

# StoneCreek Crossing

SAN MARCOS, TEXAS  
NWC of I-35 & McCarty Lane

## Contact

Melanie Dickenson  
214.891.3222

[melanie@ddevelopment.com](mailto:melanie@ddevelopment.com)  
[www.ddevelopment.com](http://www.ddevelopment.com)



\*Hilton Homewood Suites & Holiday Inn Express - Coming Soon!

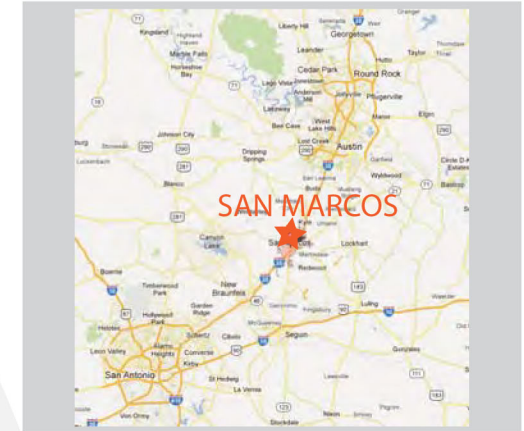
# StoneCreek Crossing

SAN MARCOS, TEXAS

NWC of I-35 and McCarty Lane (16 miles from New Braunfels)



Hilton Homewood Suites & Holiday Inn Express - Coming Soon!



## SITE DATA

### NNN

\$6.70 PSF  
(CAM \$3.30, TAX \$3.00, INS \$.40)

### AVAILABLE

	SIZE	DEPTH
F	4,953 SF	100 FT
GI	2,159 SF	80 FT
G2	1,800 SF	80 FT
H	5,520 SF	80 FT
M2	2,602 SF	75 FT

## DEMOGRAPHICS

RADIUS	POPULATION	AVG HH INCOME	MED HH INCOME
3 Mile	25,363	\$54,599	\$40,646
5 Miles	56,667	\$50,849	\$36,236
10 Miles	81,843	\$57,102	\$41,752

Lot 1	1.002 Acres	Lot 11	3.848 Acres
Lot 2	1.043 Acres	Lot 12	15.023 Acres
Lot 3	3.723 Acres	Lot 13	2.090 Acres
Lot 4	8.204 Acres	Lot 15	2.275 Acres
Lot 6	3.449 Acres	Lot 16	1.085 Acres
Lot 8	3.392 Acres	Lot 17	5.389 Acres
Lot 9	2.746 Acres	Lot 18	1.050 Acres
Lot 10	5.191 Acres		