

FOR SALE

RIVER RIDGE COMMERCIAL LOTS $\pm 1.25 - \pm 9.98$ ACRES



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FOR SALE

SUMMARY

IH 35 North | San Marcos, TX



DESCRIPTION:

Four highly visible commercial tracts fronting IH-35 South at River Ridge Business Park in San Marcos, TX are now available for sale. Ranging from ± 1.25 to ± 9.98 acres, the sites are located along the frontage road immediately before the River Ridge Parkway off ramp, providing superior access, circulation, and exposure to 135,000+ vehicles per day.

Surrounded by established employers including Grifols, Epic Piping, Ember, and Texas State University, the River Ridge area supports a strong business ecosystem within minutes of downtown San Marcos. The sites feature General Commercial zoning, suitable for retail, flex, or service commercial uses.

Centrally positioned between Austin and San Antonio, the region continues to experience explosive growth, driven by new residential, industrial, and education investment along IH-35. These tracts offer developers a unique opportunity to capitalize on the momentum of one of Texas's most dynamic economic corridors.

AVAILABLE LOTS:

Lot 2

± 1.272 acres

Legal Description - SAN MARCOS NORTH BUSINESS PARK, LOT 2, ACRES 1.272

Zoning: GC – General Commercial

Frontage: ± 220 ft

Lot 3

± 1.260 acres

Legal Description - SAN MARCOS NORTH BUSINESS PARK, LOT 3, ACRES 1.260

Zoning: GC – General Commercial

Frontage: ± 280 ft

Lot 13

± 4.008 acres

Legal Description - RIVER RIDGE LOT 13 4.008 AC

Zoning: GC – General Commercial

Frontage: ± 660 ft

[View Survey](#)

Lot 14

± 9.976 acres

Legal Description - RIVER RIDGE LOT 14 9.976 AC

Zoning: GC – General Commercial

Frontage: ± 800 ft

[View Survey](#)

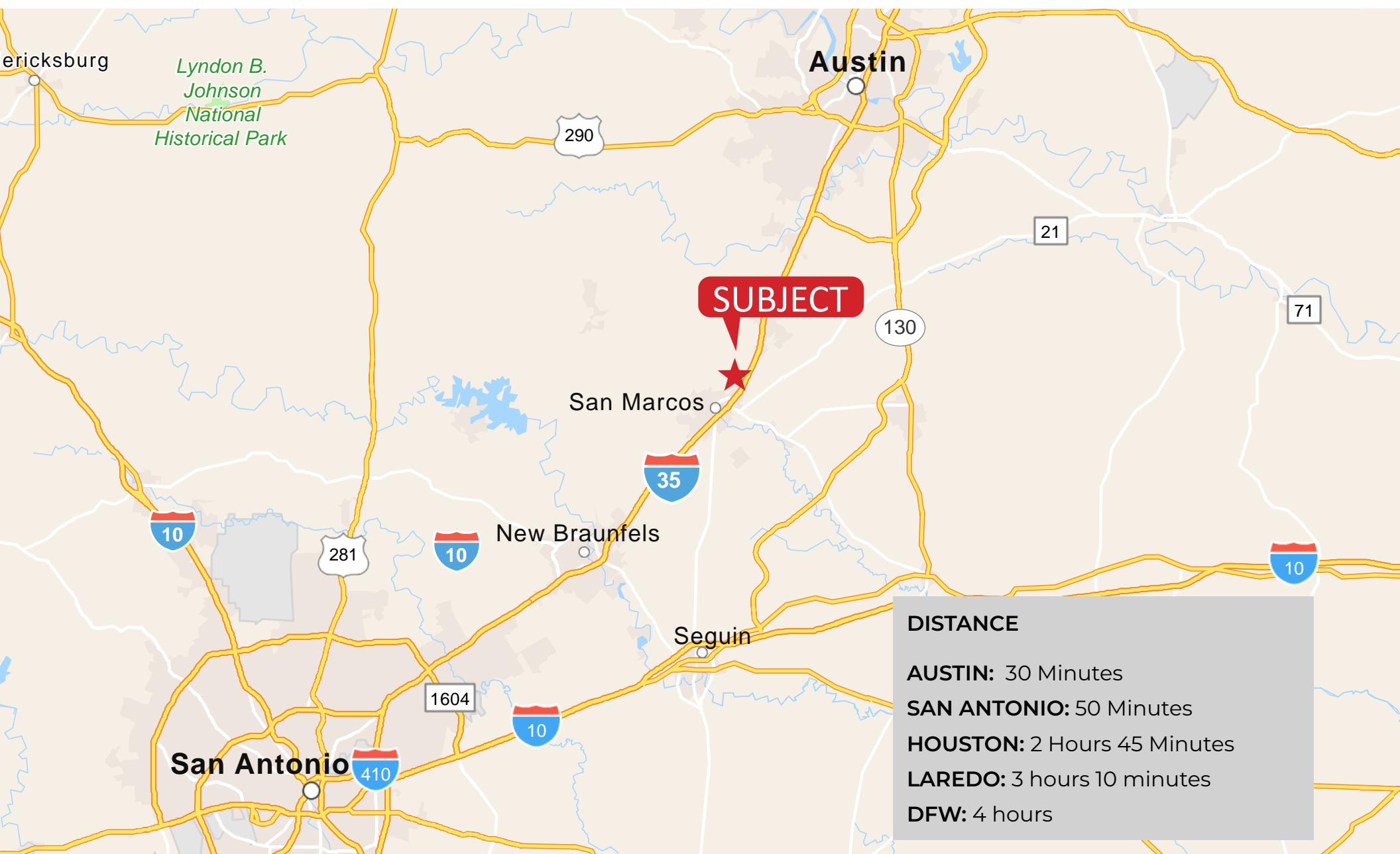
[LINK TO DRONE VIDEO](#)

[GOOGLE MAPS LINK](#)

FOR SALE

REGIONAL MAP

IH 35 North | San Marcos, TX



FOR SALE

AERIAL MAP

IH 35 North | San Marcos, TX



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FOR SALE

WATER/WW MAP

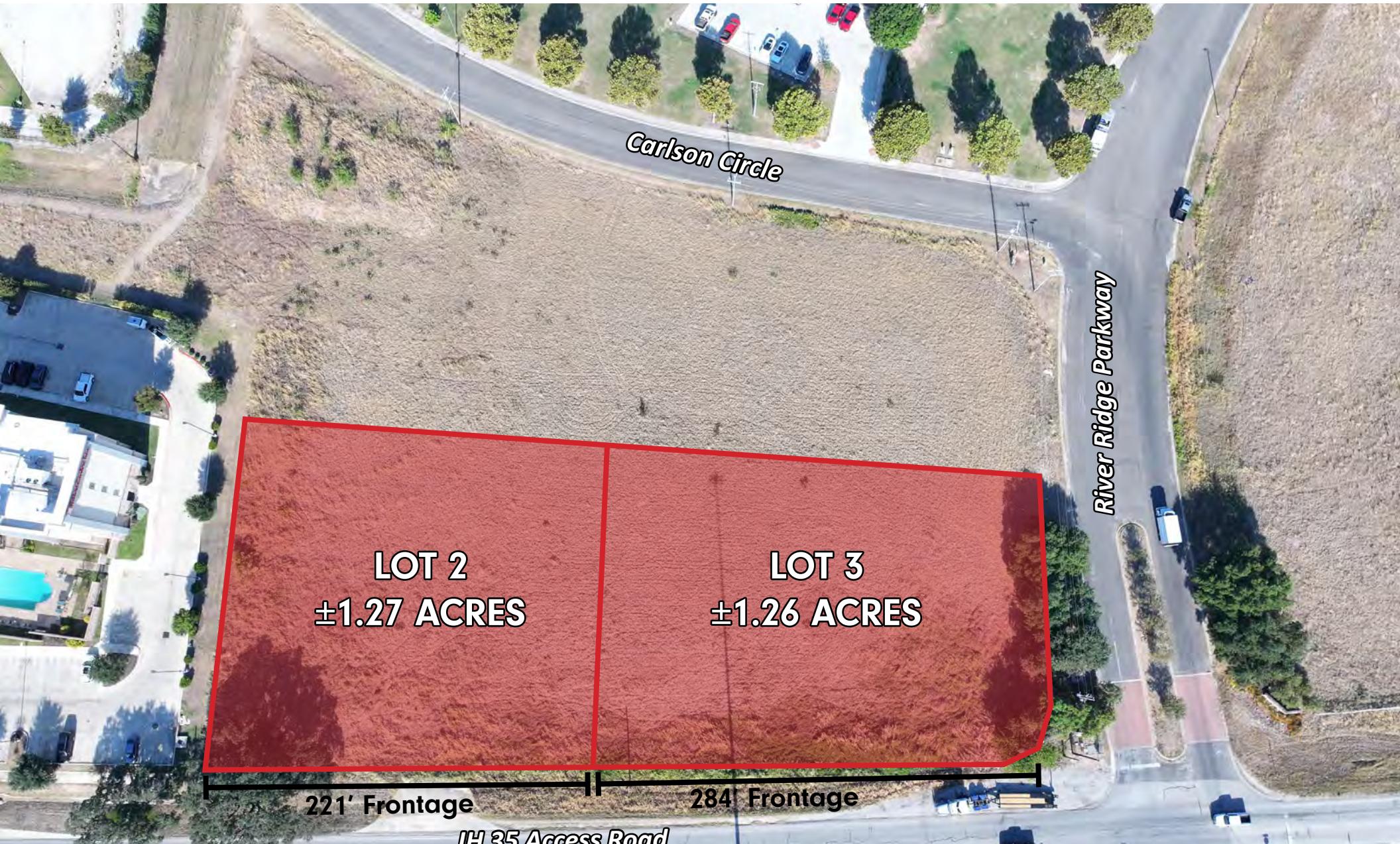
IH 35 North | San Marcos, TX



FOR SALE

LOTS 2&3

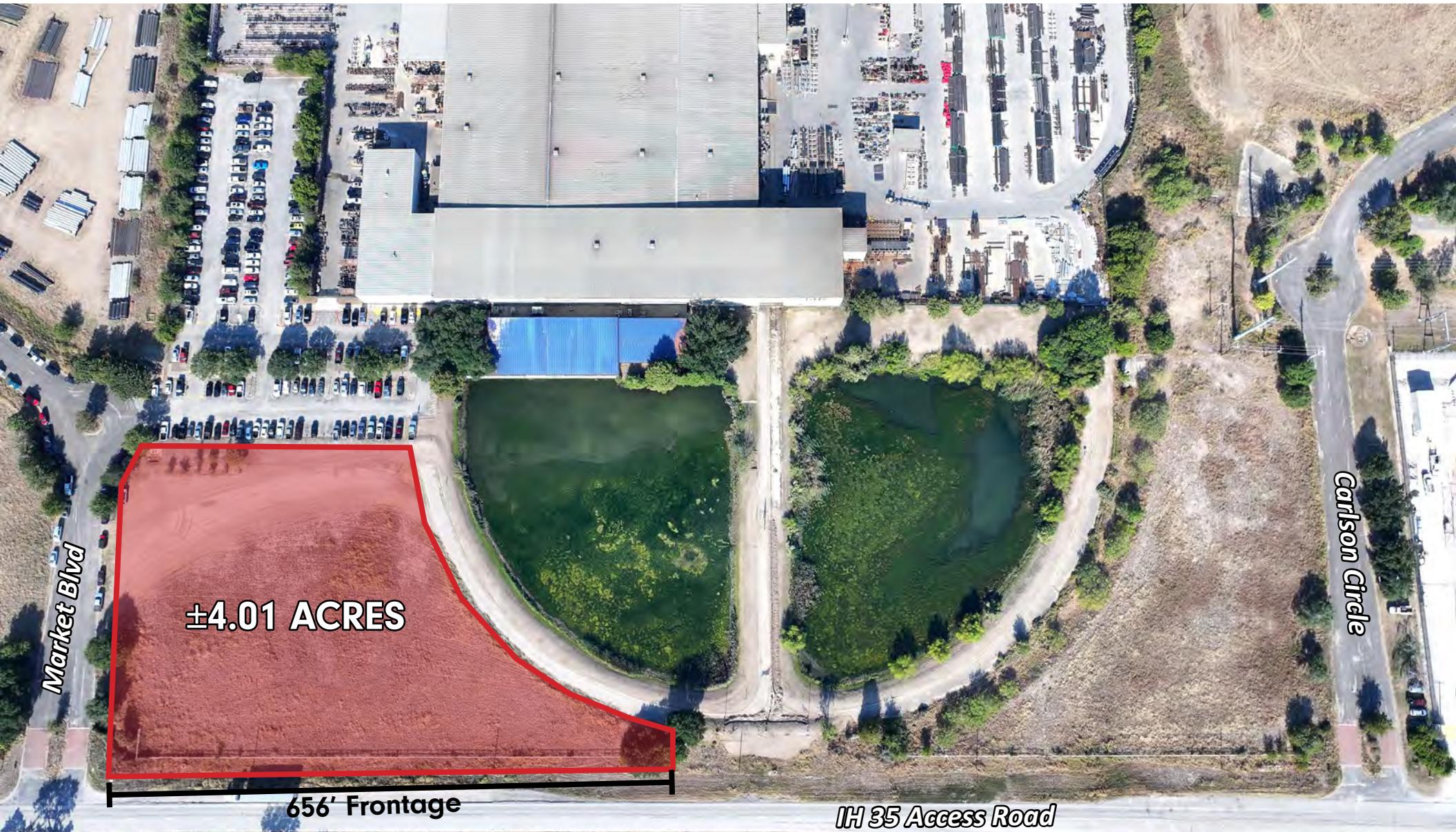
IH 35 North | San Marcos, TX



FOR SALE

LOT 13

IH 35 North | San Marcos, TX



FOR SALE

LOT 14

IH 35 North | San Marcos, TX



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AREA MAP

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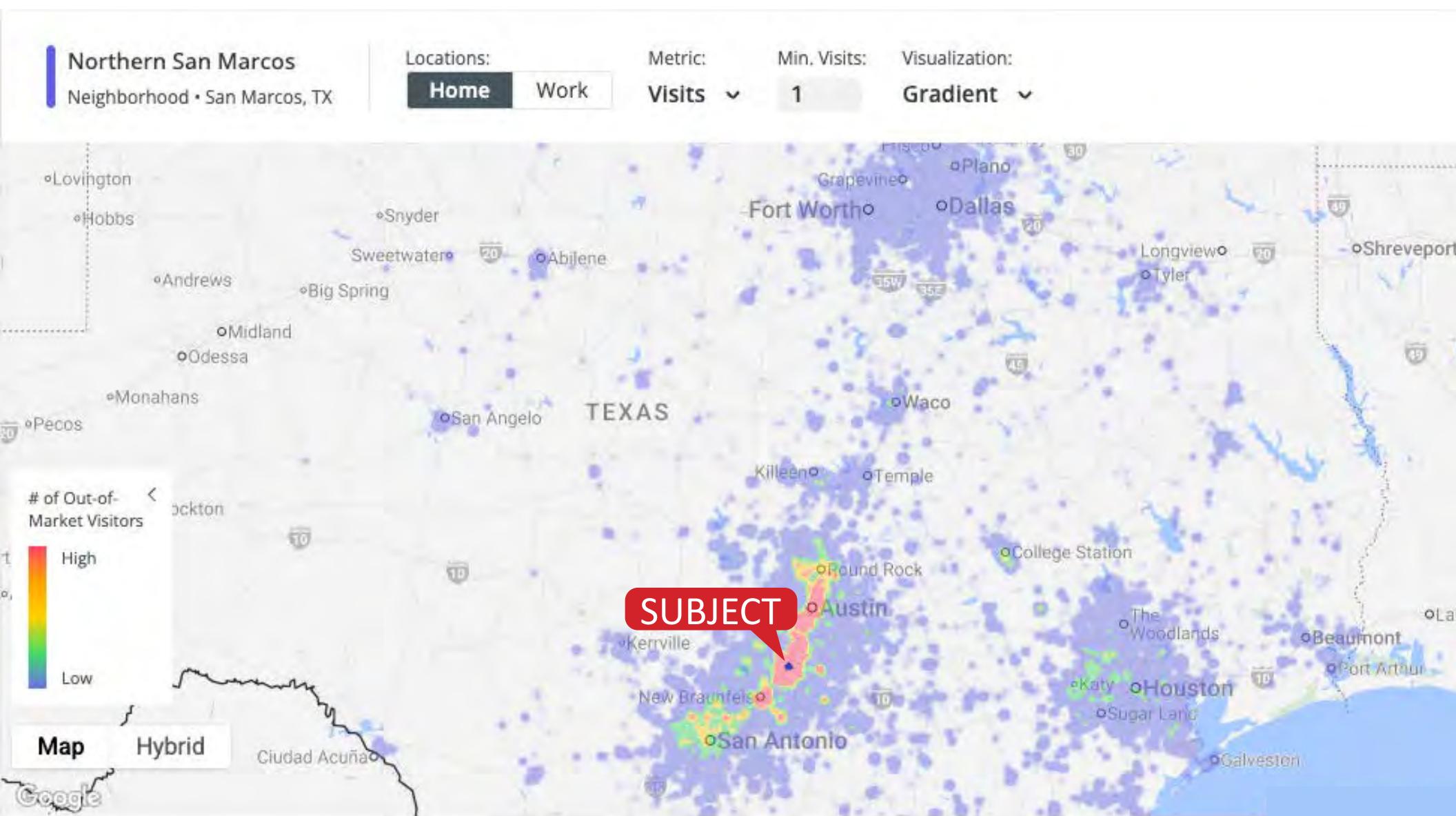
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FOR SALE

REGIONAL DRAW

IH 35 North | San Marcos, TX



* Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. [Learn More](#)

FOR SALE

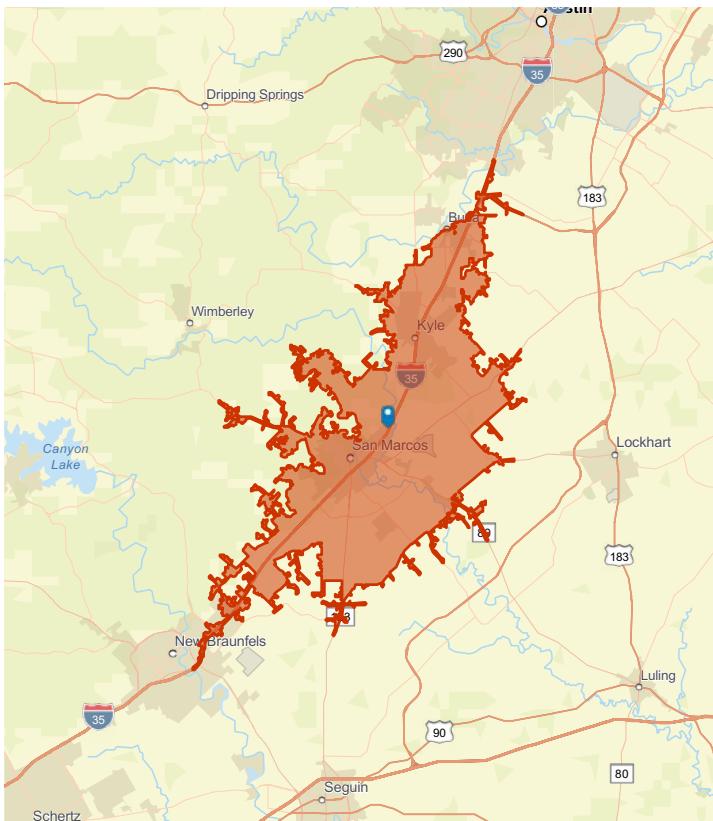
INFOGRAPHIC

IH 35 North | San Marcos, TX

DEMOGRAPHIC PROFILE

San Marcos

Drive time of 20 minutes



COMMERCIAL
INDUSTRIAL
PROPERTIES

Source: This infographic contains data provided by Esri
(2025, 2030).

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INFOGRAPHIC

IH 35 North | San Marcos, TX

EDUCATION



No High
School
Diploma



24.9%
High School
Graduate



29.2%
Some College/
Associate's
Degree



36.4%
Bachelor's/Grad/
Prof Degree



INCOME

\$76,952

Median Household Income



\$36,236

Per Capita Income



\$138,807

Median Net Worth

EMPLOYMENT



White Collar

59.2%



Blue Collar

20.7%



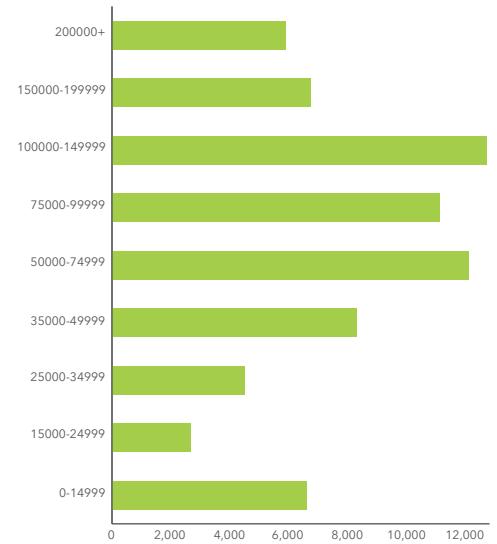
Services

20.1%



Unemployment
Rate

HOUSEHOLD INCOME (\$)



KEY FACTS

188,410

Population

30.3

Median Age

70,532

Households

\$62,403

Median Disposable Income

All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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