

301 N EDWARD GARY ST

San Marcos, TX 78666

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

301 N Edward Gary Street offers a premier retail opportunity in the heart of San Marcos, positioned just steps from Texas State University, one of the fastest-growing universities in the state with more than 38,000 students. The property benefits from exceptional visibility and accessibility, situated near the intersection of Edward Gary Street and University Drive, a primary corridor connecting the campus with Downtown San Marcos. The surrounding area is a dynamic mix of student housing, restaurants, entertainment, and service-oriented retail, creating a strong and consistent demand for retail, dining, and experiential concepts. The location places tenants at the center of a vibrant pedestrian hub frequented by students, faculty, and local residents, while also offering proximity to Interstate 35, drawing traffic from regional commuters and visitors.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	10,000 SF
Lot Size:	53,281 SF
Building Size:	28,396 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,661	27,544	33,721
Total Population	15,193	67,328	84,156
Average HH Income	\$65,789	\$60,183	\$66,529

CHARLIE SCOTT

Brokerage
512.820.2383
cscott@z3realestate.us

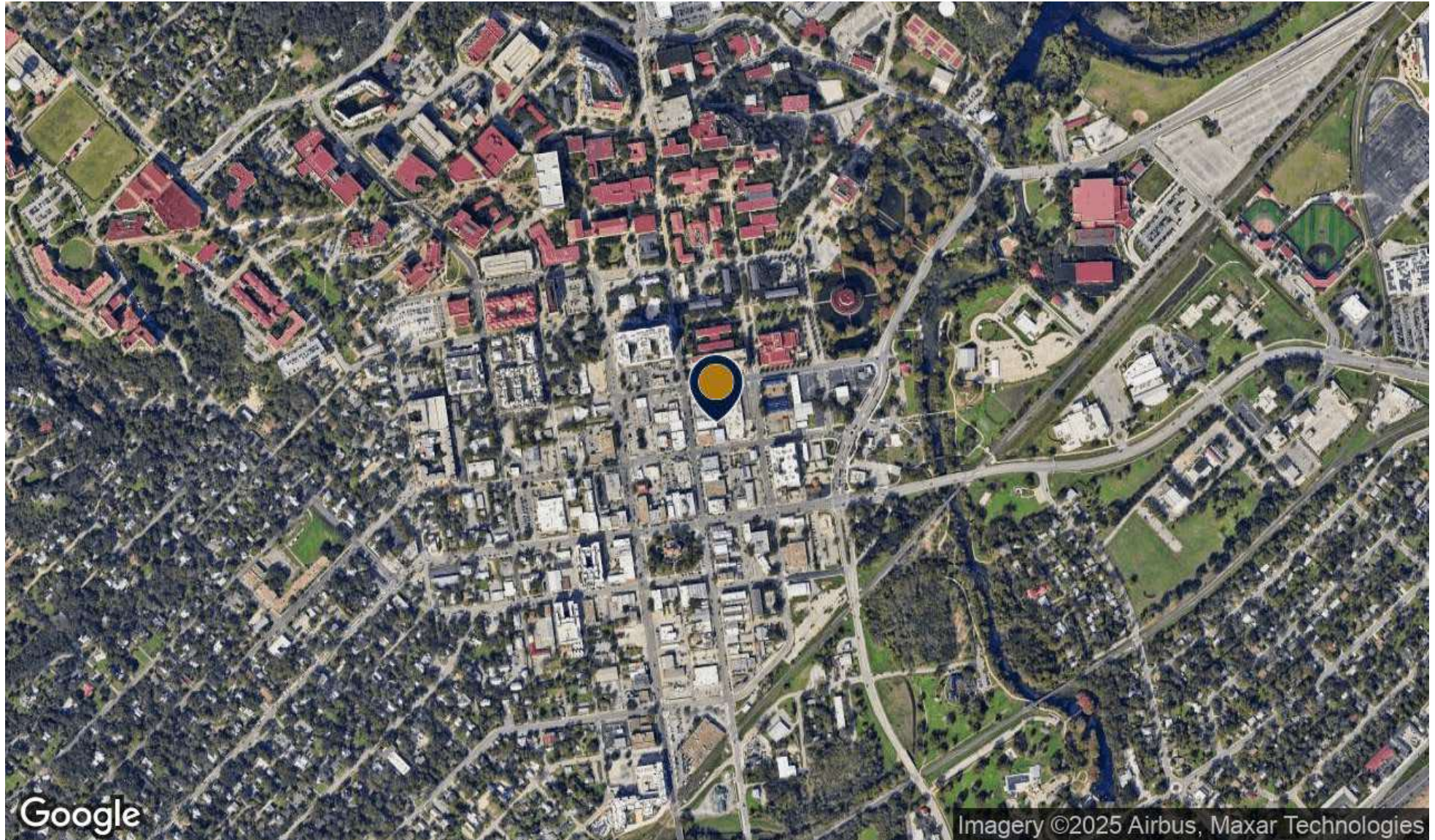
301 Camp Craft Road
Austin, TX 78746
832.723.1218
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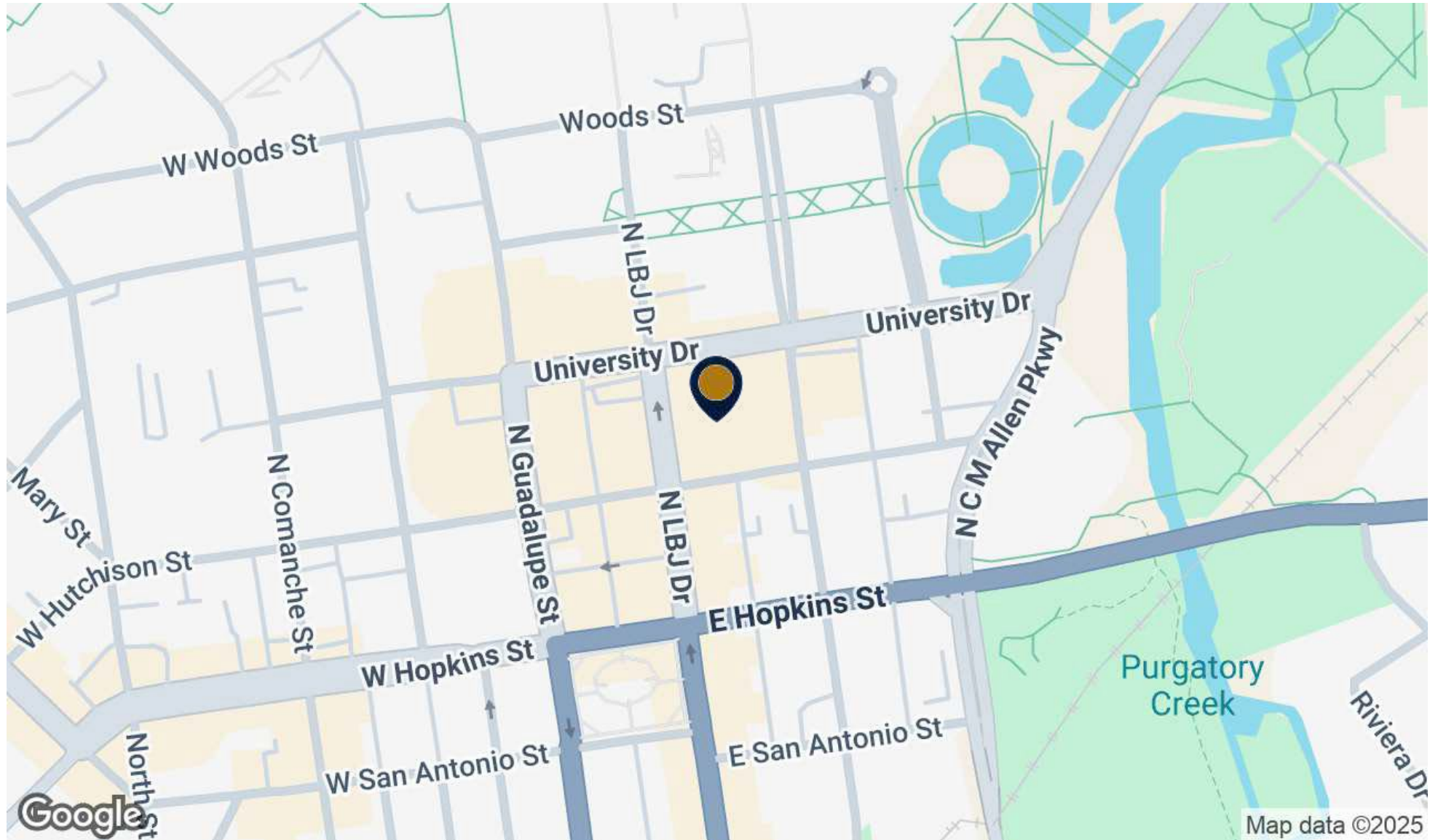
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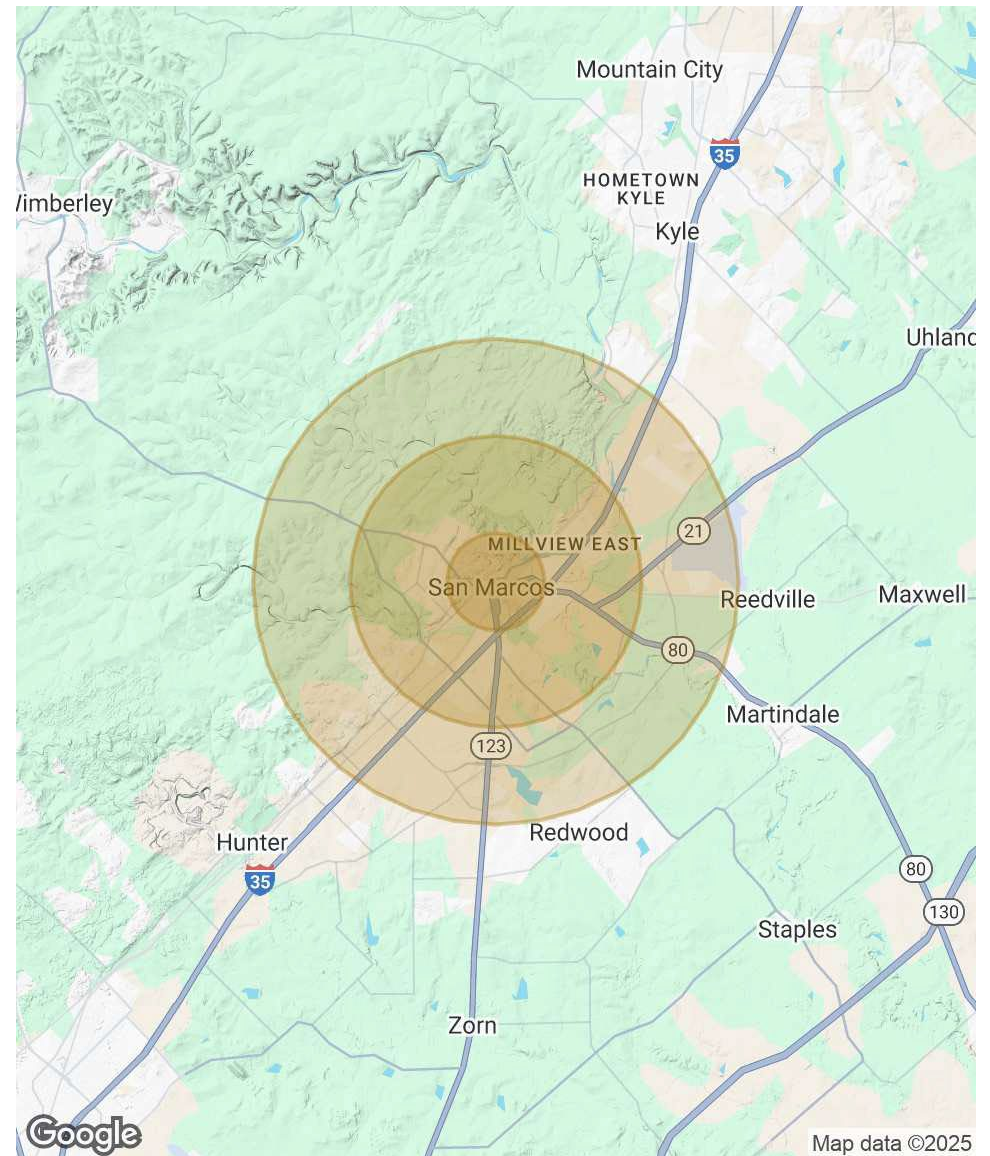
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,193	67,328	84,156
Average Age	28	31	32
Average Age (Male)	28	31	32
Average Age (Female)	27	31	32

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,661	27,544	33,721
# of Persons per HH	3.3	2.4	2.5
Average HH Income	\$65,789	\$60,183	\$66,529
Average House Value	\$307,846	\$281,172	\$282,642

Demographics data derived from [AlphaMap](#)



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