



SAN MAR PLAZA

927 TX-80 SAN MARCOS, TX 78666

185,000 SQ FT SHOPPING DISTRICT



DUNHILL
PARTNERS

dunhillpartners.com | 214.373.7500

MELISSA MOORE | LEASING AGENT
972.658.7363 | mmoore@dunhillpartners.com

HIGHLIGHTS

MELISSA MOORE
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LOCATION

927 TX-80 San Marcos, TX 78666

AVAILABLE SPACES

Call for Details

RATES

Call for Details

TRAFFIC GENERATORS



2024 DEMOGRAPHICS

Total Population

1 MILE	14,070
3 MILE	57,745
5 MILE	77,724

Daytime Population

1 MILE	17,026
3 MILE	67,836
5 MILE	87,812

Total Households

1 MILE	4,032
3 MILE	24,412
5 MILE	31,643

Avg HH Income

1 MILE	\$73,223
3 MILE	\$67,276
5 MILE	\$74,799

CONCEPTUAL SITE PLAN

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San Mar Plaza
Highway 80
San Marcos, TX 78666

I-35 FRONTAGE ROAD

FREEBIRDS
WORLD BURRITO

DOLLAR GENERAL

SW Vision

Jason's deli

WING STOP

IKEA

AutoZone

HER BLOCK

Baskin Robbins

Massage Spa

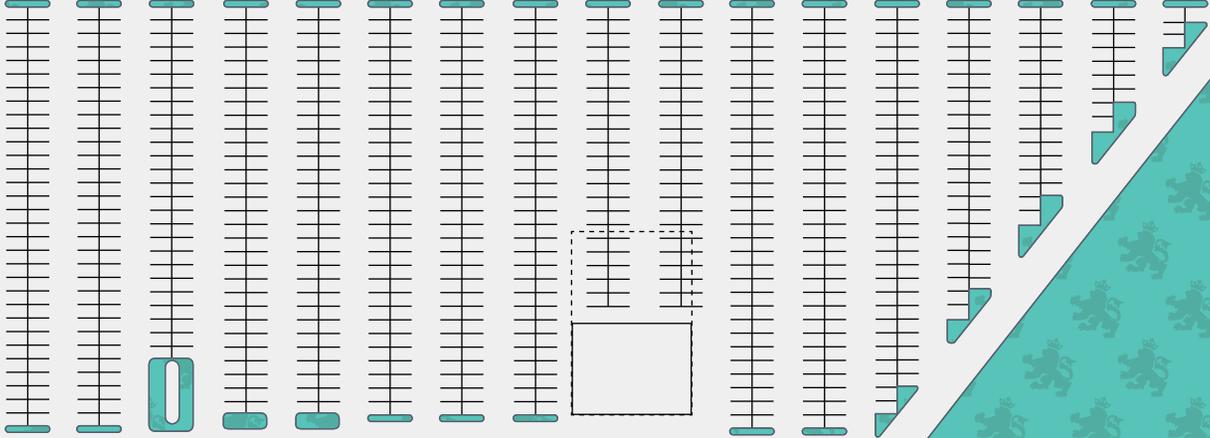
Qtr to Ten

Top Vape

HOBBY LOBBY
CREATIVE CENTERS

TSC TRACTOR SUPPLY CO

34,874 SF



Key

- Available
- Potentially Available



STATE HIGHWAY 80

SITE AERIAL

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INTERSTATE
35

IKEA

**HOBBY
LOBBY**

**TSC TRACTOR
SUPPLY CO.**

GGR

Nail Salon
Physical
Therapy

**Auto
Zone**

Massage Spa
criclet
Gtr to Ten
Top Vape
citi financial
RAC

Freebirds
WORLD BURRITO

**DOLLAR
GENERAL**

SW Vision

Jason's
DELI

**BUDDY'S
BURGER**

goodwill

80
TEXAS

80
TEXAS

