



STONE CREEK CROSSING



FORMER BEALLS SPACE NOW AVAILABLE
40,000 SF FOR LEASE

CONTACT INFORMATION:

RYAN RIDGEWAY

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SHOPPING CENTER FOR LEASE

NWC IH 35 & MCCARTY LANE
SAN MARCOS, TEXAS

STONE CREEK CROSSING

LOCATION

NWC IH-35 & MACCARTY LANE
SAN MARCOS, TEXAS 78666

AVAILABLE SPACE

INLINE SPACE
PAD SITES

TRAFFIC COUNTS

IH 35 - 111,000 CPD
MCCARTY LANE - 6,000 CPD

PROPERTY INFORMATION

LOCATED ONE MILE FROM AMAZON
FULFILLMENT CENTER (2,500 EMPLOYEES)

GREAT HIGHWAY ACCESS

PROXIMITY TO DAYTIME POPULATION

HIGH TRAFFIC AREA

500,688 TOTAL SF

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TEXAS
STATE

STONE
CREEK
CROSSING

AMAZON
FULLFILLMENT
CENTER
2,500
EMPLOYEES

SURROUNDING RETAILERS

RED OAK VILLAGE SHOPPING CENTER

PETSMART

**BED BATH &
BEYOND**
Beyond any store of its kind.

Lowe's
True Professional Hardware
Improving Home Improvement

Marshall's

**BEST
BUY**

ULTA
BEAUTY

**Sam's
CLUB**

Chick-fil-A

**Jack
in the box**

DOLLAR TREE

Panera
bread

ROSS

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TEXAS
STATE
UNIVERSITY

H-E-B

H-E-B



H-E-B



STONE
CREEK
CROSSING

SAN MARCOS OUTLETS



RETAILERS WITHIN SAN MARCOS

CONTINUOUSLY INCREASING TRAFFIC COUNTS

HILTON + HOLIDAY INN TO OPEN
SUMMER 2018

SEVERAL LARGE HOUSING PROJECTS
GOING UP WITHIN 1-3 MILES

KISSING TREE, A 3,200 SF DEVELOPMENT
RECENTLY OPENED

GASLAMP & TRACE UNDERWAY, 2,000+
SINGLE FAMILY HOMES, 850 MULTIFAMILY
UNIT

CONTACT INFORMATION:

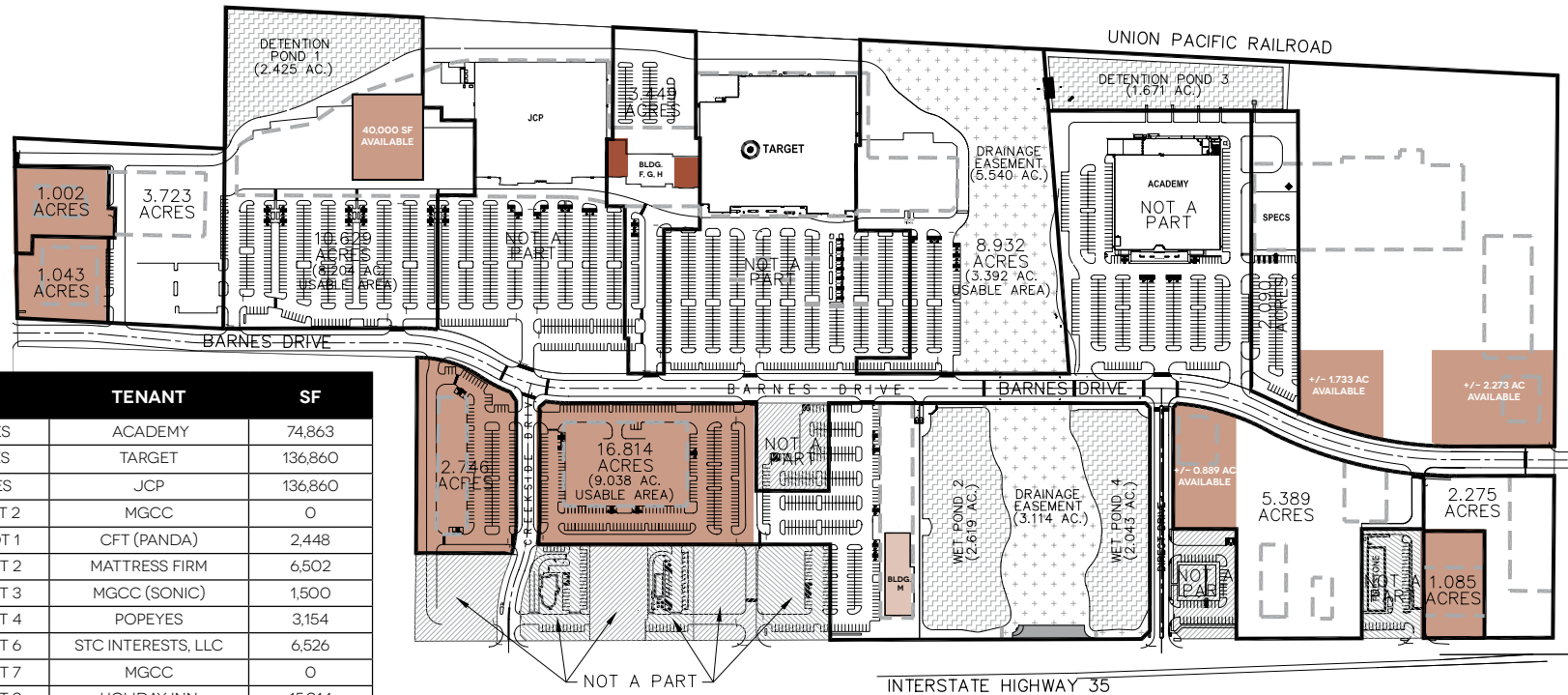
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SUITE	TENANT	SF
550 BARNES	ACADEMY	74,863
750 BARNES	TARGET	136,860
800 BARNES	JCP	136,860
BLOCK 1, LOT 2	MGCC	0
BLOCK 2, LOT 1	CFT (PANDA)	2,448
BLOCK 2, LOT 2	MATTRESS FIRM	6,502
BLOCK 2, LOT 3	MGCC (SONIC)	1,500
BLOCK 2, LOT 4	POPEYES	3,154
BLOCK 2, LOT 6	STC INTERESTS, LLC	6,526
BLOCK 2, LOT 7	MGCC	0
BLOCK 3, LOT 3	HOLIDAY INN	15,014
BLOCK 4, LOT 1-B	SMBC (FIRESTONE)	7,575
BLOCK 4, LOT 2-B	SLEEP EXPERTS	7,630
BLOCK 4, LOT 4	HOMWOOD SUITES	19,578
510 BARNES	SPEC'S	18,000
101	FIVE BELOW	8,000
104	MICHAEL'S	16,916
107	TUESDAY MORNING	12,500
850 BARNES	VACANT	40,000
100	VACANT	4,953
110	VACANT	2,762
114	SALLY BEAUTY	1,500
116	IN 8 OUT	1,747
118	GREAT CLIPS	1,290
122	STUDIO NAILS	2,000
130	VACANT	5,521
200	VISIONMARKS	4,531
203	SPORTS CLIPS	1,322
204	VACANT	2,602
205	CRESCENT DENTAL	2,839
206	AT & T	4,041



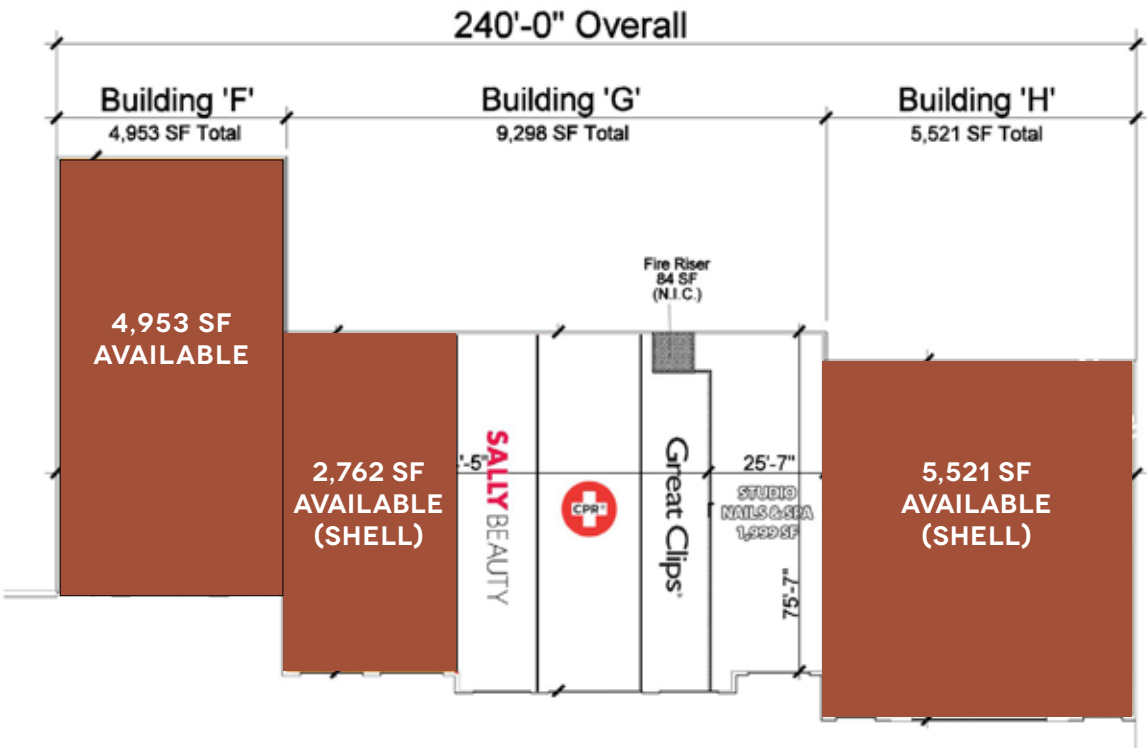
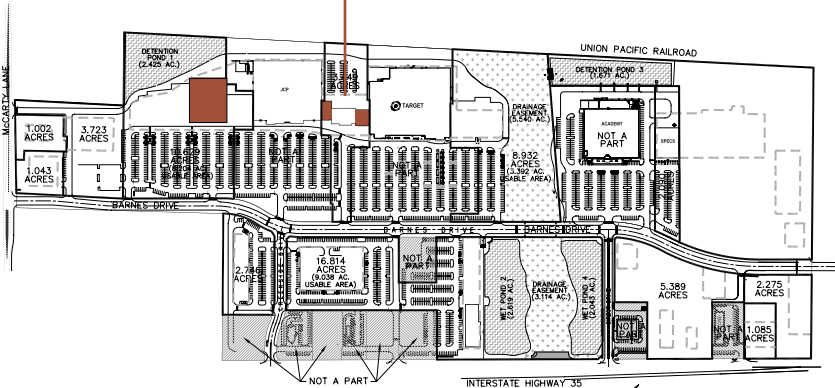
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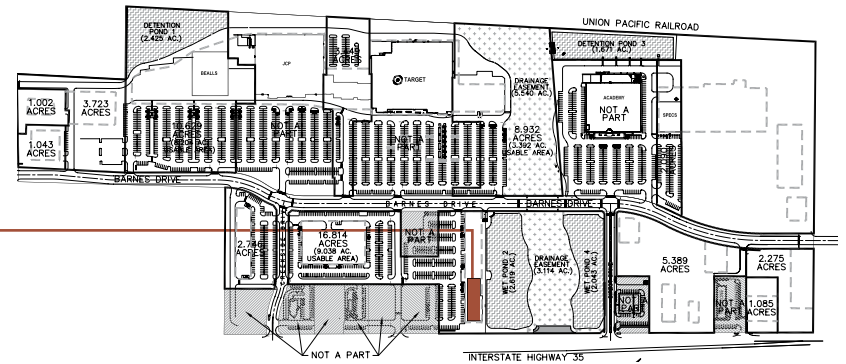


RENTAL RATE:
\$15-\$20/SF

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Building 'M' 15,321 SF Total

214'-6" Overall



RENTAL RATE:
\$25-\$35/SF

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