

FOR SALE

RIVER RIDGE COMMERCIAL LOTS ±1.25 - ±9.98 ACRES



IH 35 N, SAN MARCOS, TX



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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](#)



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REGIONAL MAP

IH 35 North | San Marcos, TX



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AERIAL MAP

IH 35 North | San Marcos, TX



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WATER/WW MAP

IH 35 North | San Marcos, TX

— WATER LINES

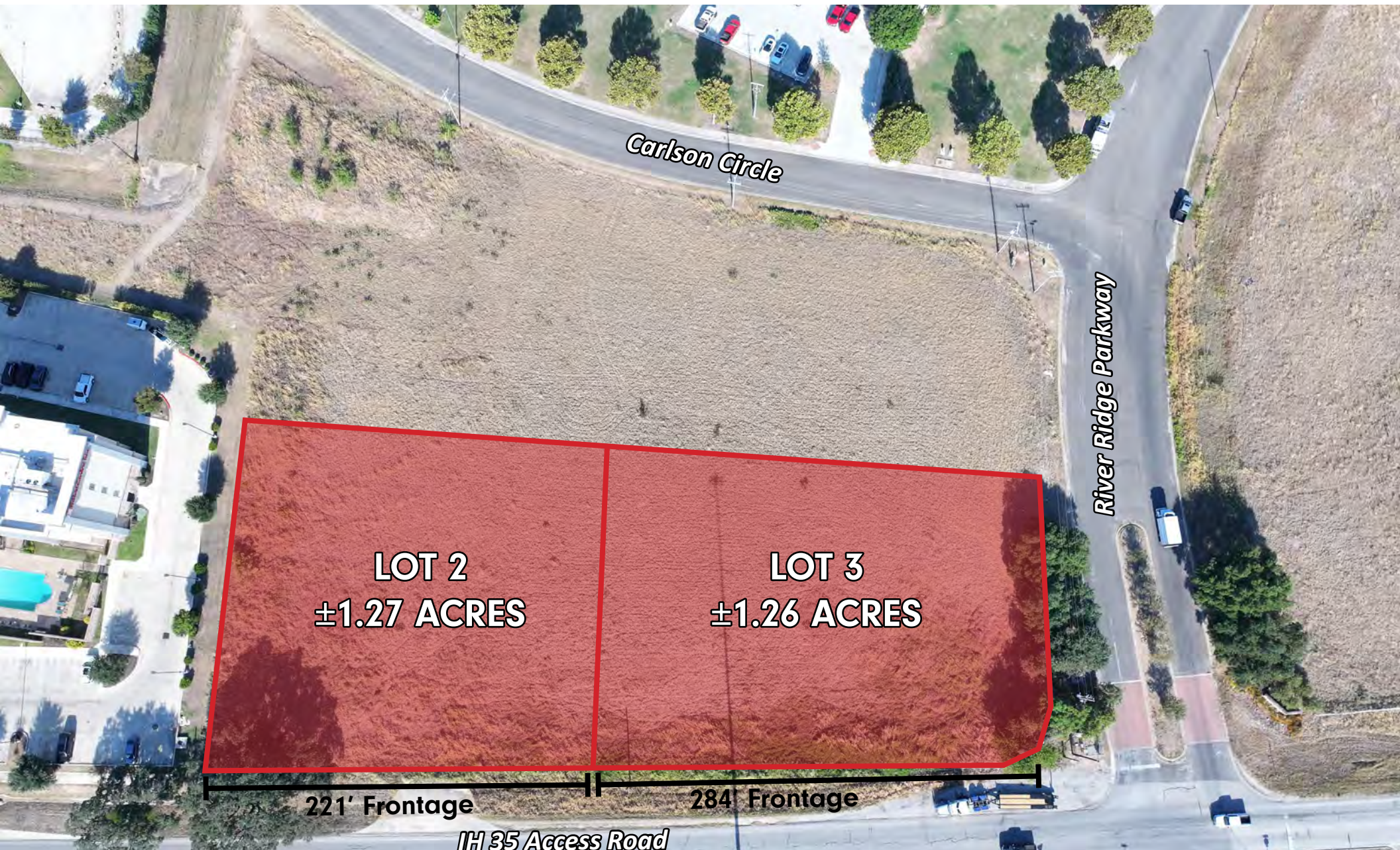
— WASTEWATER LINES



FOR SALE

LOTS 2&3

IH 35 North | San Marcos, TX



LOT 2
±1.27 ACRES

LOT 3
±1.26 ACRES

221' Frontage

284' Frontage

IH 35 Access Road



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LOT 13

IH 35 North | San Marcos, TX



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FOR SALE

LOT 14

IH 35 North | San Marcos, TX



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FOR SALE

AREA MAP

IH 35 North | San Marcos, TX



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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.

2-10-2025



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.

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. **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.**

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.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Springer/Evan Bole	627720/756417	info@cipaustin.com	(512) 682-1000
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date