

~9.97 acres

San Marcos, TX

for sale



- +/-9.97 acres
- In the San Marcos ETJ
- Hays county
- San Marcos ISD
- Ag Exempt
- +/-1,000' of frontage on Old Bastrop Hwy. (FM 266)
- +/-440' of frontage on Rattler Rd. (FM 233)
- Has city water on both Rattler road and Old Bastrop Hwy.
- Has city sewer on Rattler Road
- No flood Plain
- No trees
- Outside of the city limits so No current zoning
- San Marcos is the fastest growing city in the US
- Hays county is the fastest growing county in Texas and fourth fastest in the US
- Within the city of San Marcos's designated "High Intensity Zone"
- Home to Texas State university with over 45,000 students

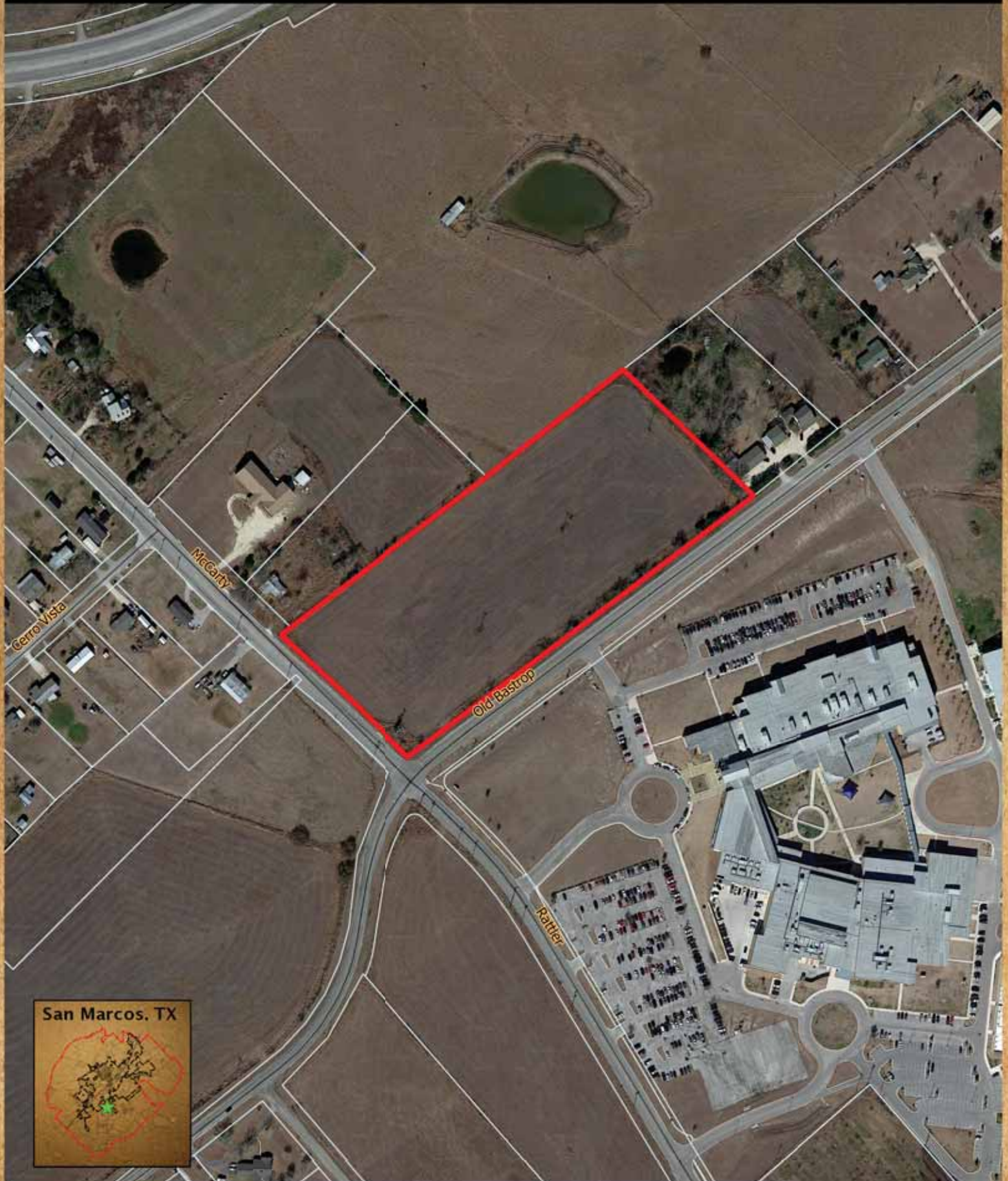




~9.97 acres

Aerial Map

for sale



Map holds no warranties, express or implied.

0 100 200 300 400 500 ft



Real Estate GIS



**~9.97 acres**

**City Limit / ETJ - San Marcos, TX**

**for sale**



Map holds no warranties, express or implied.

0 1 2 3 4 5 MI.

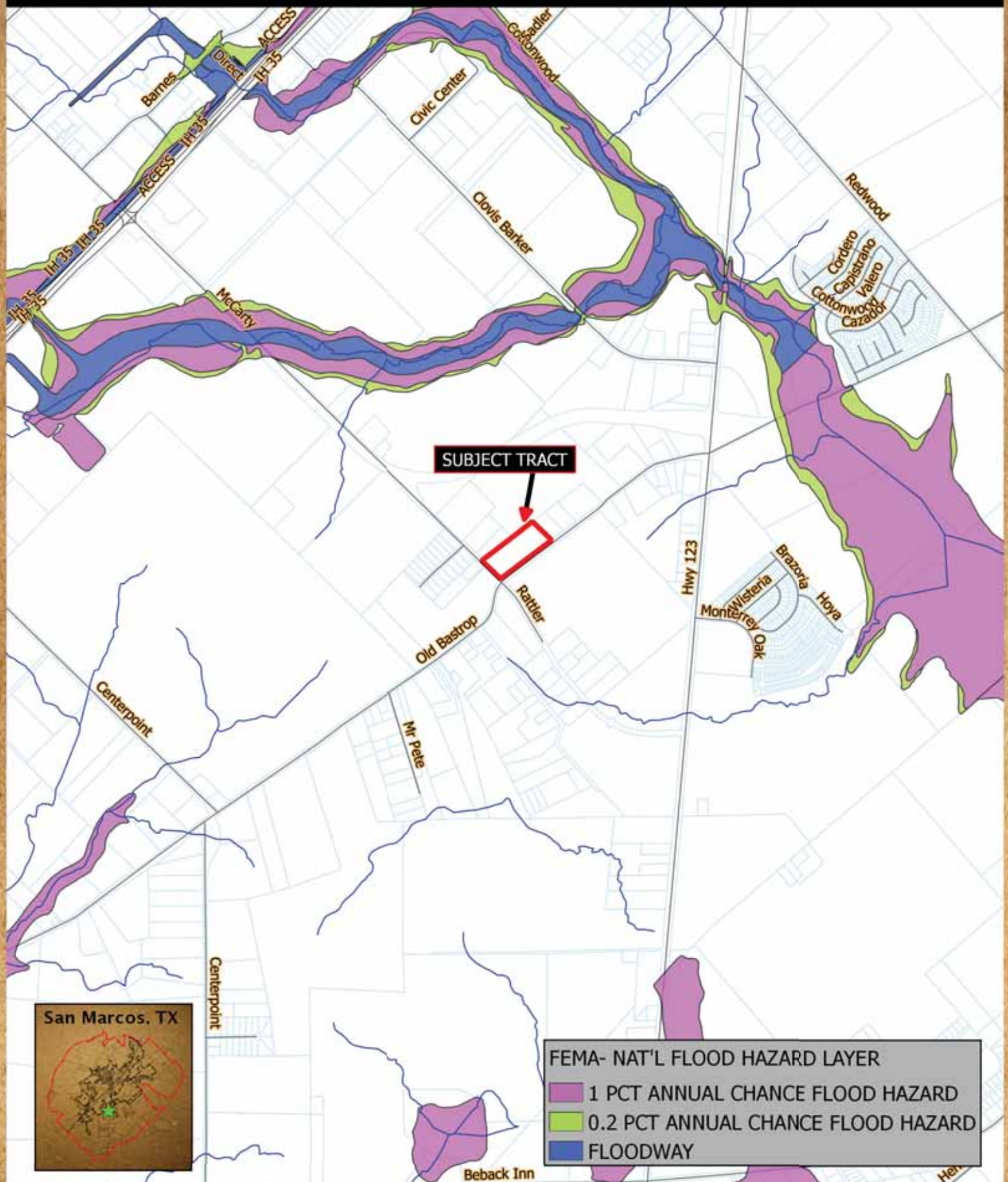
Real Estate GIS



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Floodplain

for sale



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0 0.5 1 MI.

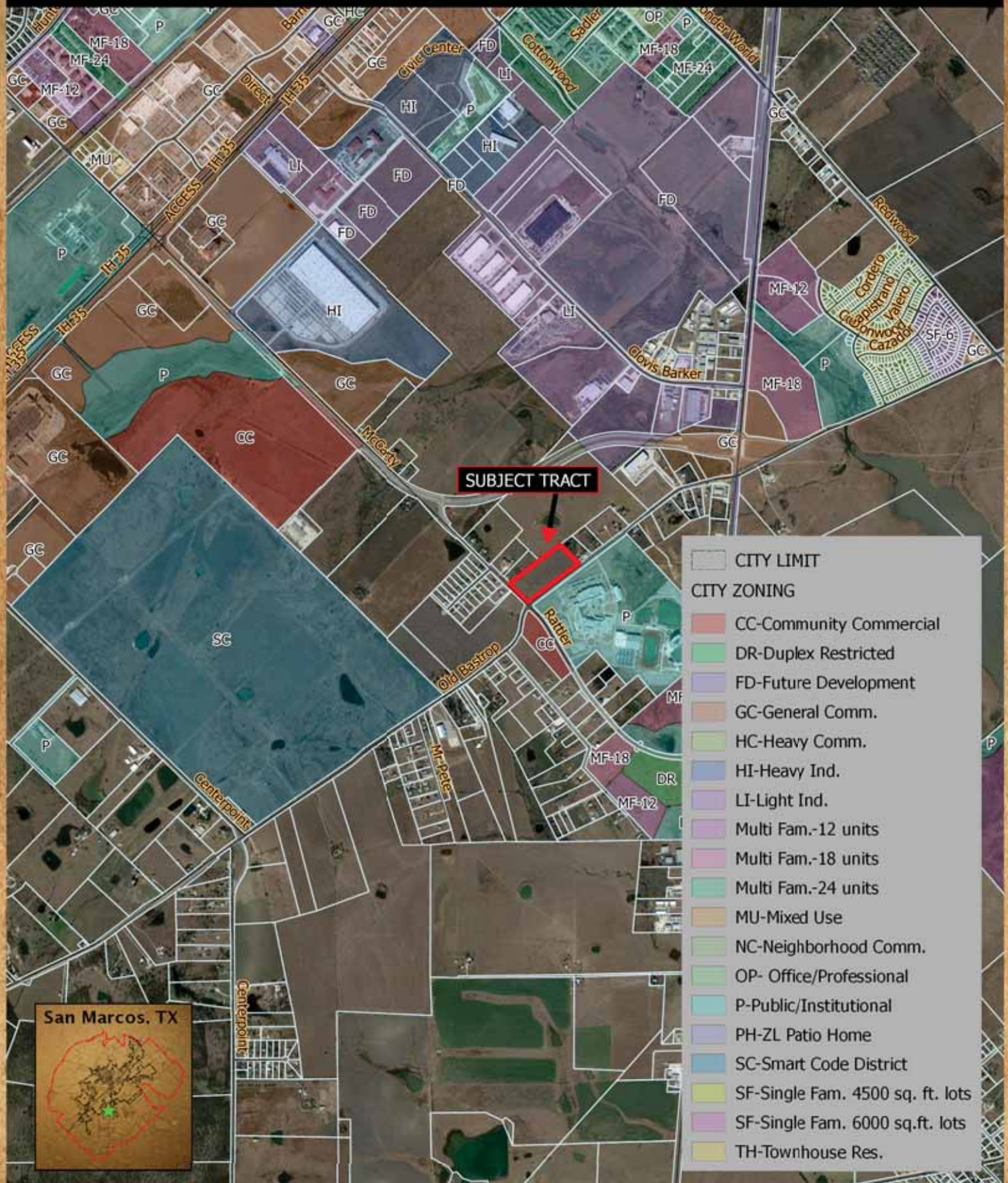
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Parcel Zoning Map

for sale



San Marcos, TX

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0

0.5

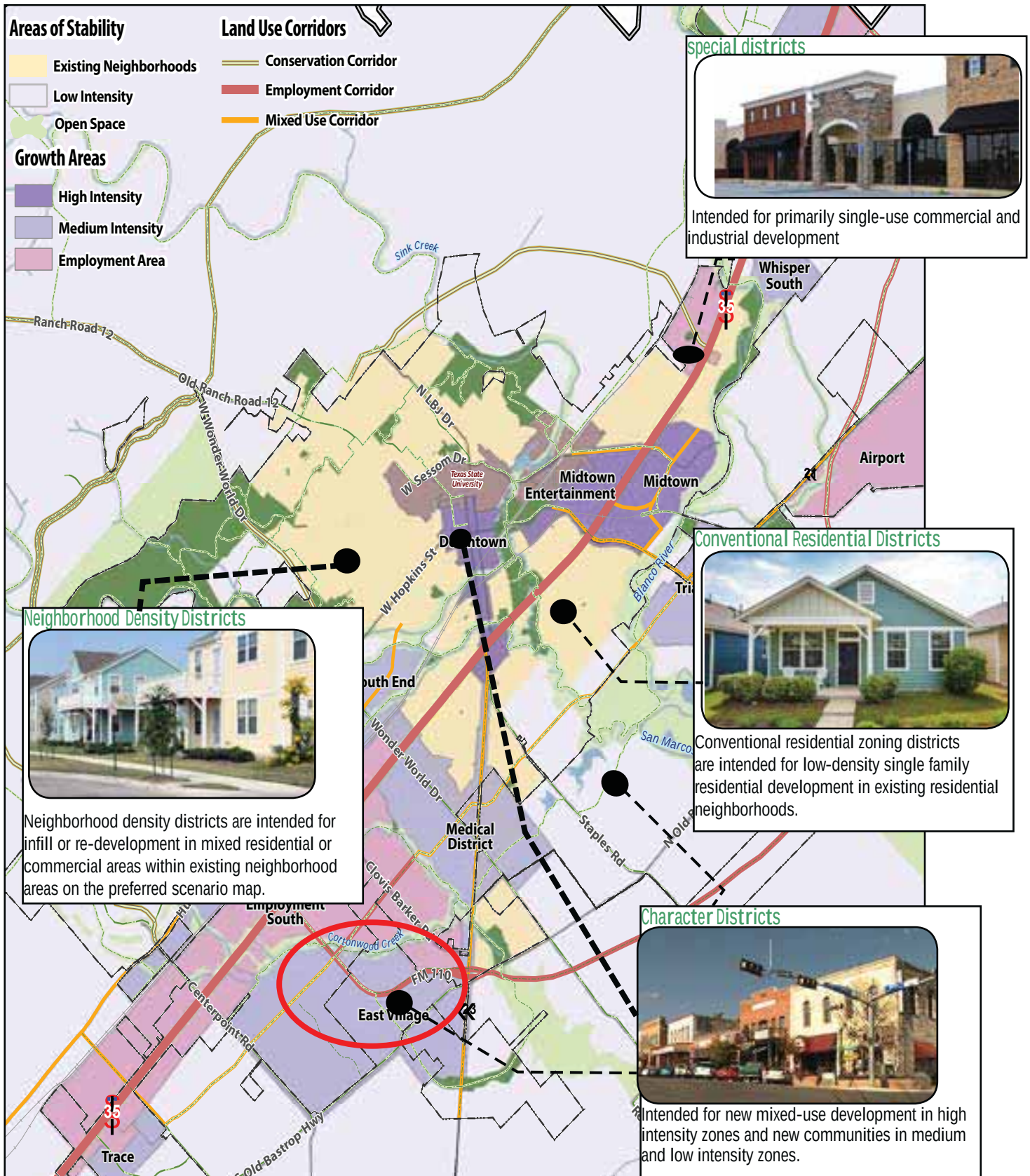
1 MI.



Real Estate GIS

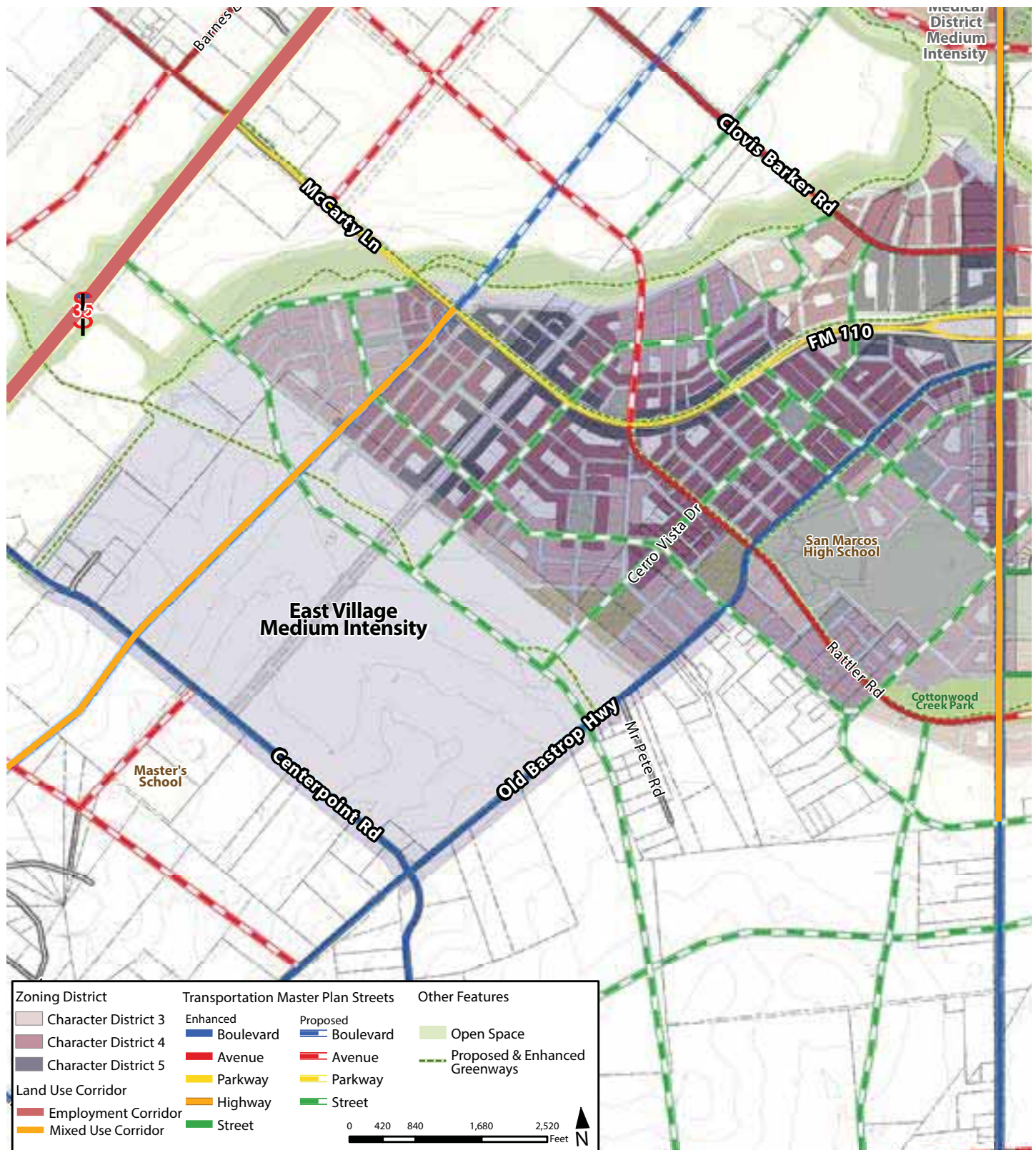


Figure 4.1 Preferred Scenario Map





### Section A.8.2.2 East Village Illustrative Plan





# Walton International Group (USA) Centerpark - Site Plan











**STRANSKY  
PROPERTIES**

