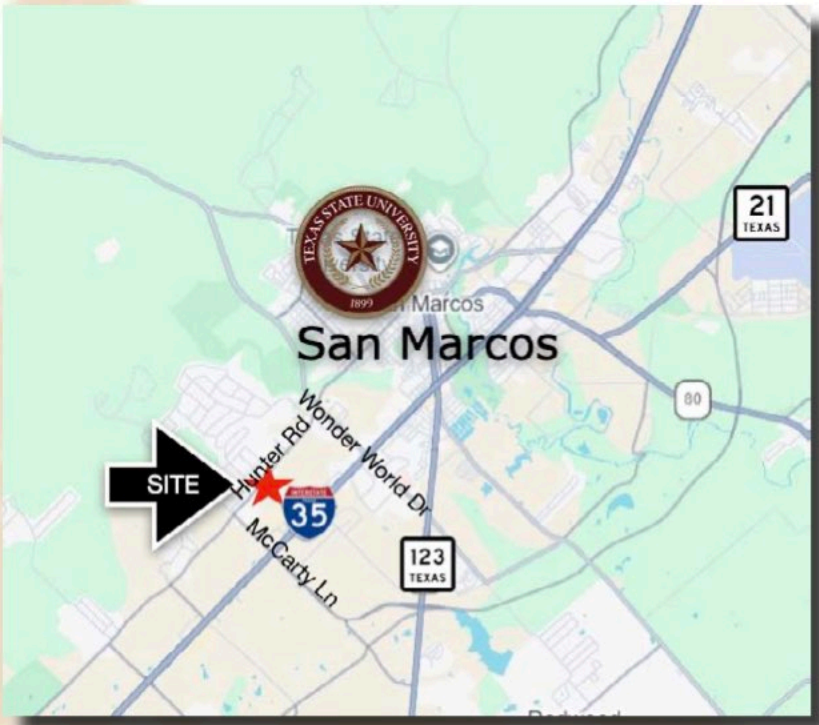
FOR SALE ± 3.77 ACRES

2701 & 2705 Hunter Rd, San Marcos, TX 78666





LOCATION Southeast corner of Hunter Rd and Suttles Ave; approximately 1 mile south of the Wonder World Dr (RR12) / Hunter Rd intersection. Close proximity to Texas State University and IH-35 corridor. Strong traffic counts of 21,396 VPD (TXDOT 2024) support high-visibility retail and commercial uses in one of the fastest-growing corridors in San Marcos.

SIZE ±3.77 acres

FRONTAGE Hunter Rd. ±559.89′
Suttles Ave. ±552′

UTILITIES Water — City of San Marcos (12″ line); Wastewater — City of San Marcos (8″ line); Electric — City of San Marcos.

ZONING HC — Heavy Commercial (City of San Marcos)

FLOOD HAZARD No portion of the Property lies within the FEMA 100-year floodplain.

JURISDICTION City of San Marcos, Hays County, Texas

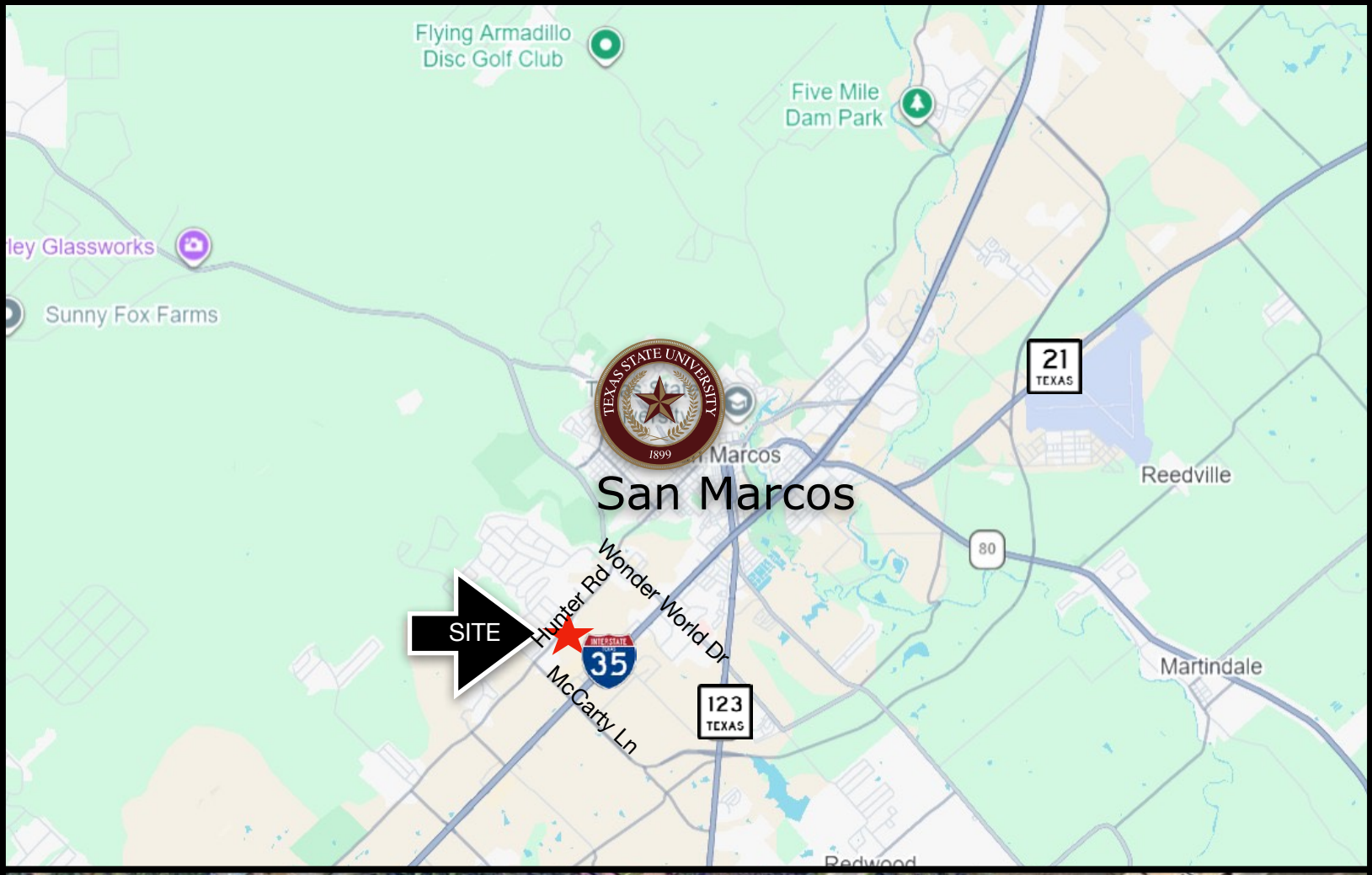
PRICE $1,484,612.50 ($9.04 PSF)

COMMENTS The site's dual street frontage, Heavy Commercial zoning, and full city utility service position it for a wide range of retail, service, and drive-through commercial concepts. Located within the Edwards Underground Water District and Upper San Marcos Watershed — buyers should confirm applicable development regulations for those designations.

McALLISTER & ASSOCIATES
REAL ESTATE SERVICES
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

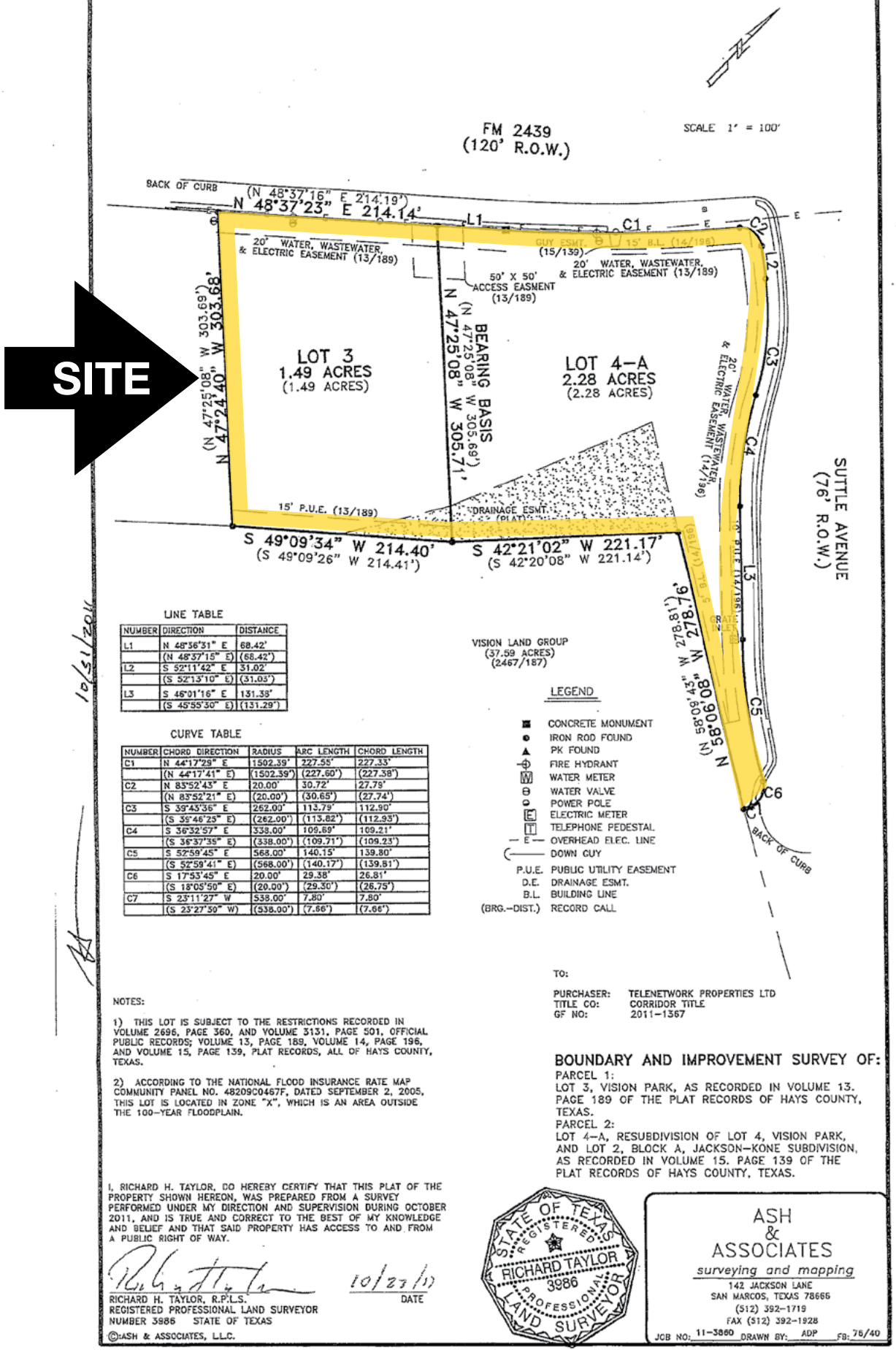
CONTACT Spence Collins
Office: (512) 789-0909
spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.


Flying Armadillo Disc Golf Club
Five Mile Dam Park
Sunny Fox Farms
San Marcos
Reedville
Martindale
21 TEXAS
80
123 TEXAS
SITE
Hunter Rd
Wonder World Dr
McCarty Ln
35


San Marcos BBQ
Suttles Ave
James St
San Marcos CISD Technology
Church of Christ
Dees St
Reimer Ave
Hunter Rd
S Suttle Ave
± 3.77 Acres
SUNRISE MARKET
Gone Green Landscape Maintenance
Quarry Spring Dr
Cfpo Youth Sport
Google Maps

Survey



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 48°36'31" E	68.42'
	(N 48°37'15" E)	(68.42')
L2	S 52°11'42" E	31.02'
	(S 52°13'10" E)	(31.03')
L3	S 46°01'16" E	131.38'
	(S 45°55'30" E)	(131.29')

CURVE TABLE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 44°17'29" E	1502.39'	227.55'	227.33'
	(N 44°17'41" E)	(1502.39')	(227.60')	(227.38')
C2	N 83°52'43" E	20.00'	30.72'	27.79'
	(N 83°52'21" E)	(20.00')	(30.65')	(27.74')
C3	S 39°43'36" E	262.00'	113.79'	112.90'
	(S 39°46'25" E)	(262.00')	(113.82')	(112.93')
C4	S 36°32'57" E	338.00'	109.69'	109.21'
	(S 36°37'35" E)	(338.00')	(109.71')	(109.23')
C5	S 52°59'45" E	568.00'	140.15'	139.80'
	(S 52°59'41" E)	(568.00')	(140.17')	(139.81')
C6	S 17°53'45" E	20.00'	29.38'	26.81'
	(S 18°05'50" E)	(20.00')	(29.30')	(26.75')
C7	S 23°11'27" W	538.00'	7.80'	7.80'
	(S 23°27'59" W)	(538.00')	(7.66')	(7.66')

LEGEND

- CONCRETE MONUMENT
- IRON ROD FOUND
- PK FOUND
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- OVERHEAD ELEC. LINE
- DOWN GUY
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE ESMT.
- B.L. BUILDING LINE
- (BRG.-DIST.) RECORD CALL

TO:

PURCHASER: TELENETWORK PROPERTIES LTD
TITLE CO: CORRIDOR TITLE
GF NO: 2011-1367

NOTES:

1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 2696, PAGE 360, AND VOLUME 3131, PAGE 501, OFFICIAL PUBLIC RECORDS; VOLUME 13, PAGE 189, VOLUME 14, PAGE 196, AND VOLUME 15, PAGE 139, PLAT RECORDS, ALL OF HAYS COUNTY, TEXAS.

2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0467F, DATED SEPTEMBER 2, 2005, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.

BOUNDARY AND IMPROVEMENT SURVEY OF:

PARCEL 1:
LOT 3, VISION PARK, AS RECORDED IN VOLUME 13, PAGE 189 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
PARCEL 2:
LOT 4-A, RESUBDIVISION OF LOT 4, VISION PARK, AND LOT 2, BLOCK A, JACKSON-KONE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 139 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING OCTOBER 2011, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

RICHARD H. TAYLOR, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS

10/23/11
DATE

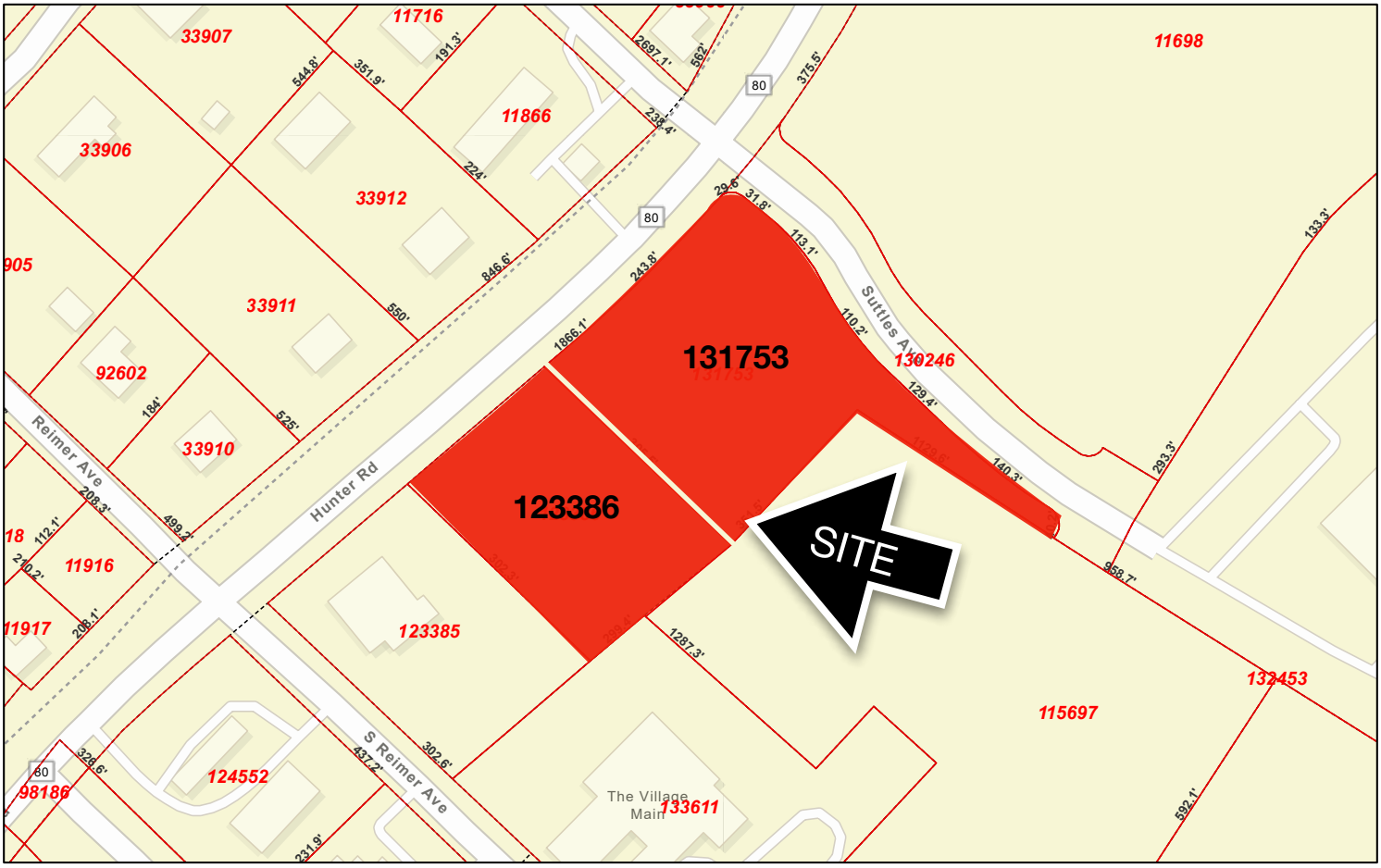
©ASH & ASSOCIATES, L.L.C.

STATE OF TEXAS
REGISTERED
RICHARD TAYLOR
3986
PROFESSIONAL
LAND SURVEYOR

ASH
&
ASSOCIATES
surveying and mapping
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1928

JOB NO: 11-3860 DRAWN BY: ADP FB: 76/40

Hays CAD Map



3/4/2026, 3:52:25 PM

Parcels Abstracts Lot Lines

1:2,257

0 0.01 0.03 0.06 mi

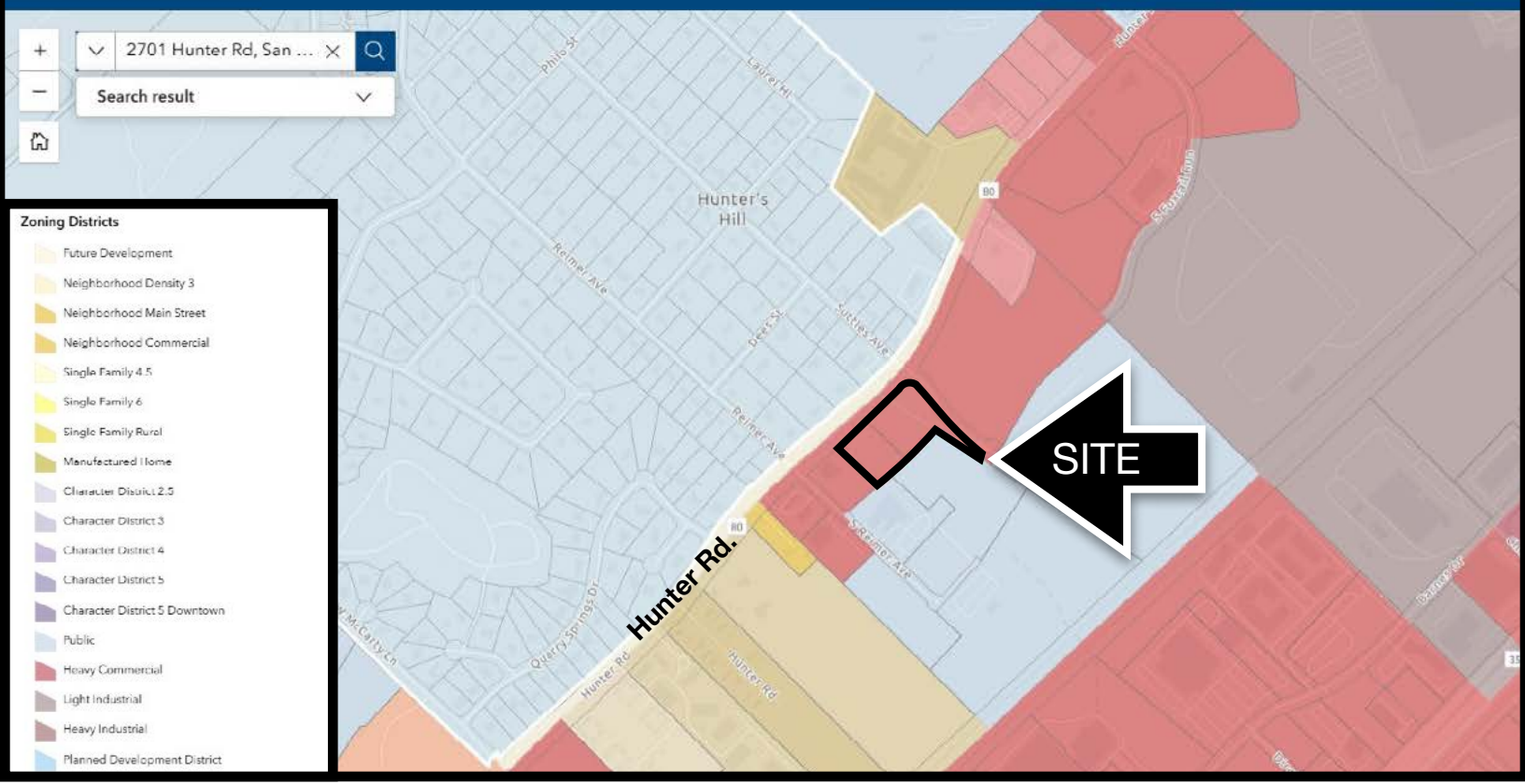
0 0.03 0.05 0.1 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hays County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not 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 boundaries.

City of San Marcos Zoning Map



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.

EQUAL HOUSING OPPORTUNITY

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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spence Collins	345335	spence@matexas.com	512-789-0909
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date