



Gateway Flex

2977 N IH-35, San Marcos, TX 78666

FLEX SPACE - FOR LEASE

Property Highlights

- 5 Roll-Up Doors
- Up To 20,000 SF Flex Space
- Brand New Construction with Insulated Concrete Form
- Easy access on and off IH-35
- High Traffic Counts on IH-35
- **Call today for more Information!**



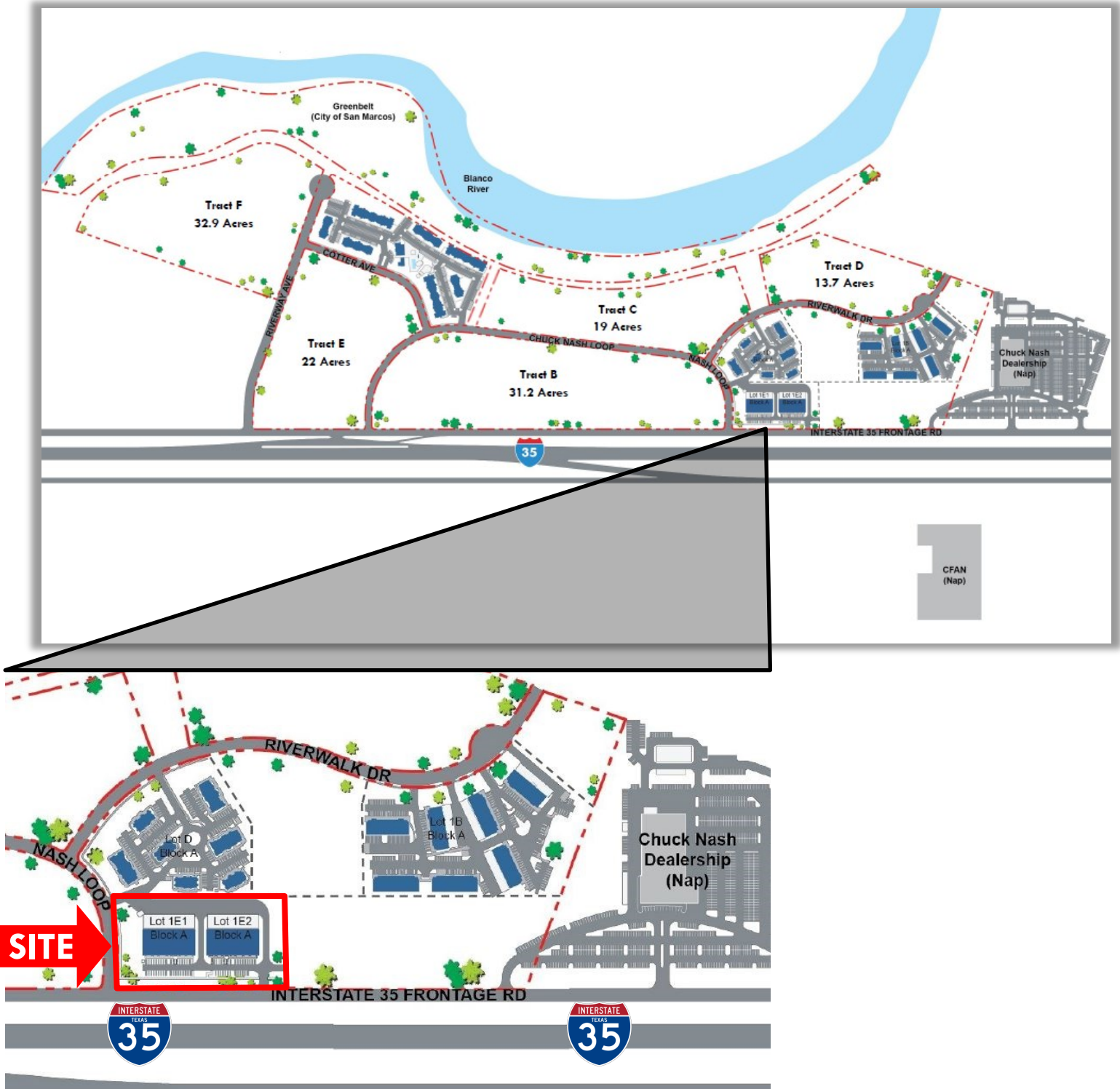


DEMOGRAPHICS (2024)

	1	3	5
Total Population	2,701	26,716	86,544
Households	930	10,533	31,388
Average HH Income	\$65,961	\$59,702	\$66,971



For more information please contact:
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