

Developed By
LEDO CAPITAL GROUP



Leased By
STREAM

Kevin Cosgrove
Executive Vice President
210.298.8527

Sam Owen
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**Building C: 377,300 SF
Breaking Ground
Q2 2025**



Available For Lease, Sale or Build-To-Suit

- 3 Buildings - 665,764 SF Business Park
- Strategic Distribution Location between Austin & San Antonio
- IH-35 Visibility & Immediate Access

SM
SAN MARCOS BUSINESS PARK
CLVI

CONNECTION BLVD.
SAN MARCOS, TEXAS 78666



- **San Marcos Business Park** is a 45-acre, master-planned industrial development located on the east side of IH-35, just north of River Ridge Parkway and the Blanco River. Situated in the heart of the Texas Innovation Corridor between Austin & San Antonio, the project offers unparalleled access and visibility from IH-35.
- **Three-Building, Class A Industrial Campus Setting;** able to accommodate users ranging from **20,000 SF** to **665,764 SF** across all three buildings.
- **Available for Lease, Sale, or BTS.**
- **LI (Light Industrial) Zoning.** Permitted uses include distribution, manufacturing, assembly, Flex/R&D, showroom, and outside storage

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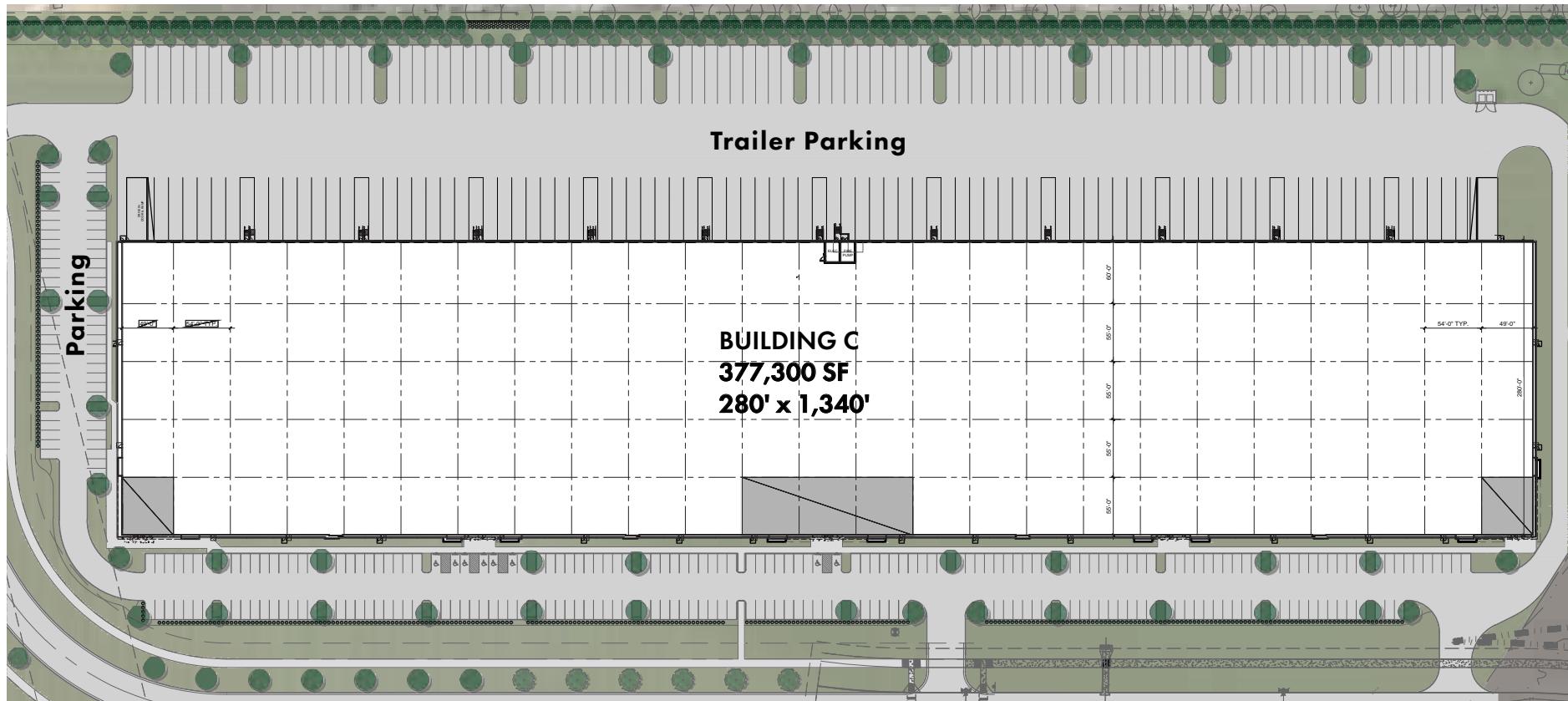
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Breaking Ground Q2 2025

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or Build-To-Suit

Building C 377,300 SF

- Bldg Depth: 280'
- Trailer Stalls: 104
- Rear Load
- 36' Clear Height
- Power: 480v, 3p, 3,000 expandable to 4,000 amps
- ESFR Sprinklers
- Auto Parking: 374 Spaces
- Roof Insulation: R-25
- Truck Court: 185'
- Spec Office: 3,100 SF
- Slab Thickness: 7"



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Utilities



Electricity:

Pedernales Electric

Water/Sewer:

City of San Marcos

Gas:

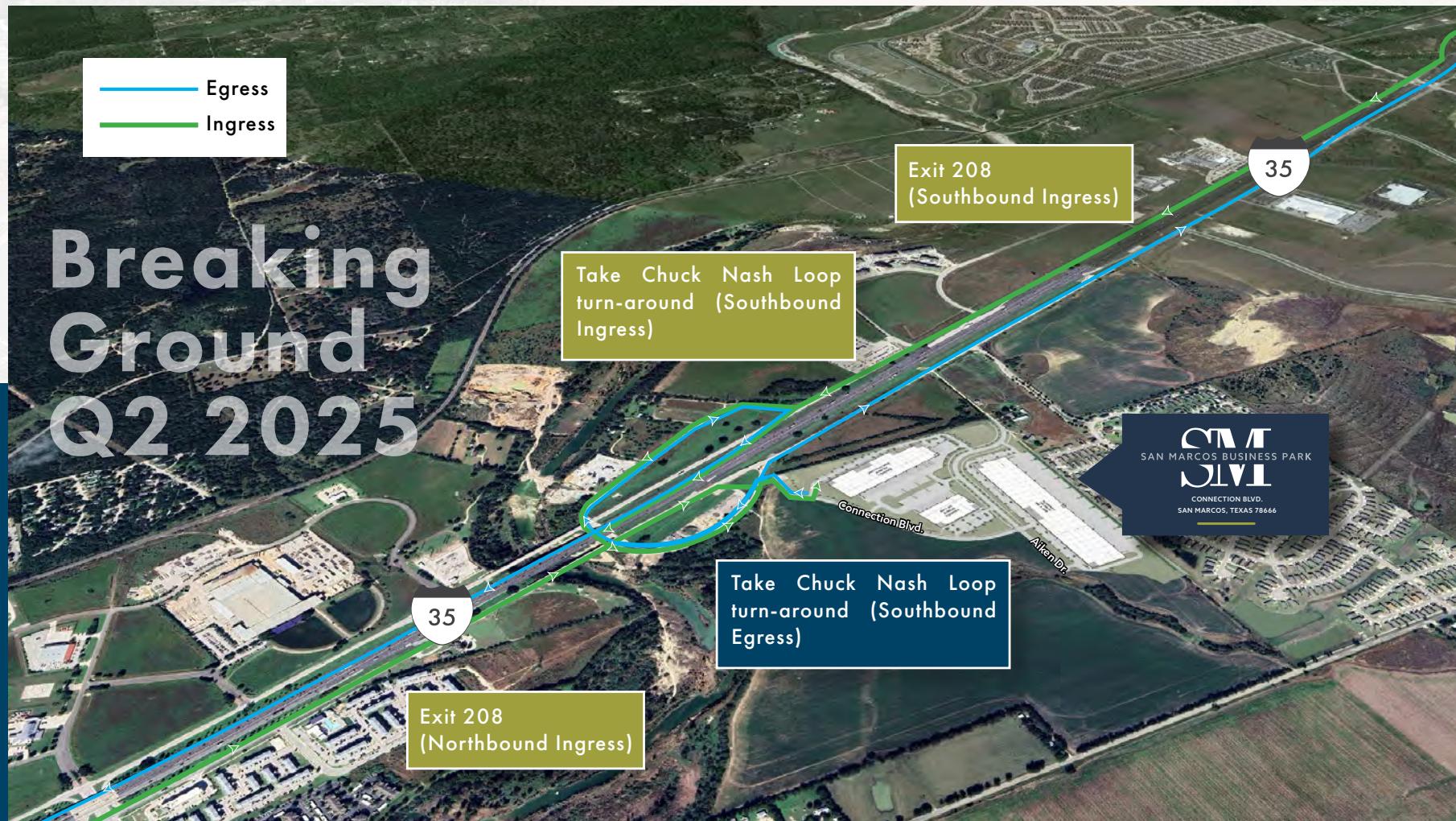
CenterPoint Energy

Zoning

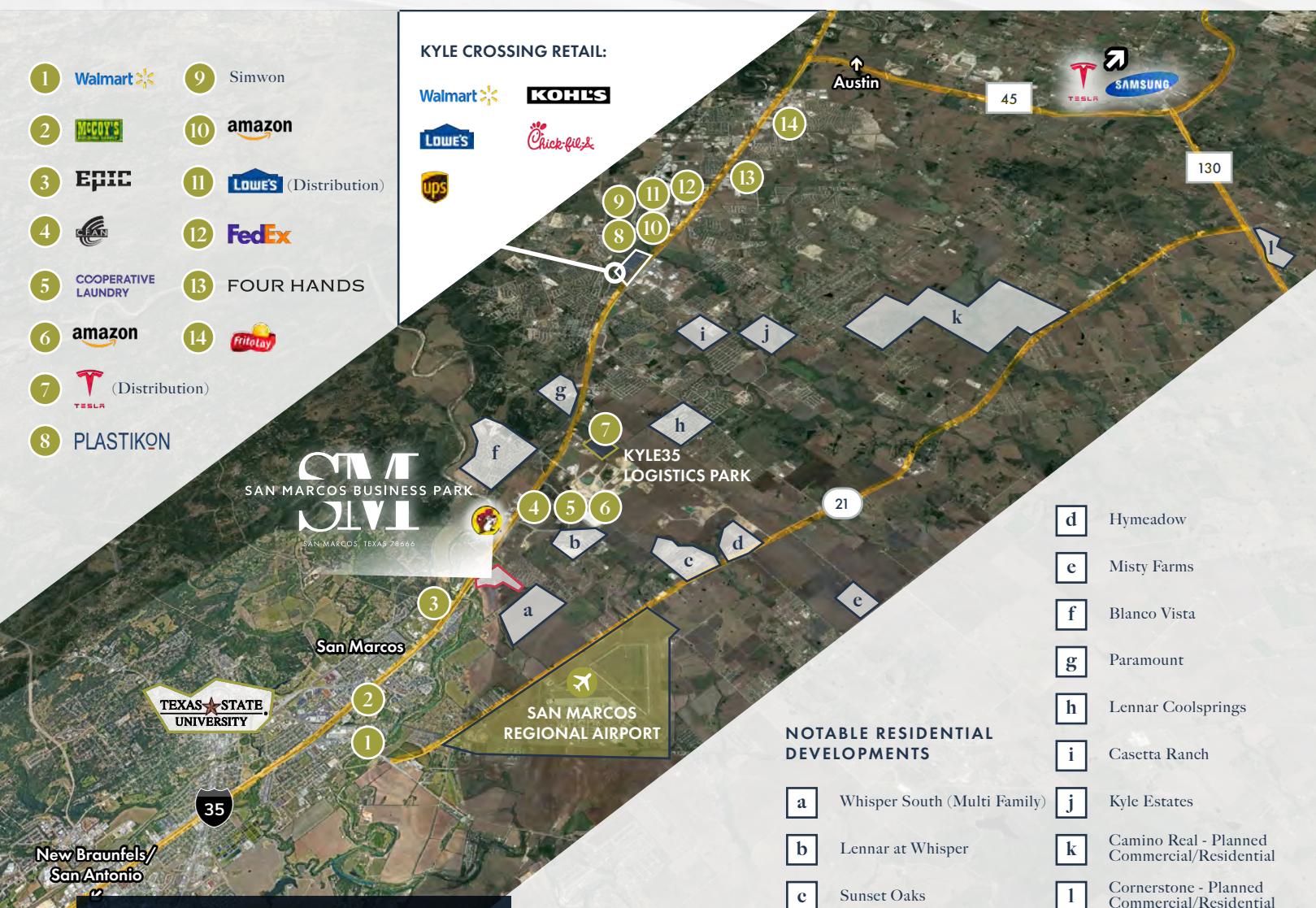


L1 - Light Industrial

Site Plan



Ingress / Egress



Drive Times

Destination	Distance	Drive Time
IH-35	Immediate	1 Minute
San Marcos Airport	5 Miles	10 Minutes
SA Airport	47 Miles	45 Minutes
IH-10	48 Miles	43 Minutes
Downtown SA	52 Miles	48 Minutes
Toyota Plant	65 Miles	1 Hour
Downtown Austin	27 Miles	30 Minutes
Tesla Gigafactory	35 miles	33 Minutes
Austin Airport	35 Miles	33 Minutes
Houston	167 Miles	2.5 Hours
Laredo	209 Miles	3.5 Hours
Dallas	221 Miles	4 Hours

“
The Texas Innovation Corridor is one of the fastest growing in the country. In the most recent census data, the U.S. Census Bureau ranks Hays County as the fastest-growing county in Texas and as the fastest growing county in the nation among counties with 100,000+ residents. **”**



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or Build-To-Suit**

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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