



RESTAURANT BUILDING FOR SALE

1400 Aquarena Springs Dr, San Marcos, Texas 78666



Rick Carduner

O: 210.402.3500

C: 210.488.1201

rick@cardunercommercial.com

Carduner Commercial Inc

2161 NW Military Hwy., Ste. 402

San Antonio, Texas 78213

www.cardunercommercial.com

The information contained herein was obtained from sources deemed reliable; however, Carduner Commercial Inc makes no guarantees, warranties, or representations as to the accuracy or completeness or thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

LOCATION

 1400 Aquarena Springs Drive
 San Marcos, Texas 78666

SIZE

 8,924 SF Freestanding Building
 on 1.58 Acre Lot


PRICE


Contact Broker


HIGHLIGHTS

- 📍 Fully Equipped Free Standing Restaurant
- 📍 8,924 SF building on a 1.58 acre parcel
- 📍 Zoned CC – Retail and Medical uses
- 📍 103 parking spaces
- 📍 Exposure to 39,180 VPD on Aquarena Springs Drive
- 📍 Half a mile from I-35
- 📍 Close proximity to Texas State University with 38,873 students and to Bobcat Stadium


2023 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	16,555
	3 mile	54,490
	5 mile	80,990

Daytime Population	1 mile	21,041
	3 mile	56,999
	5 mile	82,541

Avg. HH Income	1 mile	\$40,302
	3 mile	\$51,788
	5 mile	\$61,258

TRAFFIC COUNTS

 Aquarena Springs
 39,180 VPD ('22)

 Interstate 35
 167,420 VPD ('22)

FOR MORE INFORMATION:
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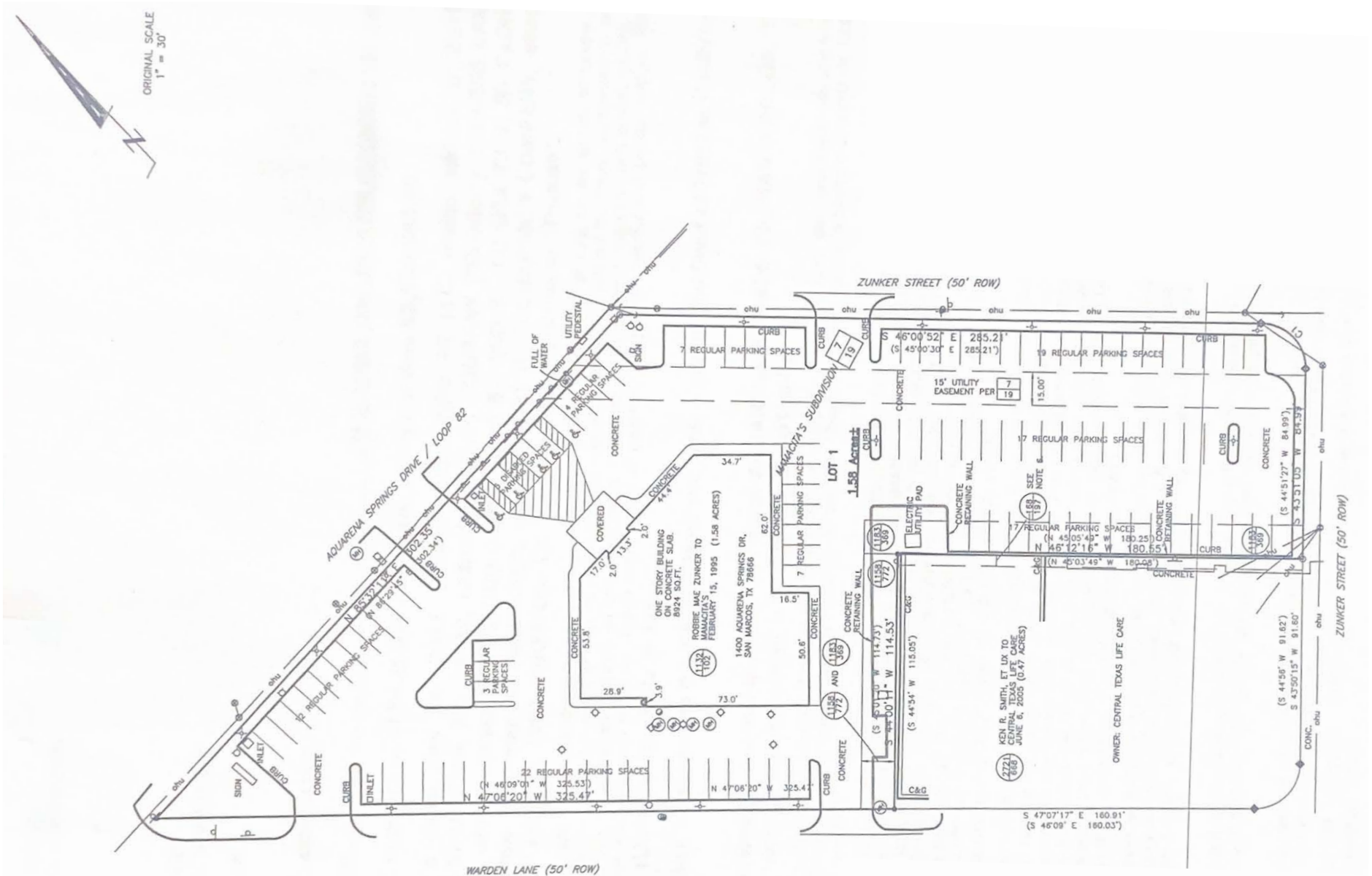
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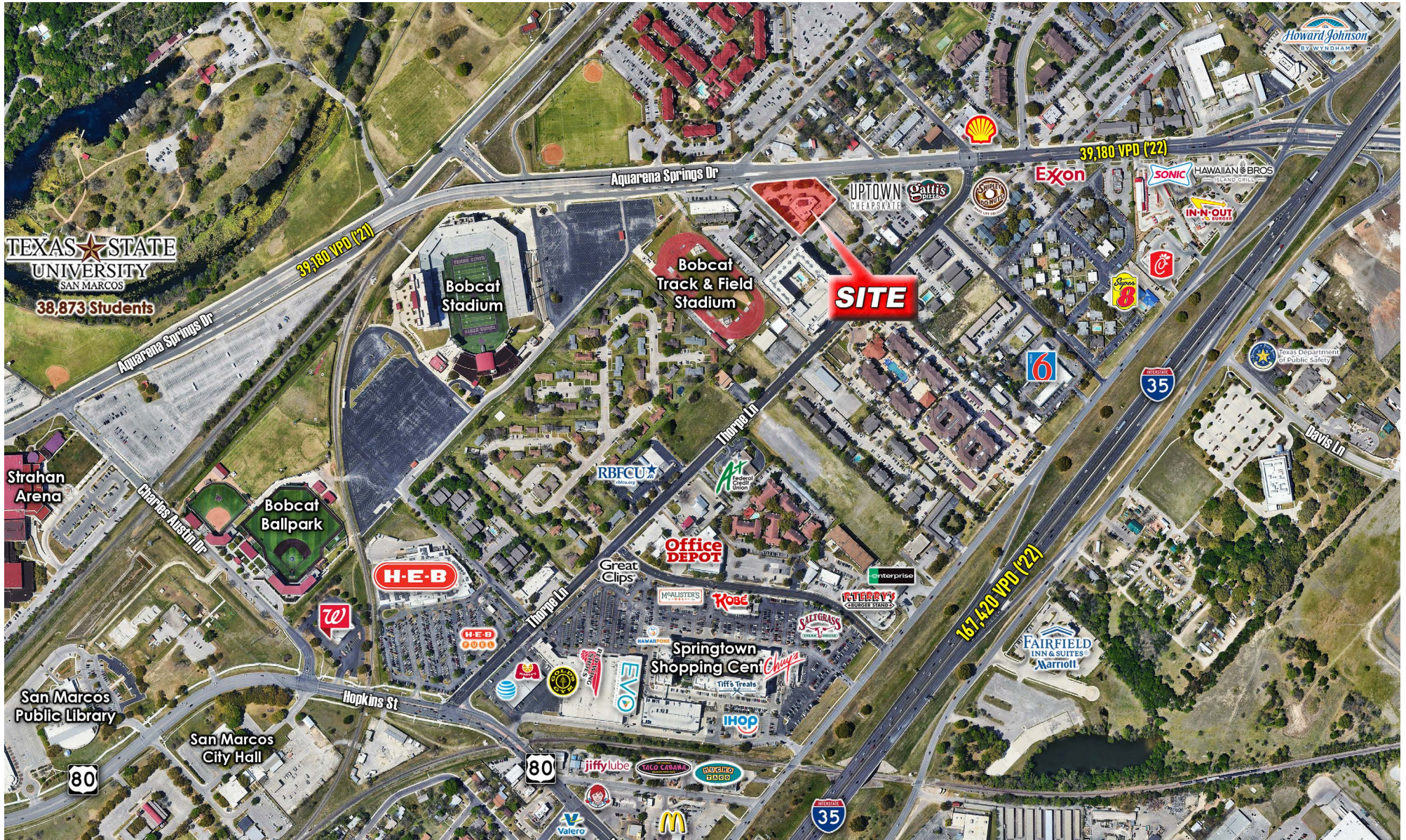
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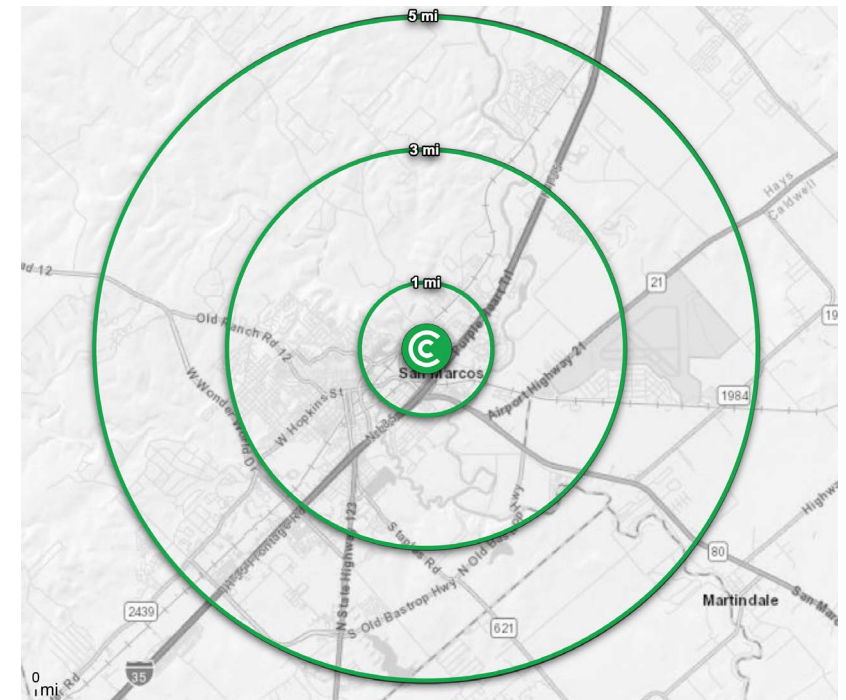
**Total
Population
(5 mi Radius)
80,990**

**Total
Households
(5 mi Radius)
31,472**

**Daytime
Population
(5 mi Radius)
82,541**

**Average
HH Income
(5 mi Radius)
\$61,258**

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	11,025	41,697	56,835
2020 Total Population	16,792	54,275	76,138
2020 Group Quarters	759	7,005	7,545
2023 Total Population	16,555	54,490	80,990
2023 Group Quarters	741	6,997	7,530
2028 Total Population	16,176	54,402	85,936
2023-2028 Annual Rate	-0.46%	-0.03%	1.19%
2023 Total Daytime Population	21,041	56,999	82,541
Workers	13,131	30,012	42,738
Residents	7,910	26,987	39,803
Household Summary			
2010 Households	4,882	15,232	20,610
2010 Average Household Size	2.10	2.27	2.37
2020 Total Households	8,519	21,511	29,686
2020 Average Household Size	1.88	2.20	2.31
2023 Households	8,497	21,843	31,742
2023 Average Household Size	1.86	2.17	2.31
2028 Households	8,370	21,901	33,878
2028 Average Household Size	1.84	2.16	2.31
2023-2028 Annual Rate	-0.30%	0.05%	1.31%
2010 Families	1,492	5,998	9,217
2010 Average Family Size	2.85	3.05	3.12
2023 Families	2,353	7,628	13,069
2023 Average Family Size	2.67	3.06	3.18
2028 Families	2,256	7,538	13,895
2028 Average Family Size	2.65	3.04	3.17
2023-2028 Annual Rate	-0.84%	-0.24%	1.23%
Housing Unit Summary			
2000 Housing Units	4,532	13,537	16,735
Owner Occupied Housing Units	18.4%	31.3%	38.0%
Renter Occupied Housing Units	76.7%	63.3%	56.5%
Vacant Housing Units	4.9%	5.3%	5.5%
2010 Housing Units	5,215	16,252	22,009
Owner Occupied Housing Units	13.0%	26.3%	32.6%
Renter Occupied Housing Units	80.7%	67.4%	61.1%
Vacant Housing Units	6.4%	6.3%	6.4%
2020 Housing Units	9,344	23,462	32,410
Owner Occupied Housing Units	7.2%	19.4%	27.7%
Renter Occupied Housing Units	83.9%	72.3%	63.9%
Vacant Housing Units	8.9%	8.3%	8.6%
2023 Housing Units	9,283	23,680	34,530
Owner Occupied Housing Units	10.6%	23.6%	33.4%
Renter Occupied Housing Units	80.9%	68.7%	58.5%
Vacant Housing Units	8.5%	7.8%	8.1%
2028 Housing Units	9,317	24,069	36,960
Owner Occupied Housing Units	10.7%	24.2%	34.8%
Renter Occupied Housing Units	79.2%	66.8%	56.9%
Vacant Housing Units	10.2%	9.0%	8.3%
Median Age			
2010	23.7	23.5	24.1
2020	23.4	23.6	24.5
2023	24.4	24.6	26.5
2028	24.3	24.5	26.5



	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	8,496	21,842	31,741
<\$15,000	28.9%	23.0%	20.5%
\$15,000 - \$24,999	14.6%	15.8%	13.3%
\$25,000 - \$34,999	14.3%	14.1%	12.8%
\$35,000 - \$49,999	19.4%	14.0%	13.6%
\$50,000 - \$74,999	11.5%	13.3%	14.0%
\$75,000 - \$99,999	5.5%	7.2%	8.3%
\$100,000 - \$149,999	3.4%	7.8%	10.6%
\$150,000 - \$199,999	1.7%	3.0%	4.2%
\$200,000+	0.6%	1.7%	2.8%
Average Household Income	\$40,302	\$51,788	\$61,258
2023 Population 25+ by Educational			
Total	7,616	25,848	42,827
Less than 9th Grade	3.5%	3.0%	4.4%
9th - 12th Grade, No Diploma	6.8%	6.3%	5.9%
High School Graduate	25.6%	21.5%	22.4%
GED/Alternative Credential	3.7%	4.0%	4.4%
Some College, No Degree	24.6%	21.5%	19.3%
Associate Degree	9.1%	6.8%	7.2%
Bachelor's Degree	19.6%	22.5%	23.3%
Graduate/Professional Degree	7.1%	14.4%	13.2%

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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.

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.

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.

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.

Carduner Commercial

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Richard Carduner

Designated Broker of Firm

Richard Carduner

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

498582

License No.

349911

License No.

349911

License No.

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rick@cardunercommercial.com

Email

rick@cardunercommercial.com

Email

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Email

Email

210-402-3500

Phone

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Phone

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Buyer/Tenant/Seller/Landlord Initials

Date

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Texas Real Estate Commission

Information available at www.trec.texas.gov

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