



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

Suite 917 (former IKEA) 34,874 SF

RATES

Call for Details

TRAFFIC GENERATORS



Texas State University
San Marcos



Tanger Outlets



San Marcos Premium Outlets
A Simon Center



H-E-B



Walmart



TARGET



EVO



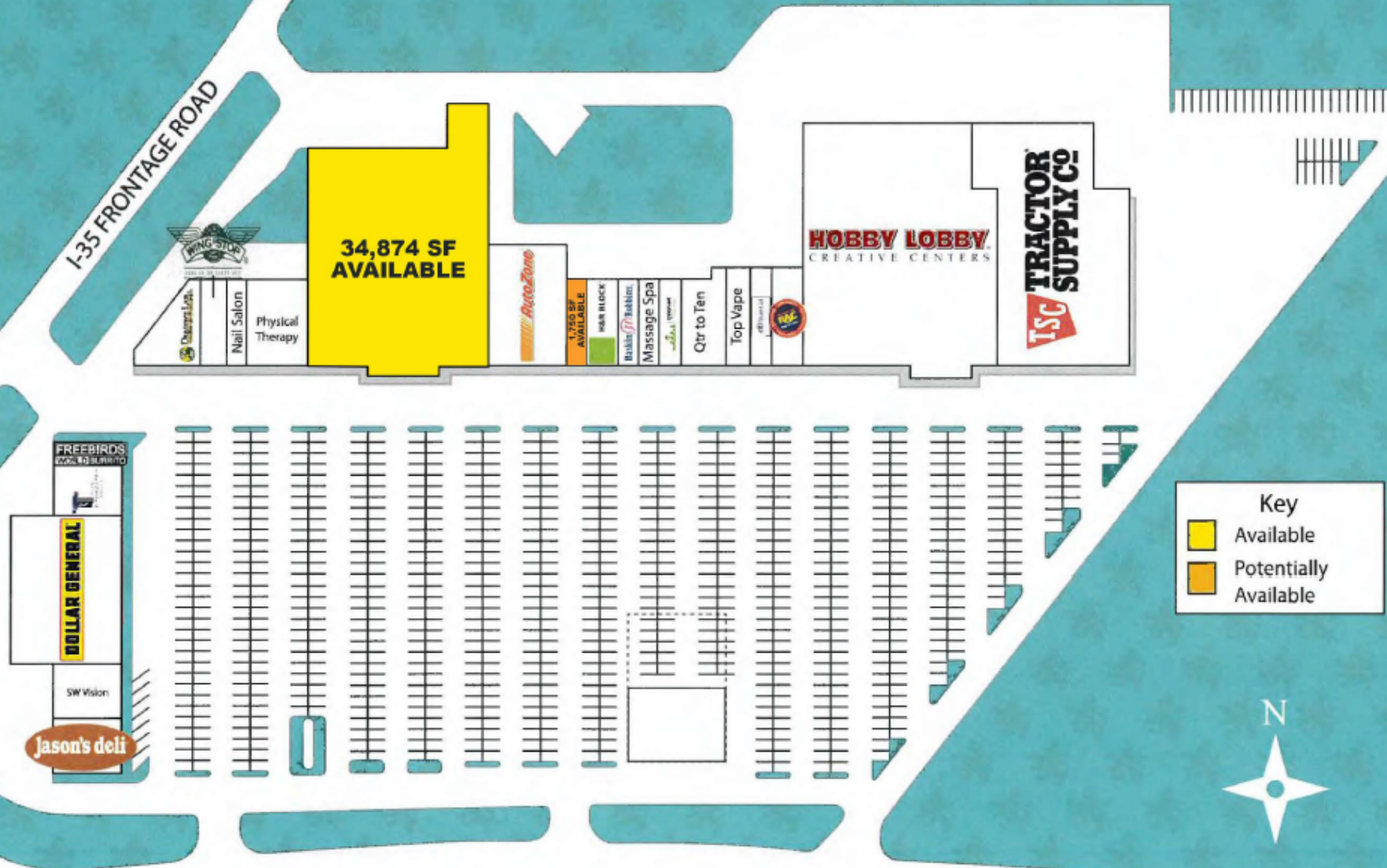
IKEA

2024 DEMOGRAPHICS

 Total Population	1 MILE	14,070	 Daytime Population	1 MILE	17,026	 Total Households	1 MILE	4,032	 Avg HH Income	1 MILE	\$73,223
	3 MILE	57,745		3 MILE	67,836		3 MILE	24,412		3 MILE	\$67,276
	5 MILE	77,724		5 MILE	87,812		5 MILE	31,643		5 MILE	\$74,799



San Mar Plaza
Highway 80
San Marcos, TX 78666



STATE HIGHWAY 80

SITE AERIAL

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