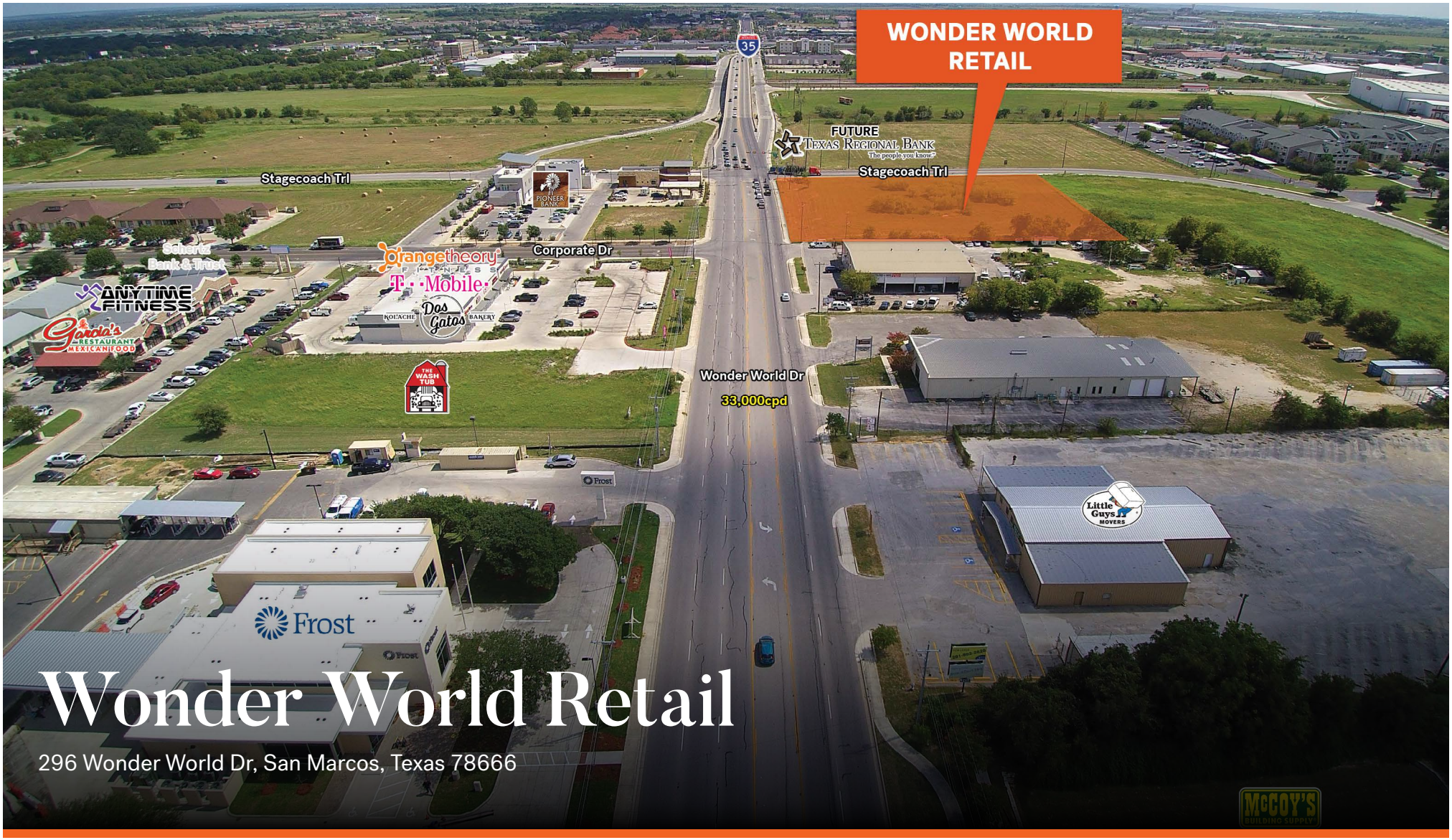
edge

FOR LEASE-PAD SITE, RETAIL, BTS, QSR



Wonder World Retail

296 Wonder World Dr, San Marcos, Texas 78666

Brett Gissler | *Vice President*
bgissler@edge-re.com | 512.391.6237

Edge Realty Partners
623 W 38th Street, Suite 310, Austin, Texas 78705
512.391.6220 | edge-re.com

LOCATION

296 Wonder World Dr
San Marcos, Texas 78666

SIZE

2 ac

AVAILABLE SPACE

1 QSR Freestanding
2,500 sf

1 multi-tenant building
± 10,000 sf

RATE

Please call for pricing

TRAFFIC COUNTS

126,000 CPD
IH 35

33,000 CPD
Wonder World Drive

2021 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	4,867	41,689	67,405
DAYTIME POPULATION	6,880	66,573	93,407
AVG HH INCOME	$59,754	$59,468	$55,149

AREA RETAILERS

Best Buy, Bed Bath & Beyond, Chick-Fil-A, Dollar Tree, Marshalls, Panera Bread, PetSmart, Ulta, Sam's Club

PROPERTY INFORMATION

- 33,000 cpd
- High growth corridor

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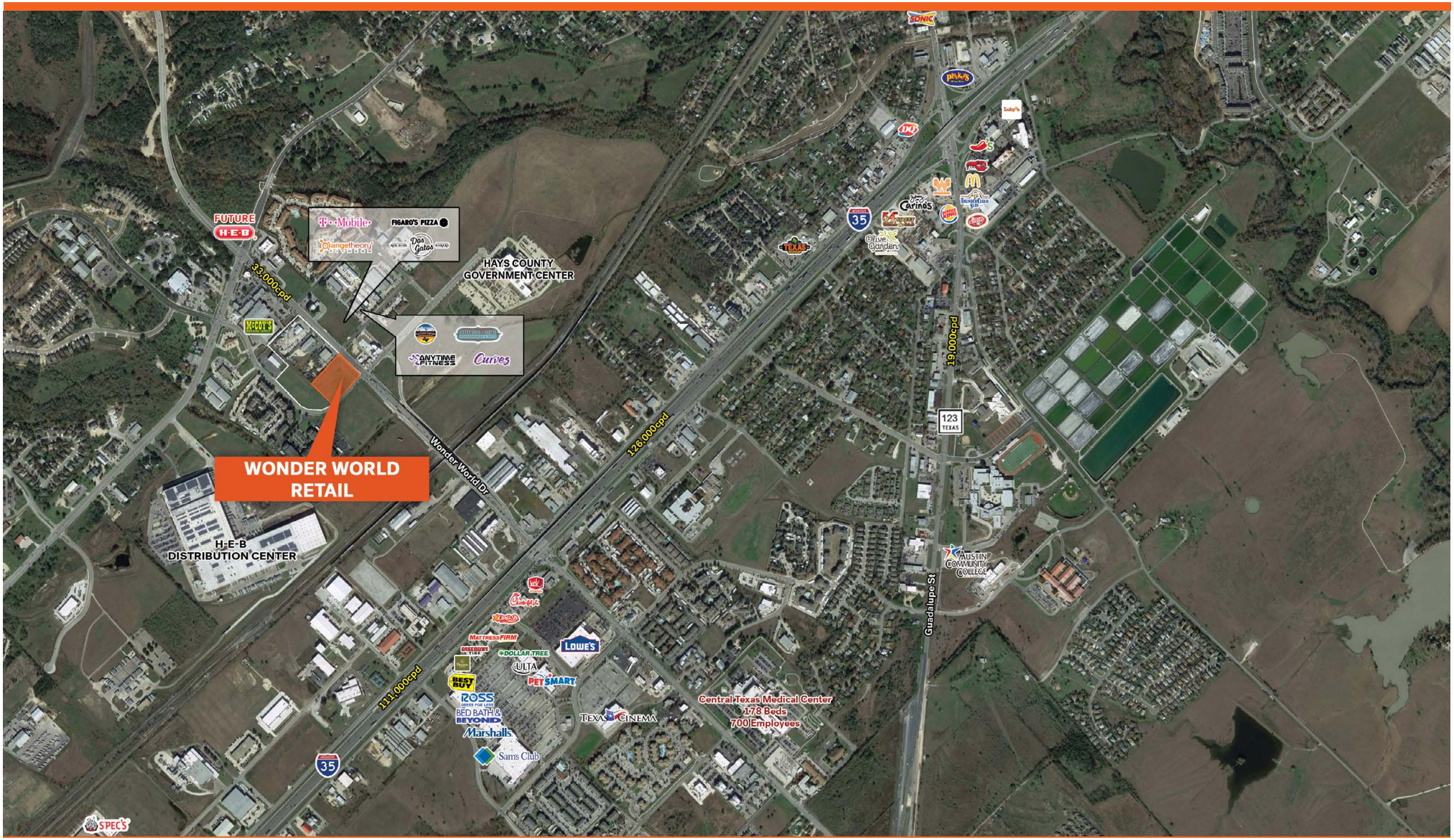

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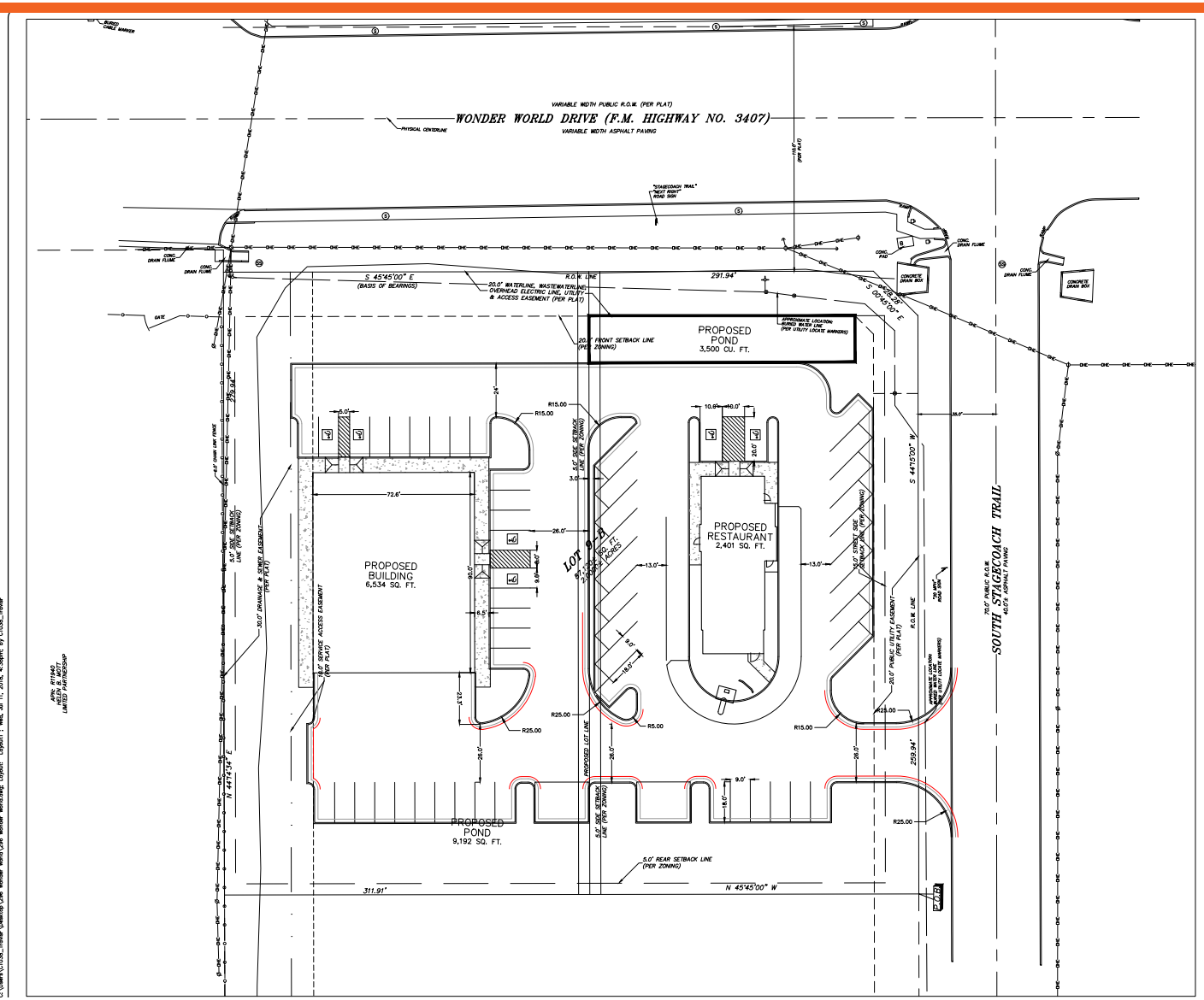
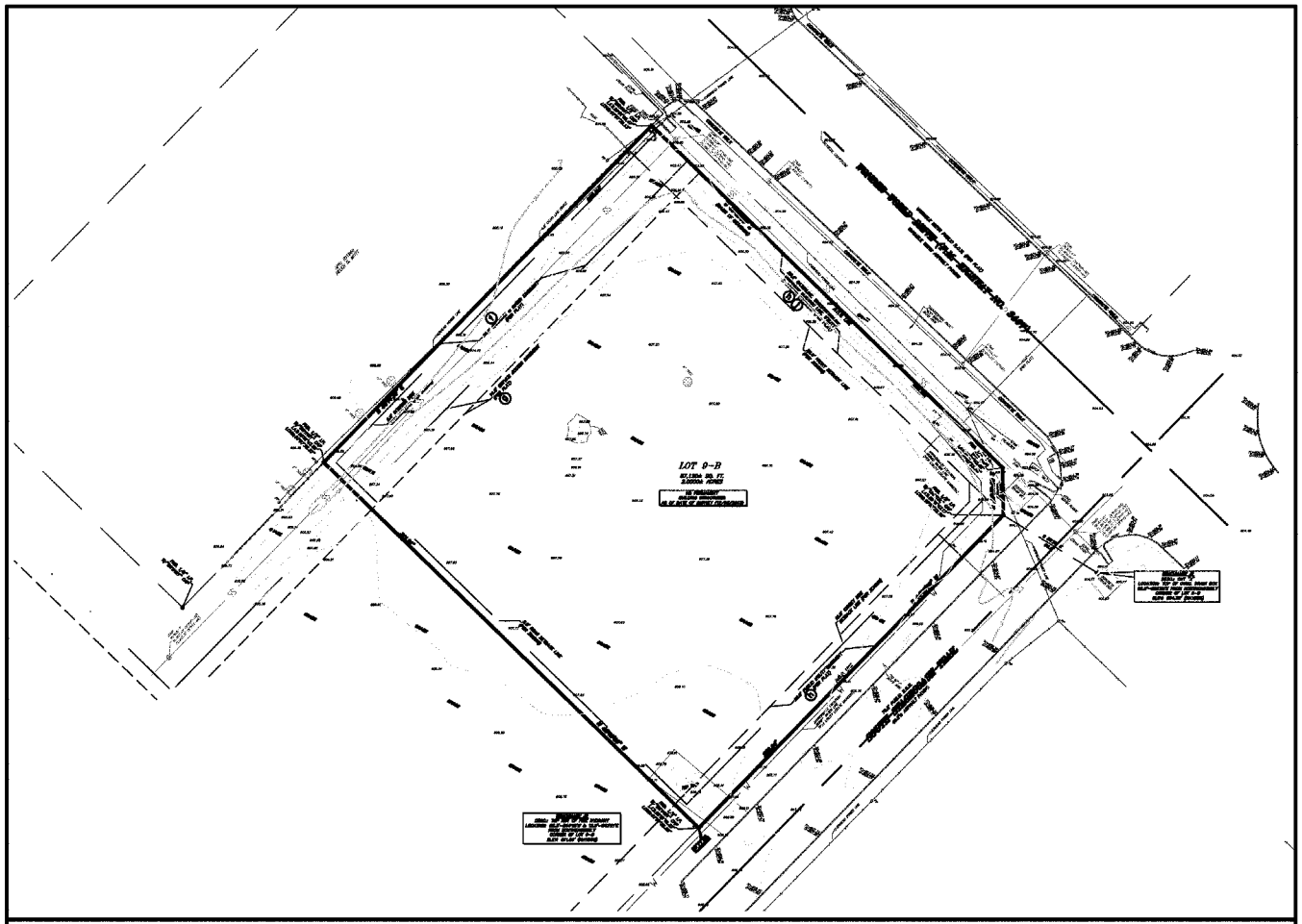


RAMSEY ENGINEERING
Ramsey Engineering, LLC
Civil Engineering & Consulting
TBPE Firm No. F-12605
3206 Yellowpine Terrace
Austin, Texas 78757
Cell: 512-650-6810
ramsey-engr@att.net

296 WONDER WORLD DRIVE
CONCEPT PLAN
SAN MARCOS, TEXAS



STRIPES STORE #1551
296 Wonderworld Drive
San Marcos, TX
(EXHIBIT MAP)
(NOT TO SCALE-SEE SHEET NO. 2 FOR SITE DETAILS)

Brett Gissler | bgissler@edge-re.com | 512.391.6237

Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

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 subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents 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 subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent 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 br ker'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:

(1) shall treat all parties honestly;

(2) 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;

(3) 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; and

(4) 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.

Edge Realty Partners LLC	9000422	info@edge-re.com	512.391.6220
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER, SELLER, LANDLORD OR TENANT **DATE**

Texas Real Estate Brokers and Salespersons 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 512-465-3960.