



**AQUARENA PLAZA** | 1504 AQUARENA SPRINGS DRIVE, SAN MARCOS, TX 78666

**Features**

- Located less than half a mile from Texas State University
- Located a quarter mile east of Bobcat Stadium

**FOR LEASE**

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
Aquarena Springs	39,180 VPD	Total Population		16,503	54,542	81,331
Thorp	8,237 VPD	Total Households		8,468	21,850	31,866
		Avg HH Income		\$40,045	\$51,706	\$61,402
		Daytime Population		15,570	56,922	82,830

**Taylor Ponton**  
 Associate  
 512.482.6119  
 tponton@weitzmangroup.com

**William Ramberg**  
 Associate  
 512.626.2375  
 wramberg1@weitzmangroup.com

**Area Retailers & Businesses**

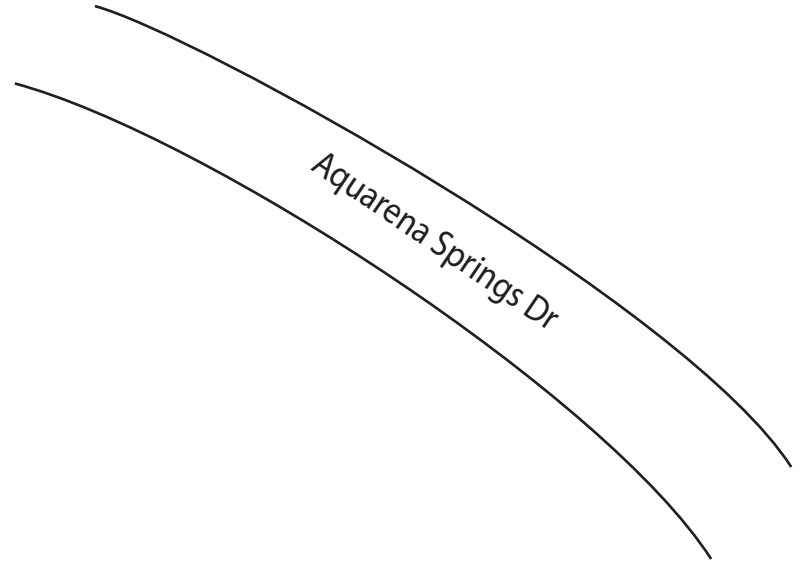


# 1504 AQUARENA SPRINGS DRIVE | SAN MARCUS, TX

Zanker St

AVAILABLE 1,000 SF	Mermaid Dental 110	Uptown Cheapskate 101

Parking Lot

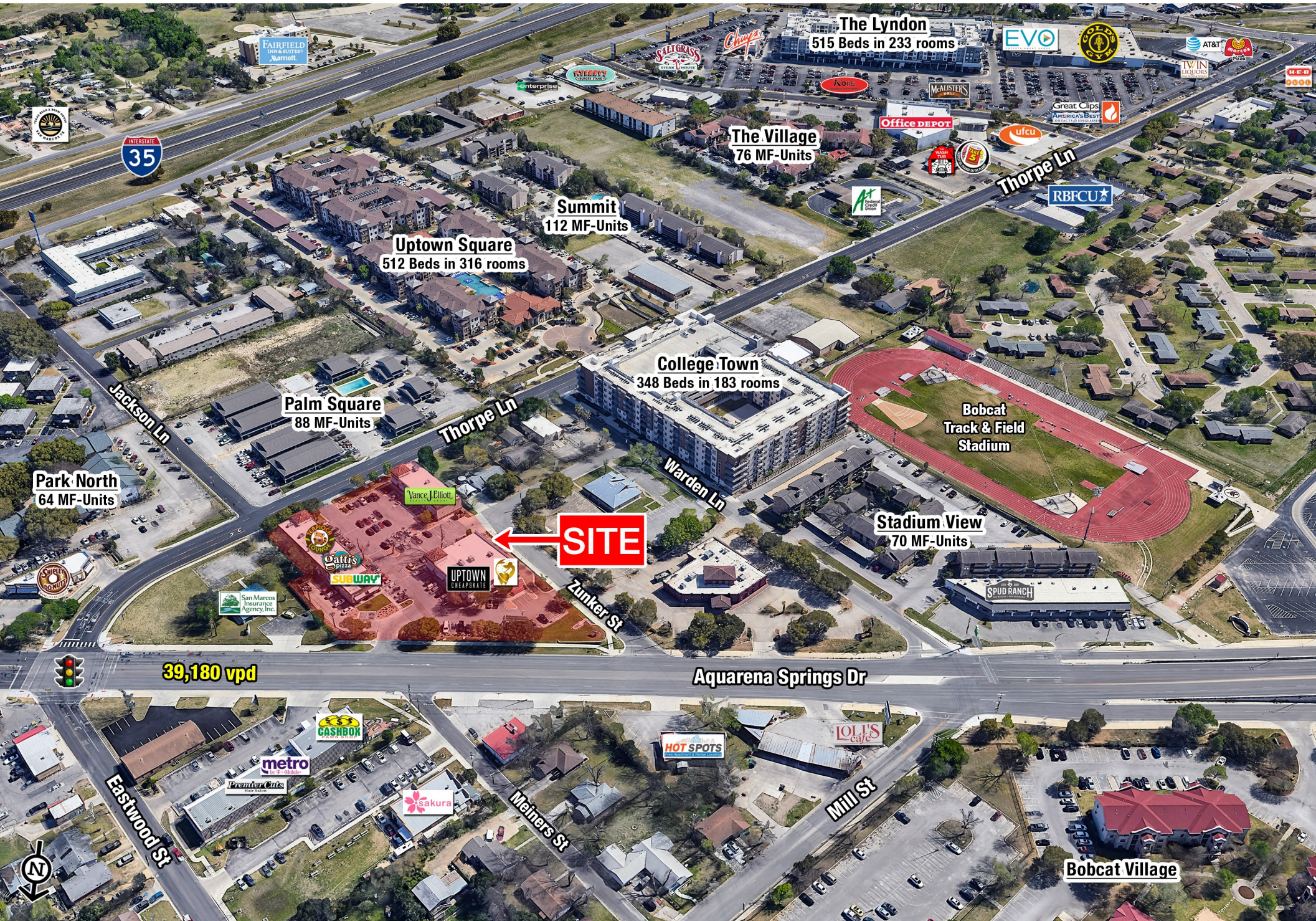


Vance J Elliott Realty Group 205
Vance J Elliott Realty Group 204
Diva Dance San Marcos 203
San Marcos Quality Cleaners 202B
Rita's Parlor (Wax Center) 202A

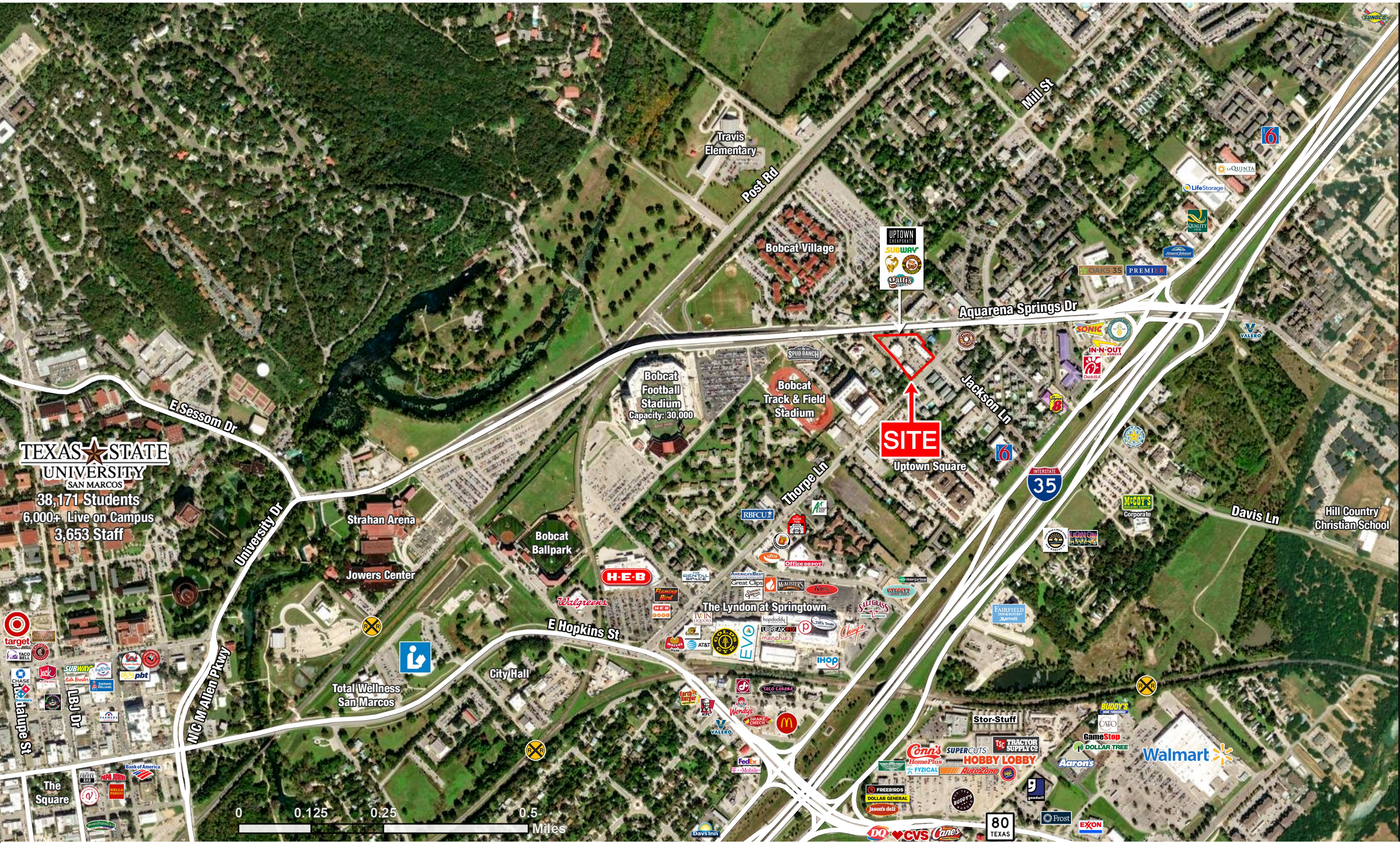
301-302
303
B Nails 304
Teapioca Lounge 305-307
Liberty Tax & Loans Freedom Insurance 308

Thorpe Ln









**TEXAS STATE UNIVERSITY**  
SAN MARCOS  
38,171 Students  
6,000+ Live on Campus  
3,653 Staff

0 0.125 0.25 0.5 Miles



# 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.



## 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 on 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 listening 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.

**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.

**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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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Phone

Robert E. Young, Jr.

Designated Broker of Firm

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Taylor Ponton

Sales Agent/Associate's Name

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License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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