

THE

SAN
MARCOS
—

PARLOR

DOWNTOWN
LIVING
—



LIVE AND LET

THRIVE

At The Parlor, we make it easy to live your best life every single day. Located steps away from Texas State University, adjacent to the Square and surrounded by the best of San Marcos, we offer both the thrills of downtown living and resort-level amenities that make it hard to leave. Our community of likeminded, supportive students allows you to form life-long friendships and gives you the space to do your best work and play. Much like its namesake, The Parlor provides a friendly place to come together, as well as the space to explore your own ideas and personal style. The Parlor is proof that living well and living in style are not mutually exclusive.

OUR

APARTMENT HOMES

STUDIO



A room all of your own, our studios are a refuge where you can achieve total privacy and express yourself freely.

1 BEDROOM



Make your mark in an apartment all to yourself and create a space that reflects your tastes and values.

You'll be proud to call our beautifully designed space your home. A variety of fully furnished apartment and penthouses are built to suit any need.

2 BEDROOM

FLAT + PENTHOUSE TOWNHOME



Built for two, our spacious homes leave plenty of room for mingling, as well as opportunities for solitude when you need it.

3 BEDROOM

FLAT + PENTHOUSE TOWNHOME



You and your people can create a harmonious home that suits your individual needs but is undeniably a place where everyone will want to be.

OUR

FEATURES

Our impeccably furnished homes are designed to anticipate your every desire as well as support you when it's time to get to work.

- FULL SIZE BALCONIES OR JULIETTE BALCONIES IN EVERY UNIT
 - VIP-LEVEL PENTHOUSE TOWNHOMES AVAILABLE
 - FLOOR TO CEILING BLACK WINDOWS
 - WALK IN CLOSETS*
 - PRIVATE BEDROOMS
 - USB PORTS IN EVERY BEDROOM AND KITCHEN
 - CHEF-STYLE KITCHEN WITH KOHLER BLACK FIXTURES
 - ELECTRONIC KEY CARD ACCESS TO FRONT DOOR
 - WHITE QUARTZ COUNTERTOPS WITH WOOD CABINETS
 - GE ENERGY STAR STAINLESS STEEL APPLIANCES
 - FULL-SIZE FRONT LOADED GE WASHER AND DRYER
 - 55-INCH SMART TV WITH CABLE
 - HIGH-SPEED WIFI
 - WALK-IN SHOWERS WITH GLASS DOORS AND CERAMIC TILE
 - HIGH QUALITY GRAY WOOD STYLE FLOORING
 - MODERN FURNITURE AND MEMORY FOAM MATTRESSES
 - CEILING FANS IN LIVING ROOM AND BEDROOMS
- *SELECT UNITS



OUR

AMENITIES

Proximity to Texas State isn't all we've got going for us.
Check out these unparalleled amenities found only at Parlor.

- MINUTES FROM CAMPUS
- TWO RESORT-INSPIRED POOLS
- 2,500 SQ. FT. FITNESS CENTER
- SOCIAL LOUNGE WITH LARGE SEATING AREA, KITCHEN AND TV'S
- MULTIPLE OUTDOOR SUNDECKS
- BIKE LOUNGE WITH STORAGE AND WORKSTATION
- VALET TRASH SERVICE
- PET-FRIENDLY COMMUNITY WITH TWO PET PARKS
- COMPUTER LAB
- PRIVATE STUDY ROOMS
- FITNESS ON DEMAND
- GRILLING STATIONS
- AMAZON LOCKERS WITH 24-HOUR PACKAGE PICK UP
- OUTDOOR TV ENTERTAINMENT AREA
- PRIVATE RESIDENT GARAGE PARKING
- OUTDOOR GAMING WITH PING PONG, FOOSBALL AND POOL TABLE



OUR
LOCATION

**IN THE HEART
OF SAN MARCOS**

Imagine never having to wait for another bus again. That's everyday life at Parlor, where campus is just two blocks away and downtown San Marcos is at your front door. Our convenient location — smack dab across the street from HEB — means you'll have more time for exploring all the nearby restaurants, bars and shops. It's okay to stay an extra five minutes ...home is just around the corner.





STARBUCKS
ROY F. MITTE BUILDING
DEPARTMENT OF BIOLOGY
INGRAM SCHOOL OF ENGINEERING
UNIVERSITY AGRICULTURE GREEN HOUSE

ALBERT B. ALKEK LIBRARY
UNIVERSITY FINANCIAL CENTER
DUNKIN'

THE QUAD



THEATRE CENTER

UNIVERSITY DR

SEWELL PARK

SAN MARCOS LIONS CLUB TUBE RENTAL

CITY PARK

DOG BEACH

SAN MARCOS RIVER

SAN MARCOS PLAZA PARK

E. HOPKINS ST

BICENTENNIAL PARK

S. CM ALLEN PKWY

THE PARLOR LEASING CENTER

TARGET

ITALIAN GARDEN



LOUIE'S BEER GARDEN

TORCHY'S TACOS



TAPROOM



BLUE DAHLIA BISTRO



ROOT CELLAR



CAFÉ ON THE SQUARE



THE SQUARE

ROOFTOP ON THE SQUARE



THE MARC

SEAN PATRICK'S



RALLYARD

AQUABREW



JO'S CAFE



PALMER'S RESTAURANT BAR & COURTYARD



GUMBY'S PIZZA



H-E-B



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THE PARLOR

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OLD MAIN



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