

221 N CM ALLEN

221 N CM ALLEN, SAN MARCOS, TX 78666

Features

• Located less than half a mile from Texas State University

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
N CM Allen	6,765 VPD	Total Population		14,050	60,403	80,320
E Hopkins Street	26,095 VPD	Total Households		4,394	24,983	31,734
		Avg HH Income				
		Daytime Population		23,475	66,165	84,619
Area Retailers & Bu	isinesses TEX	AST STATE OTARGET SUBWAY	TACO BELL)	

FOR LEASE

AVAILABLE SF: 1,800

Taylor Ponton Associate 512.482.6119 tponton@weitzmangroup.com

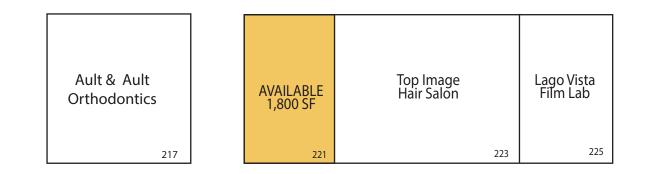
William Ramberg Associate 512.482.6102 wramberg@weitzmangroup.com

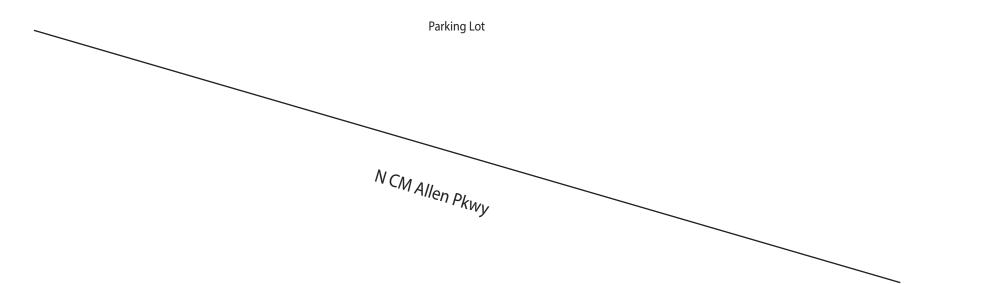
The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

in the box



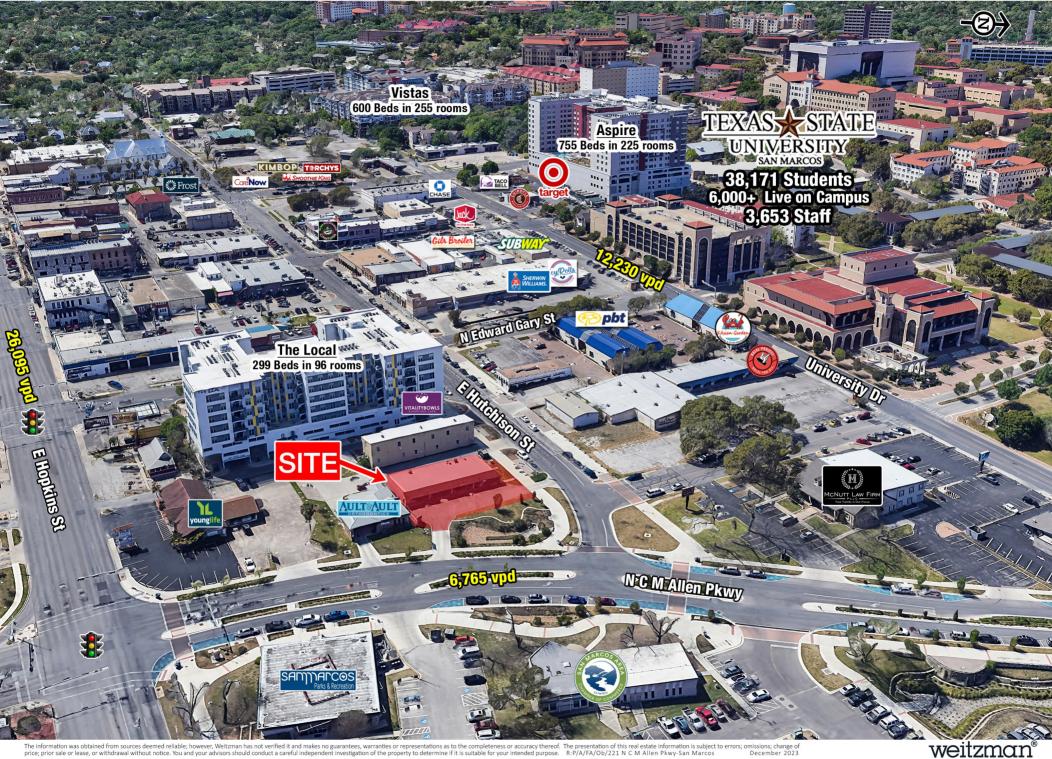
221 N CM ALLEN PARKWAY SAN MARCOS, TX





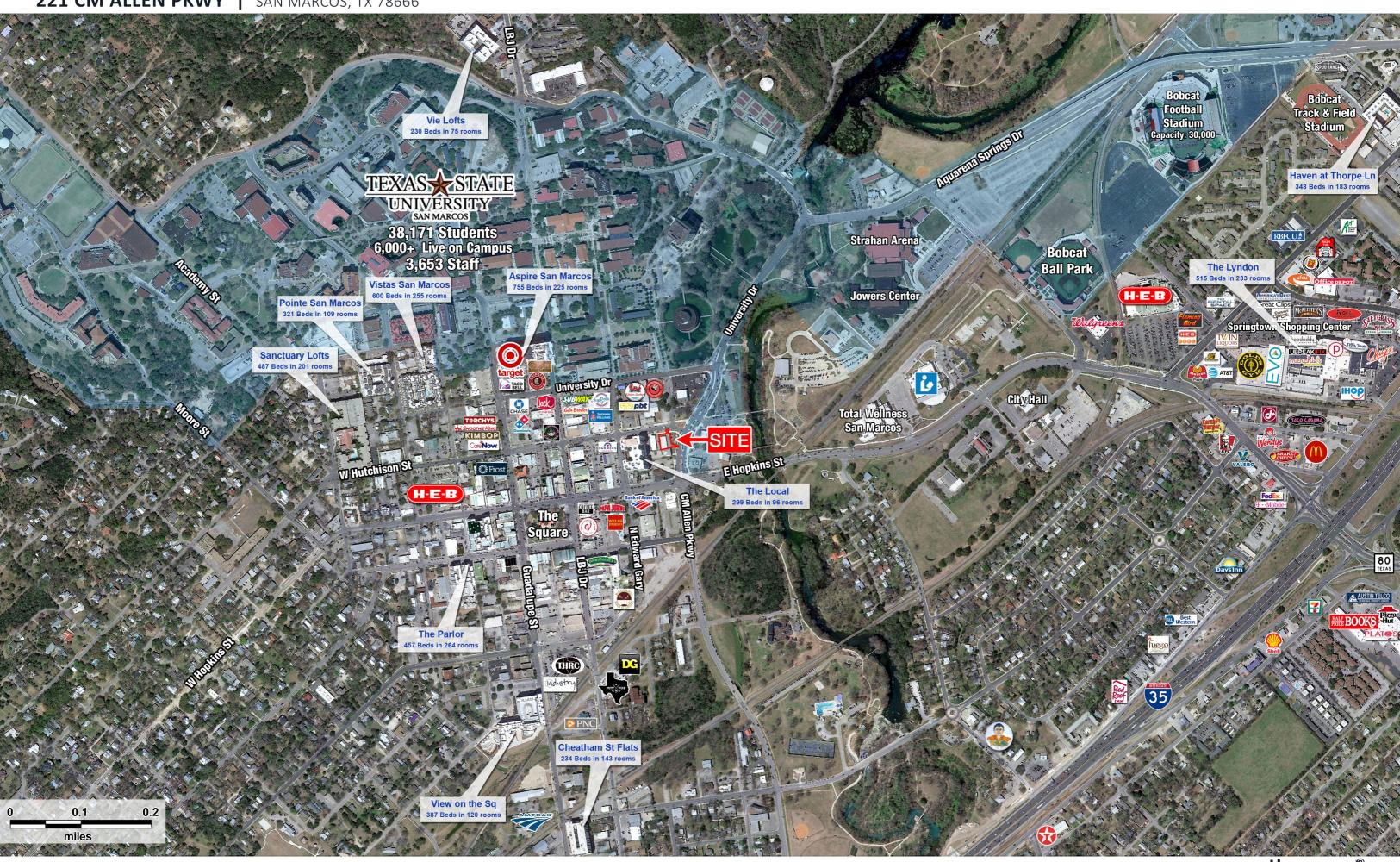


221 N C M ALLEN PKWY | SAN MARCOS, TX 78666



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2-10-2025

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 actives, 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 guestions 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 writen 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 writting 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 buver 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.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600 Phone	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email		
Robert E. Young, Jr.	292229 byoung@weitzmangroup.co		214-720-6688	
Designated Broker of Firm	License No.	Email	Phone	
Nicholas Lawrence Naumann	680404	Nnaumann@weitzmangroup.com	(512) 482-6118	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Taylor Ponton	775553	tponton@weitzmangroup.com	(512) 482-6119	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials

Date



2-10-2025

INFORMATION ABOUT BROKERAGE SERVICES

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Weitzman	402795	twgre@weitzmangroup.com	214-954-0600	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688	
Designated Broker of Firm	License No.	Email	Phone	
Nicholas Lawrence Naumann	680404	Nnaumann@weitzmangroup.com	(512) 482-6118	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
William Ramberg	804114	wramberg@weitzmangroup.com	(512) 482-6102	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials

Date

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