

**Texas State University
1.2115 Acres Vertical Mixed-Use
Redevelopment
350 N Guadalupe Street
San Marcos, Texas 78666**



Property: University Square sits on 1.21 acres of land with a 10,354 SF retail center on approximately half the land and former US Postal service parking lot on remaining, recently operated as a food trailer lot.

Location: Strategically located downtown with high visibility directly across the street from the campus of Texas State University. Frontage on N. Guadalupe (west property line), University Drive (north property line), and Hutchinson Street (south property line)

Land Area: 1.2115 acres or 52,773 SF

Sales Price: \$3,600,000

Zoning: "T5" which allows for Mixed Use Development. Property is entitled under the downtown SmartCode, five (5) stories is permitted by right and additional height may be approved by Warrant. A request for additional height does not meet the intent of the SmartCode. There is no limit to the number of units per acre or floor area ratio requirement.

Development Highlights:

Walking distance to Texas State University
Directly across the street from campus
Pro-development City
Texas State University is one of the fastest growing universities in the U.S.

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