

New Retail Development

San Marcos - Texas

25,500 s/f

MIN. DIV - 300 s/f

MAX CONTINUOUS 5,000+ s/f



THE SHOPS AT MILL STREET CROSSING

641 Mill Street

DEVELOPER
MILL STREET CROSSING, LLC
(512) 396-4500
(512) 787-8310 (c)

THE SHOPS AT MILL STREET CROSSING

641 Mill Street
San Marcos, Texas 78666

FOR LEASE



PHASE I

A neighborhood retail center planned to open in 2019, The Shops at Mill Street Crossing will serve the residents of the rapidly developing north side of San Marcos as well as the entire community. The Development will include a wide variety of retail, food, and other shops anchored by a large convenience grocery store with fuel and a restaurant.

The new center is surrounded by multi-family properties that continues to expand at a rapid pace with more than 2,000 households within .5 miles and over 12,000 residents within one mile. Mill Street is a popular shortcut to I-35, north and south as well as serving the surrounding residents.

Lease space ranges from 300 to over 5,000 square feet.

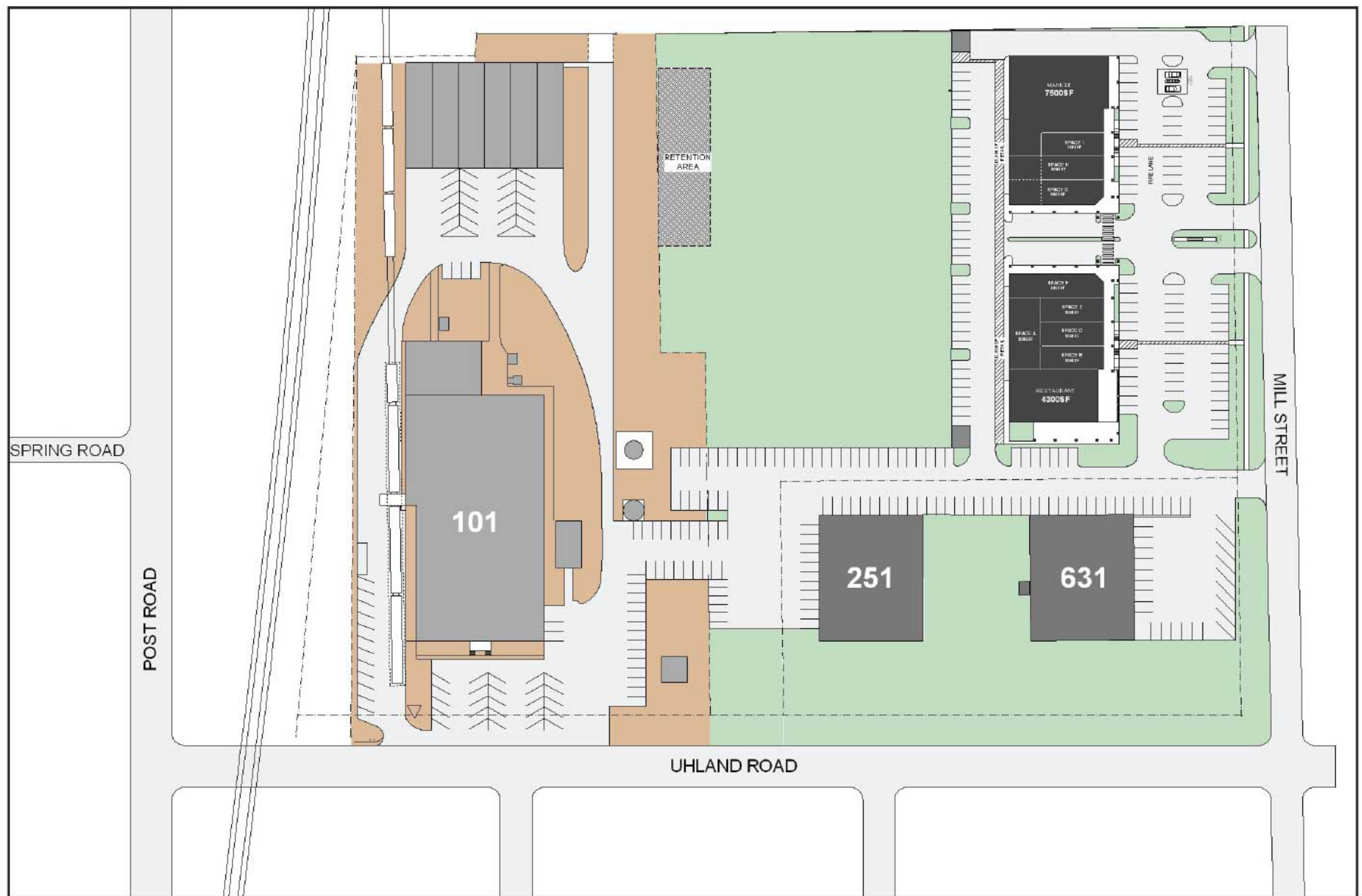
Mill Street Crossing is just 1/4 mile from I-35 and 1.25 miles from Texas State University with 40,000 students. There is a university bus stop at Mill Street Crossing and the Old Mill.

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The twelve-acre site includes The Old Mill Business Park with 120,000 s/f. of office and light industrial space and The Shops at Mill Street Crossing. Several hundred people now work in The Old Mill business complex plus visitors.

There are nearly 3,000 beds just in the adjacent three new apartment complexes, 6,000 beds in the nearby vicinity, and 27,000 households within five miles. 67,000 people plus the students are within a five mile radius with an average household income of \$55,000.

Uhland Road, Post Road, and Mill Street have very significant traffic counts of local vehicles.

This densely populated area has very minimal commercial development.

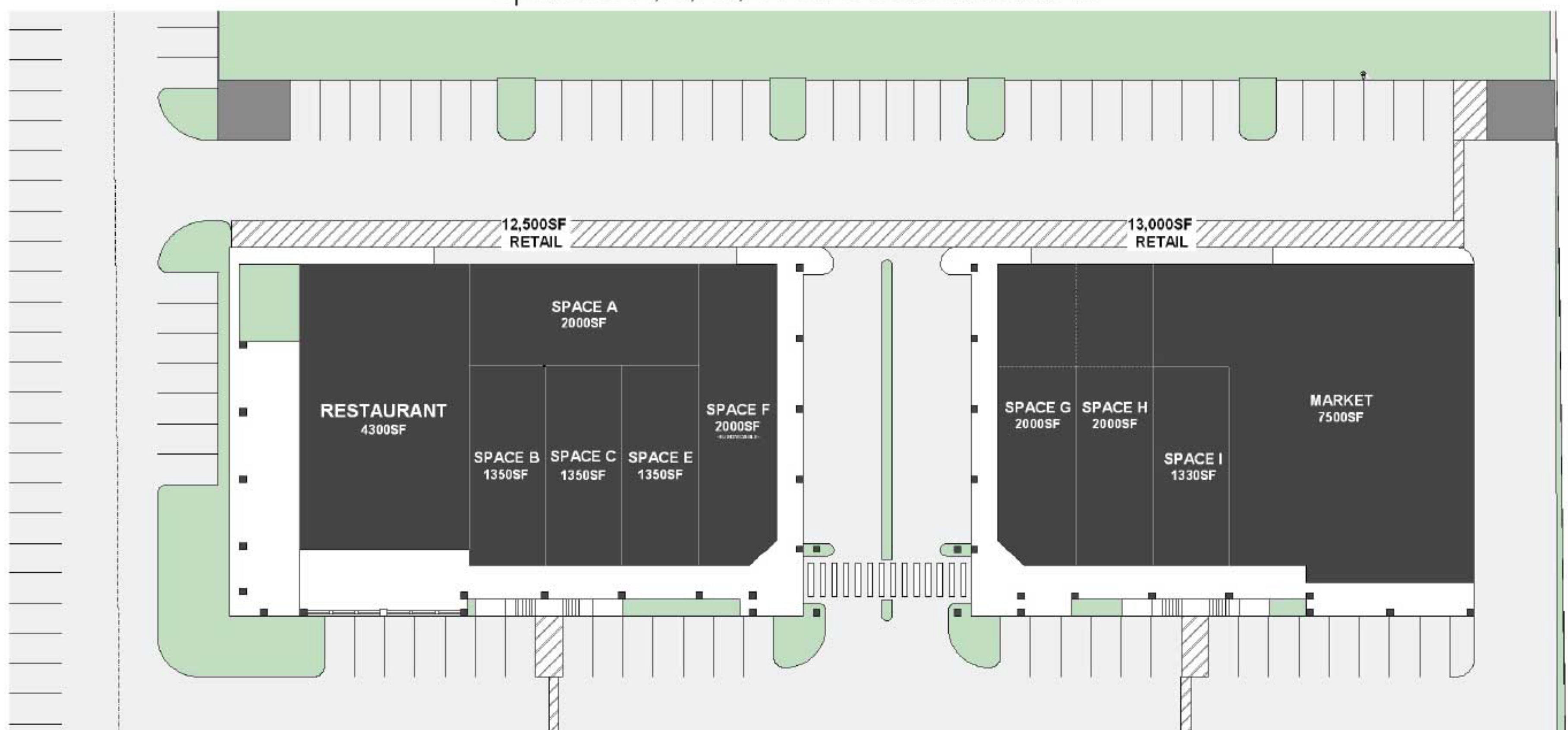
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25,500 Total Leasable Area
Spaces A, F, G, H are subdividable

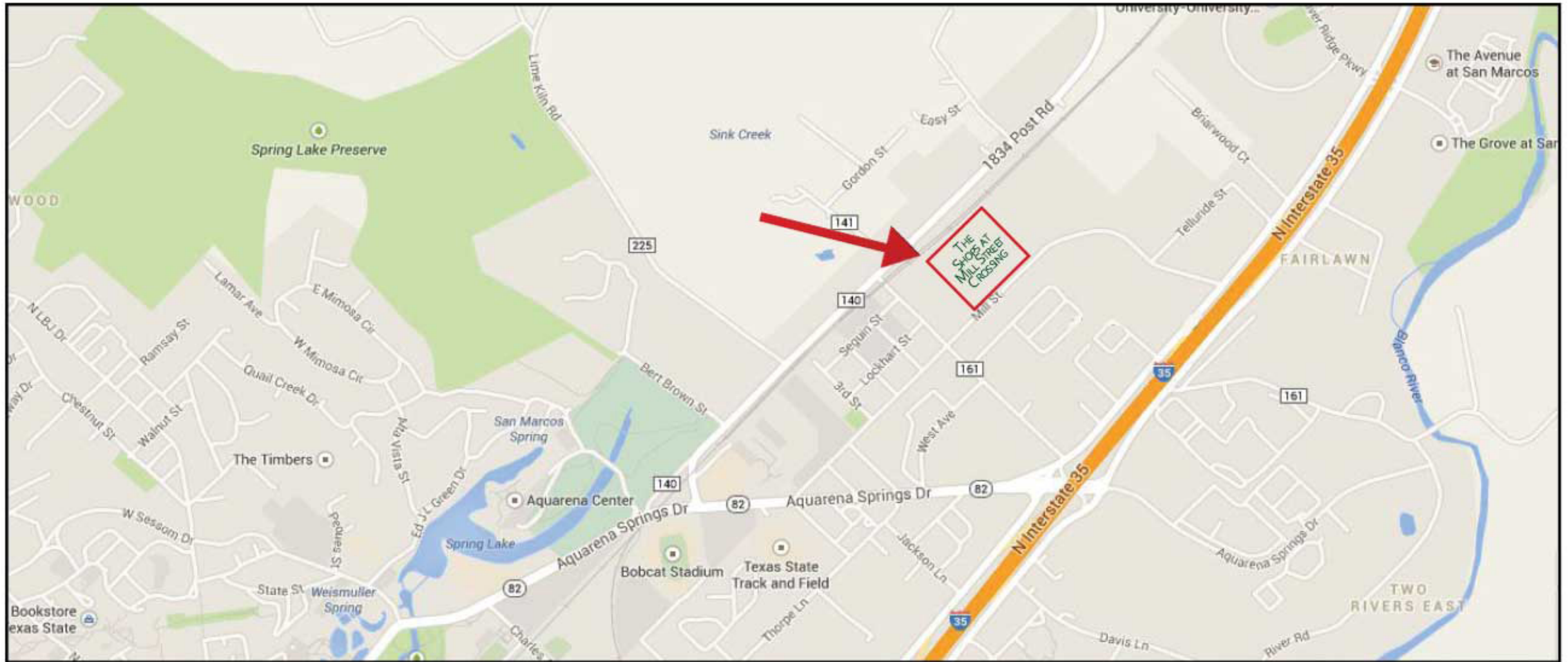


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Mill Street Crossing is easily accessible from I-35, Post Road, Uhland Road and Mill Street. San Marcos and Hays County have been recognized as one of the fastest growing areas in the country with an expected growth rate of over 3% per year.



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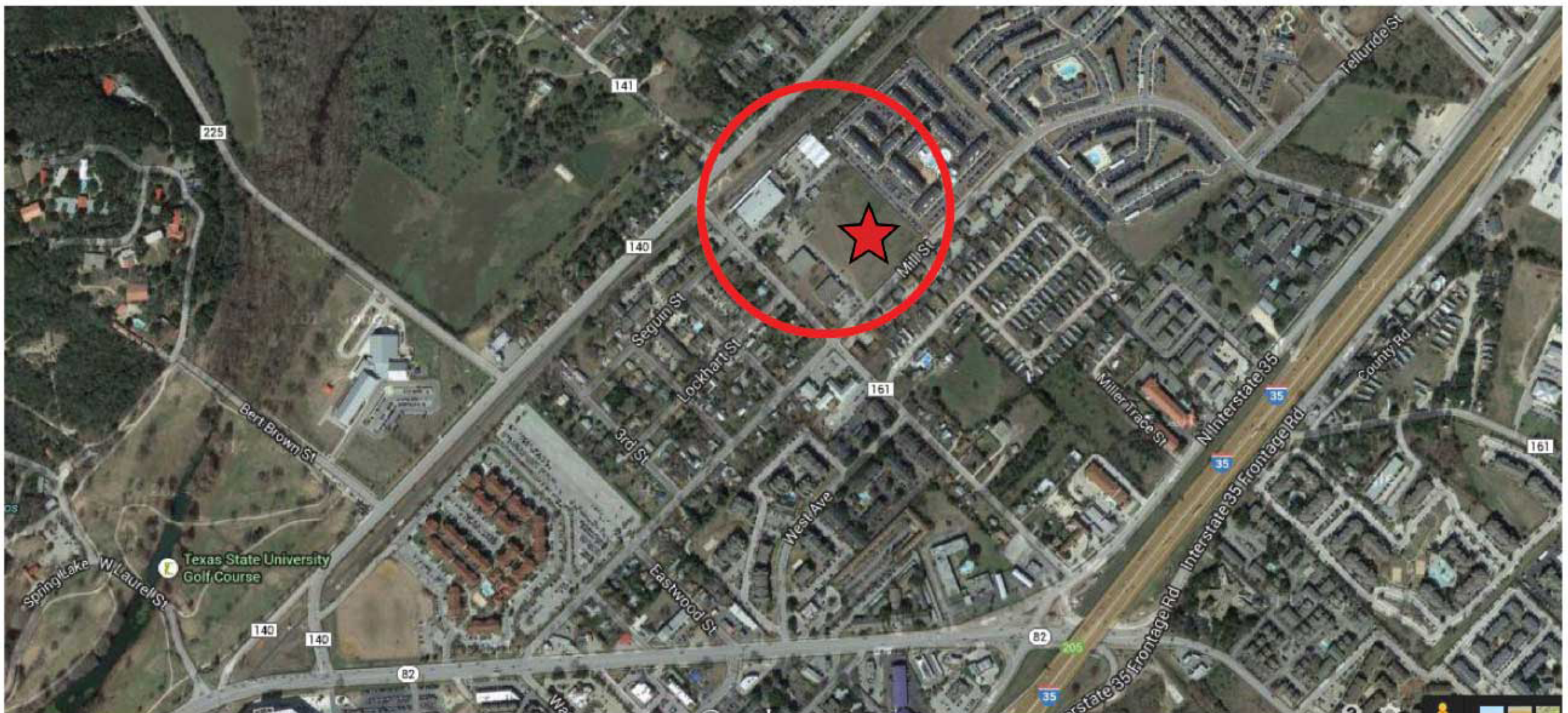
MANAGEMENT SUMMARY

SITE CHARACTERISTICS

The Shops at Mill Street Crossing is located on the west side of Mill Street, immediately north of the intersection of Uhland Road in San Marcos, Hays County, Texas.

Mill Street is an undivided two lane north/south artery that connects with the Interstate 35 frontage road. It has a very significant traffic count especially considering it is all local traffic. Uhland Road is an undivided two lane east/west artery that forms a T-intersection at both Post Road (Old Austin Highway) and I-35.

The Shops at Mill Street Crossing is part of a 5 1/2 acre development situated on The Old Mill 12 acre site. Site access will exist via three drive cuts on Mill Street. Site visibility is unrestricted along Mill Street.



TRADE AREA

The trade area is a densely populated residential section of northeast San Marcos. The residential base consists of a mix of Texas State University students and San Marcos resident families. Dense residential development, combined with a mix of commercial employees, drives retail demand. Eighty-two percent of households are renter occupied.

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SITE ILLUSTRATIONS



Middle corridor and rear shops



San Marcos is in the middle of the rapidly developing Austin/San Antonio I-35 corridor.



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