

LOOP 110 INDUSTRIAL PARK

San Marcos, Texas 78666

Up to 103 Acres Available in an Opportunity Zone

 Ingress
 Egress



PROPERTY HIGHLIGHTS

- **103 Acres available**
- **Sites available for sale, lease, & build-to suit**
- **Development Ready land in San Marcos**
- **Status:** Fully approved dev agreement in place.
- **Zoning:** Industrial
- **Size:** Up to 1MM SF of contiguous warehouse, manufacturing, or data center space.
- **Utilities:** All utilities available
- **Power:** Up to 30 MW available
- **Frontage on the new Loop 110**
- Providing a bypass to IH-35 around San Marcos allowing for easy access to both Austin and San Antonio.
- **Location:** In San Marcos city limits with over 2,300 of frontage on the new Loop 110 and access to SH 21.
- **Opportunity Zone:** I-Zone



FOR MORE INFORMATION, CONTACT:

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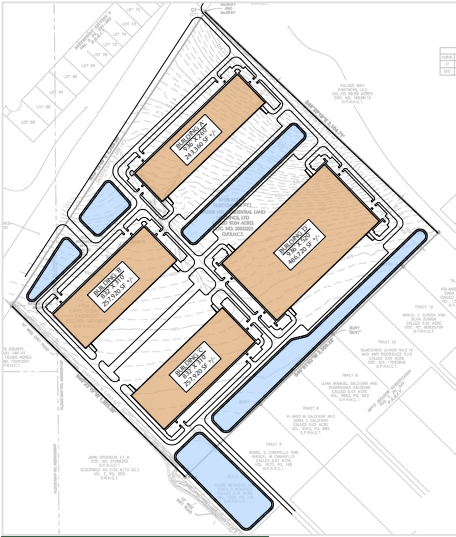

STREAM

LOOP 110 INDUSTRIAL PARK

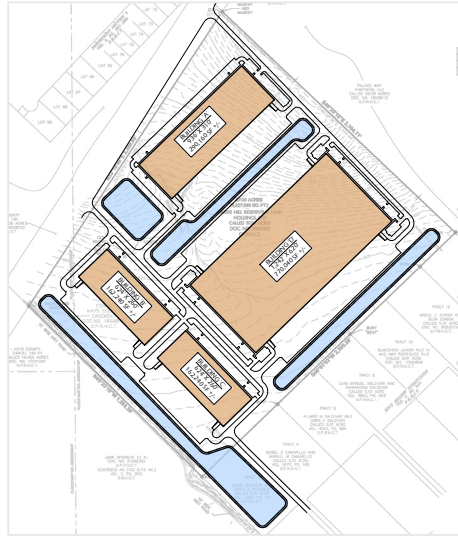
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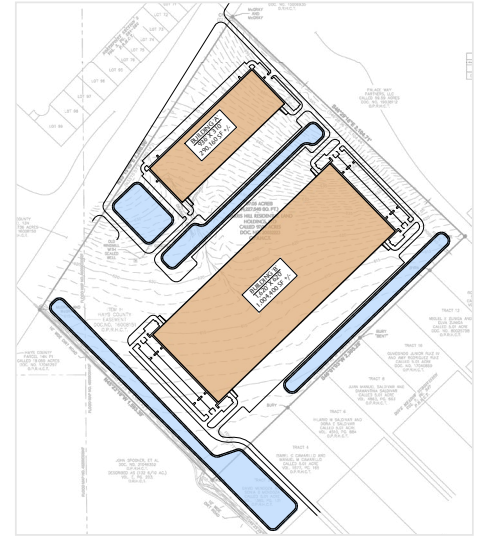
CONCEPTUAL SITE PLANS



OPTION #1



OPTION #2



OPTION #3



STATUS:

Fully approved development agreement in place

UTILITIES:

All utilities available

[CLICK TO VIEW VIDEO BROCHURE](#)

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WHY SAN MARCOS?

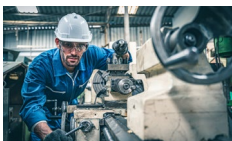
Nestled along I-35 between Austin and San Antonio, Hays County is the fastest growing county in the nation with 58% growth rate since 2010. Large employers including Amazon, Tesla, Frito Lay, and HEB, have distribution centers nearby. San Marcos is also home to Texas State University with a student population of more than 38,000 and bustling tourism centered around the San Marcos River and its swimming, canoeing, and tubing.

SAN MARCOS DEMOGRAPHICS



74,591

Total Population



18.6%

Blue Collar Employees



\$16.22/HR

Median Warehouse Wages



76% Growth

Warehouse Jobs
(2017-2022)



25% Growth

Projected Warehouse Jobs
(2022-2027)



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CITY LOCATION MAP

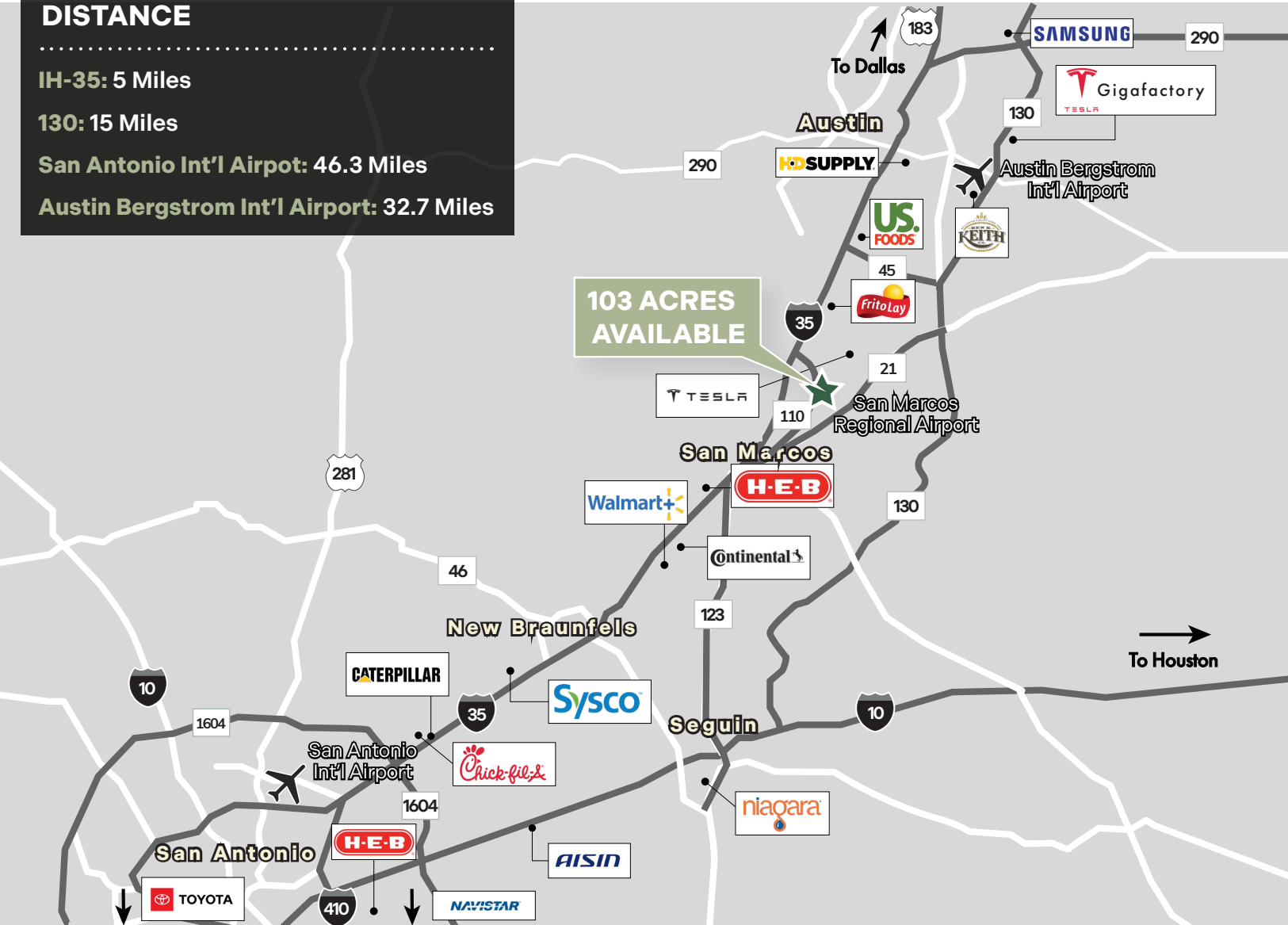
DISTANCE

IH-35: 5 Miles

130: 15 Miles

San Antonio Int'l Airport: 46.3 Miles

Austin Bergstrom Int'l Airport: 32.7 Miles



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