

FRANKLIN SQUARE

CITY OF SAN MARCOS, TEXAS



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FRANKLIN SQUARE

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*Plat available upon request

**Complete final geotechnical investigation (Stage III) available upon request.

***Complete final environment site assessment available upon request.

Project Information: Location and Area Amenities

FRANKLIN SQUARE

Community Description:

Located in San Marcos, TX, Franklin Square provides homebuyers with their own little piece of the Hill Country. This vibrant community features attractive Cape Cod and Ranchette style homes on tree-lined streets with sidewalks on both sides. Stone accents, underground utilities, and a rolling landscape add to the curb appeal. Families will appreciate the community playscape and proximity to Aquarena Springs, Wonder World Park, and numerous rivers and lakes. Homeowners enjoy having Austin's beauty and recreational opportunities only 30 minutes away!

Perfect for all types of buyers, this attractive community offers a variety of homes sites.

Community Features

- Proximity to major highways (35)
- Near shopping and dining venues
- Tree-lined streets
- Playscape
- Sidewalks

Quality of Life:

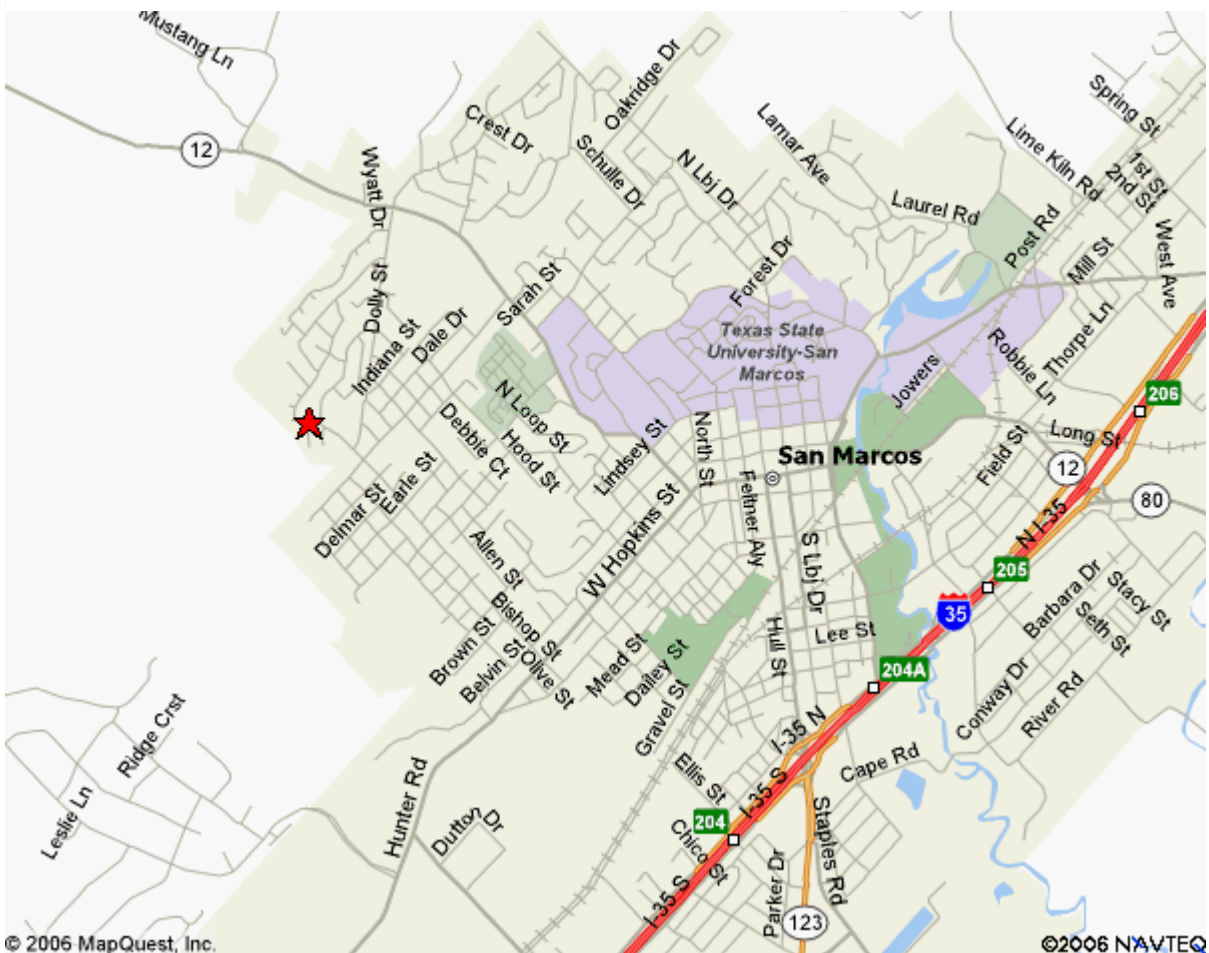
San Marcos offers a high quality of life, with access to a rich array of natural resources, recreational opportunities and cultural amenities.

The spring-fed *San Marcos River* meanders through the city between park-lined banks. Picnic areas, recreation buildings, an Olympic-sized swimming pool, tennis courts, baseball fields, and one of the nation's *largest wooden playscapes* dot the *nine city parks*. The river is also a focus for swimming, canoeing, tubing, fishing, scuba diving and snorkeling. While nearby lakes are ideal for sailing, power boating and wind surfing. San Marcos' mild climate lets enthusiasts pursue golf, tennis, cycling, fishing, and other activities throughout the year. Live music, performing arts and cultural exhibits are also plentiful.

Visitors and residents also enjoy annual special events such as *Summerfest*, *Summer in the Park* and a *festive display of Christmas lights* along the banks of the river in December.

FRANKLIN SQUARE

Map



Driving Directions

From Austin: Go south on IH-35, exit Wonder World (Exit 202), turn right on Wonder World. Then turn right on Hunter/Hopkins Rd., turn left on Bishop. Subdivision will be 1.2 miles down Bishop. From San Antonio: Go north on I-35, exit Wonder World, turn left on Wonder World. Then turn right on Hunter Rd., turn left on Bishop. Subdivision will be 1.2 miles down Bishop.

Area Amenities
Aquarena Gold Course
San Marcus River Walkway
Quail Creek Country Club
Lockhart State Park: 263 acres of camping, fishing, hiking, golf, picnicking
Art Historic District of San Marcos

FRANKLIN SQUARE

Project Information

Site:	Franklin Square
City:	San Marcos, Texas
Zip Code:	78666
County:	Hays
Schools:	San Marcos ISD

Site Information

Available Lots:

Zoning:	SF6
Lot Area:	Min 6000 square feet
Dwelling Size:	No Min.
Lot Width:	Min. 50'
Lot Depth:	100'
Front Yard:	Min. 25'
Side Yard Interior:	Min. 5'
Side Yard Corner:	Min.15'
Rear Yard:	Min. 20'
Building Height:	Max. 30'

*Complete zoning & building standards for the city of San Marcos are found at www.ci.san-marcos.tx.us

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Economy

San Marcos' economy is strong and getting stronger. *Growth is driven by our pro-business attitude, comparatively low taxes, affordable cost of living, desirable location, excellent quality of life, and abundance of available commercial, industrial and retail sites.*

Local businesses are expanding, and retail and manufacturing prospects are seeking sites in the area. The outlet malls – the cornerstone of the area's retail growth – have achieved higher-than-predicted sales, and as a result, San Marcos' sale tax revenue has risen significantly.

The quality of life attracts residents from all over the United States, and the number of residential homes being built is increasing every year. *The cost of living in San Marcos is lower* than the national average, and Hays County unemployment rate is lower than the state unemployment rate.

Population

2002 Estimates, Based on U.S. Census Bureau, Census 2000

Population	
Hays County	109,570
*San Marcos	41,602
Kyle	8,540
Buda	3,627
Wimberley	2,685
Dripping Springs	1,625
Wood Creek	1,367
Niederwald	543
Uhland	276
Bear Creek Village	371
Hays City	242
Mountain City	698
Unincorp Areas of the County	47,994

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Schools

Buyers in the area are primarily first time and 2nd time home buyers with children at home – children who are more than likely of elementary school age attending schools in the San Marcos ISD. San Marcos ISD has a significant advantage over the competition in the area due to its Recognized and Exemplary TEA Accountability School Ratings.

Children living in Franklin Square will attend the below schools:

ELEMENTARY

Crockett Elementary

1300 GIRARD ST
SAN MARCOS, TX 78666
PHONE: (512) 393-6400

MIDDLE SCHOOL

Hernandez Intermediate

333 STAGECOACH TRL
SAN MARCOS, TX 78666
PHONE: (512) 353-6770

JUNIOR HIGH SCHOOL

Miller Junior High School

301 FOXTAIL RUN
SAN MARCOS, TX 78666
PHONE: (512) 393-6660

HIGH SCHOOL

San Marcos High School

1301 HWY 123
SAN MARCOS, TX 78666
PHONE: (512) 393-6800

San Marcos ISD:

San Marcos Consolidated Independent School District is in the heart of the Texas Hill Country between San Antonio and Austin, the state capital. The school district covers 210 square miles mainly in Hays County and portions of Guadalupe and Caldwell counties. With a sharp focus on ensuring every student an opportunity to achieve success, SMCISD serves the community with one early childhood center, four elementary schools, one middle school, two junior highs and one high school.

To keep pace with the challenges of a growing community, SMCISD also runs an alternative high school, PRIDE and two alternative learning centers, Pathfinder and Rebound. From preschool through 12th grade, the Fighting Rattlers are now 7,200-students strong.

San Marcos High School students hit the college-track on the first day of their freshman year. The high school offers advanced placement courses, career technology courses and dual enrollment at Texas State University and Austin Community College (ACC).

Superintendent Dr. Sylvester Perez puts into action sound curriculum, well-trained teachers, supportive administrators and community partnerships. This action plan, combined with strong parent involvement, leads to academic triumphs for students in the classroom.

Exciting changes are afoot for all who champion education in the San Marcos community. Heeding the taxpayers' approval of a \$122.7 million bond package, SMCISD leaders are building a brighter future for San Marcos students.

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TEA Ratings

2002 DISTRICT ACCOUNTABILITY SUMMARY

DISTRICT NAME: SAN MARCOS CONS ISD
 DISTRICT NUMBER: 105902
 ACCOUNTABILITY RATING: ACADEMICALLY ACCEPTABLE
 GOLD PERFORMANCE ACKNOWLEDGMENTS: REC.HS.PGM.

SUMMARY

ACCOUNTABILITY RATINGS		----- GOLD PERFORMANCE	
ACKNOWLEDGMENTS -----			
NUMBER	NUMBER		
CAMPUS RATING:	OF SCHOOLS	ACKNOWLEDGMENT:	OF
SCHOOLS			
EXEMPLARY	2	ATTENDANCE	0
RECOGNIZED	4	CI: MATHEMATICS	0
ACCEPTABLE	2	CI: READING	5
LOW PERFORMING	0	ALGEBRA	0
AE: COMMENDED	0	ADVANCED COURSES	0
AE: ACCEPTABLE	2	AP/IB	0
AE: NEEDS REVIEW	0	COLLEGE ADMISSIONS	0
AE: NOT RATED	0	TAAS/TASP	0
NR: DATA QUALITY	0	RHSP	1
NR: PK-K	1		
TOTAL	11		

AE: = ALTERNATIVE EDUCATION NR: = NOT RATED NQ: = NOT QUALIFIED

CAMPUS LIST (in campus number order)

CAMPUS	RATING
001 <u>SAN MARCOS H S</u>	RECOGNIZED
002 <u>PRIDE HIGH SCHOOL</u>	AE: ACCEPTABLE
003 <u>JUVENILE DETENTION CTR</u>	AE: ACCEPTABLE
041 <u>GOODNIGHT J H</u>	ACCEPTABLE
043 <u>MILLER J H</u>	ACCEPTABLE
101 <u>BOWIE EL</u>	RECOGNIZED
102 <u>CROCKETT EL</u>	EXEMPLARY
103 <u>DEZAVALA EL</u>	EXEMPLARY
104 <u>BONHAM PK</u>	NR: PK-K
105 <u>TRAVIS EL</u>	RECOGNIZED
107 <u>HERNANDEZ INT</u>	RECOGNIZED

Total Count = 11

(Source: <http://www.tea.state.tx.us/>)

FRANKLIN SQUARE

Universities

Texas State University
San Marcos, TX

Enrollment: 27,129
Public, 4-year college

Major bachelor degree programs: Business, interdisciplinary studies, social sciences visual and performing arts, English literature and letters

Hospitals

San Marcos is served by *Central Texas Medical Center*, a 113-bed acute care hospital with a highly skilled staff committed to providing the latest medical services. The hospital houses more than 30 medical service departments, including cardiopulmonary and respiratory care, emergency care, intensive/critical care, laboratory, maternal and child health, pediatrics, cardiology, physical therapy, overnight and outpatient surgery and medical imaging. CTMC's extended services include home health, hospice, sports medicine, rehabilitation, and an occupational medicine clinic. San Marcos is home to more than 70 primary and specialty care physicians.

Housing

Housing Information	
Average Sale Price	\$134,530
Average Home Tax Value	\$102,247
Price Range	TBD

Major Employers

Major Employers	
Organization	# Employed
Texas State University	6,406
Prime Outlets San Marcos	2,000
Tanger Factory Outlet Center	1,540
San Marcos CISD	1,081
Grande Communications	850
Hays County	802
Hunter Industries	650
Central Texas Medical Center	580
Gary Job Corps Center	567
HEB Distribution Center	540

Major Manufacturers	
Organization	# Employed
Hunter Industries	650
Wide-Lite Corporation	325
CFAN	260
Butler Manufacturing	225
Goodrich Aerostructures	190
Thermon Manufacturing	173
Heldenfels	126
Parkview Metals	75
TB Woods	67
Marshall	80

Transportation

San Marcos is at the crossroads of Texas' expanding economy. Located on Interstate 35, the central avenue for trade between Canada, the United States and Mexico, San Marcos is only minutes away from Interstate 10, the vital transportation link between the east and west coasts. San Marcos' strategic location is ideal for the economical distribution of goods and services.

San Marcos Municipal Airport

Located 3 miles south of downtown, San Marcos Municipal Airport encompasses 1,350 acres, a comfortable terminal with meeting facilities, and four newly rehabilitated runways. The airport is maintained to FAA standards, has full radar service, and is capable of handling small commercial airliners.

Area Airports

Austin-Bergstrom International Airport, located 30 miles north of San Marcos, has approximately 240 daily flights and is served by American, Southwest, Delta, Frontier, Continental, United, America West, Northwest and Mexicana airlines.

San Antonio International Airport, located 45 miles south of San Marcos, has approximately 260 domestic and international flights daily and is served by American, America West, Northwest, Southwest, Delta, Atlantic Southwest, Continental, United, Conair, Mexicana, Aeromar and Aerolitoral airlines.