

# For Lease



## Concho Commons | Future Community Center

423 North LBJ Street | San Marcos, TX 78666



### Description

Concho Commons is a mixed-use development with over 26,500 sf of shops, restaurants, & office space

Located on Concho St. between N. LBJ Dr & Guadalupe St. Adjacent to Texas State University (TSU)

Also offers 36 residential (student housing) units with 81 beds, and full amenities

Catered to and easily accessible by students & employees at TSU (approx. 35,000 total)

Beautiful stone & patio features planned for this student-friendly, pedestrian oriented development

On-site, surface parking available

### Location Map



### Available

1,200 - 21,000 SF

### Rate

Call for Rates

### Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	14,298	44,595	54,019
Estimated Households	4,405	16,303	19,406
Avg Household Income	\$49,413	\$52,248	\$54,647
Daytime Population	11,924	22,585	26,581

Year: 2010 | Source: Synergos Technologies, Inc.

### SRS Real Estate Partners

The evolution of Staubach Retail Services into SRS Real Estate Partners brings retail specialists in most major markets across the nation to this new name with a strong heritage. Our success is measured in the achievement of our clients' objectives, satisfaction and trust.

The information contained herein was obtained from sources deemed to be reliable. However, SRS Real Estate Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

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PROJECT NUMBER: 201804  
DRAWN BY: LAD  
APPROVED BY:  
DATE: 04/12/2018

SUBMIT  
DARREN CASEY  
INTERESTS, INC.

PROJECT NAME  
CONCHO COMMONS

CONCHO STREET  
300 MARBLE, SAN ANTONIO, TEXAS

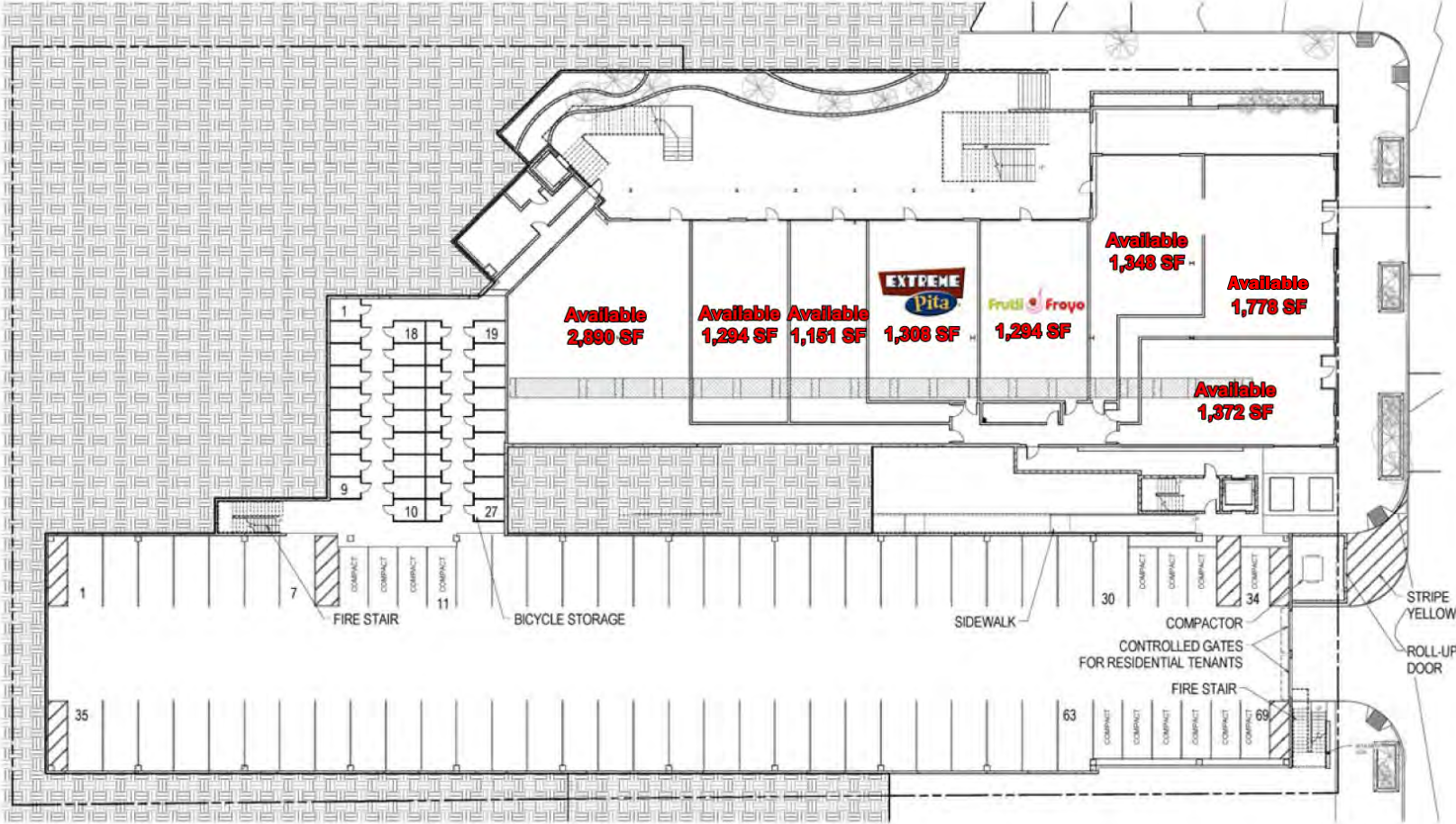
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EXHIBITS

SHEET 1004

SITE  
FIRST LEVEL

Ex-1



1 ARCHITECTURAL SITE PLAN - 1st LEVEL  
302' x 110'

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Over 28,000 Students & 5,000 Faculty

Aquarena Center

Bobcat Village Apartments

Aquarena Springs Dr

W Sessom Dr

- Burleson Hall 66 Students
- Smith Hall 163 Students
- Hornsby Hall 66 Students
- Jackson Hall 429 Students
- Arnold Hall 227 Students
- Beretta Hall 96 Students
- Brogdon Hall 141 Students
- Laurel Hall 143 Students
- Butlers Hall 238 Students
- Elliot Hall 186 Students
- Commanche Hill Apartments
- The Tower 434 Students
- McCarty Student Center
- Lantana Hall 239 Students
- Falls Hall
- Sterry Hall 394 Students

Clear Springs Apartments 83 Units

- FASHION BUG
- Office DEPOT
- Logan's ROADHOUSE
- Applebee's
- BEALLS
- IHOP

San Sabo Hall 90 Students

Blanco Hall 840 Students

San Marco Hall 409 Students

SITE

University Dr

H-E-B

Springtown Shopping Center

San Marcos Visitor's Center

San Marcos City Hall

H-E-B

N Commanche St

S Guadalupe St

35





## Site Rendition - Concho Commons

423 North LBJ Street | San Marcos, Texas 78666



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## Demographic Summary Report

Date: February 1, 2011

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>			
Current Estimated Population	14,298	44,595	54,019
2015 Projected Population	15,646	50,319	61,175
2000 Census Population	12,579	36,225	43,339
1990 Census Population	11,785	29,573	35,353
Historical Annual Growth 1990 to 2000	0.65 %	2.05 %	2.06 %
Estimated Annual Growth 2000 to 2010	1.26 %	2.05 %	2.17 %
Projected Annual Growth 2010 to 2015	1.82 %	2.44 %	2.52 %
Median Age	23.51	30.52	30.70
<b>Households</b>			
Current Estimated Households	4,405	16,303	19,406
2015 Estimated Households	4,992	18,714	22,324
2000 Census Households	3,557	12,740	15,083
1990 Census Households	3,266	9,996	11,680
Historical Annual Growth 1990 to 2000	0.86 %	2.46 %	2.59 %
Estimated Annual Growth 2000 to 2010	2.11 %	2.44 %	2.49 %
Projected Annual Growth 2010 to 2015	2.53 %	2.80 %	2.84 %
Population per Household	2.23	2.35	2.43
<b>Population by Race</b>			
White	88.31 %	88.49 %	89.00 %
Black or African American	7.67 %	7.69 %	7.25 %
Asian & Pacific Islander	1.81 %	1.50 %	1.39 %
Other Races	2.20 %	2.31 %	2.35 %
Non Hispanic or Latino Population	64.46 %	58.79 %	57.95 %
Hispanic or Latino Population	35.54 %	41.21 %	42.05 %
<b>Income</b>			
Average Household Income	\$49,413	\$52,248	\$54,647
Median Household Income	\$35,387	\$39,358	\$41,417
Per Capita Income	\$16,851	\$20,165	\$20,619
<b>Education (Age 25+)</b>			
Elementary	8.96 %	9.88 %	9.60 %
Some High School	6.37 %	8.73 %	9.15 %
High School Graduate	21.66 %	23.61 %	23.76 %
Some College	24.38 %	24.30 %	24.42 %
Associates Degree Only	3.16 %	3.91 %	3.81 %
Bachelors Degree Only	21.43 %	18.81 %	18.85 %
Graduate Degree	14.05 %	10.76 %	10.42 %
<b>Business</b>			
Number of Businesses	614	1,295	1,554
Total Number of Employees (FTE)	11,924	22,585	26,581
Employees per Business	19.44	17.44	17.11
Residential Population per Business	23.31	34.45	34.77

Longitude: -97.940546 Latitude: 29.885863

## Texas Real Estate Commission (TREC) Disclosure

The Texas Real Estate Commission requires the following information be provided to any and all prospective buyers, tenants, sellers and landlords of real estate in the State of Texas.

The following Real Estate Agency Disclosure (Titled Information About Brokerage Services) should be read and a copy indicating your review and acknowledgment of same must be returned to your Staubach Retail Services representative once any subsequent oral or written communications regarding these properties commences. In the event you have questions concerning this Real Estate Agency Disclosure information and the role of Staubach Retail Services in a transaction, such questions should be immediately presented to the representatives of Staubach Retail Services in writing.

### Information about Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a sub agent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represent the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### If the Broker Represents the Owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub agent by accepting an offer of sub agency from the listing broker. A sub agent may work in a different real estate office. A listing broker or sub agent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### If the Broker Represents the Buyer

The Broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

#### If the Broker Acts as an Intermediary

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer
- May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

#### If You Choose to have a Broker Represent You

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding. Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

#### Buyer, Seller, Landlord or Tenant

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or telephone (512) 465-3960.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Buyer, Seller, Landlord or Tenant

Date