

X CLOVIS CROSSING

1603 CLOVIS BARKER ROAD, SAN MARCOS, TX



FOR LEASE | ± 8,640 - 146,805 SF CLASS A INDUSTRIAL SPACE AVAILABLE



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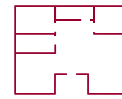
*Clovis Crossing offers **±213,125 SF of Class A light industrial space**, with **±146,805 SF available** for lease. Featuring 32-foot clear heights, ESFR fire protection, rear-load design, and move-in ready spec offices, the development is designed to support logistics, distribution, and light industrial users alike.*



±146,805 SF
available now
across 2 modern,
Class A buildings.



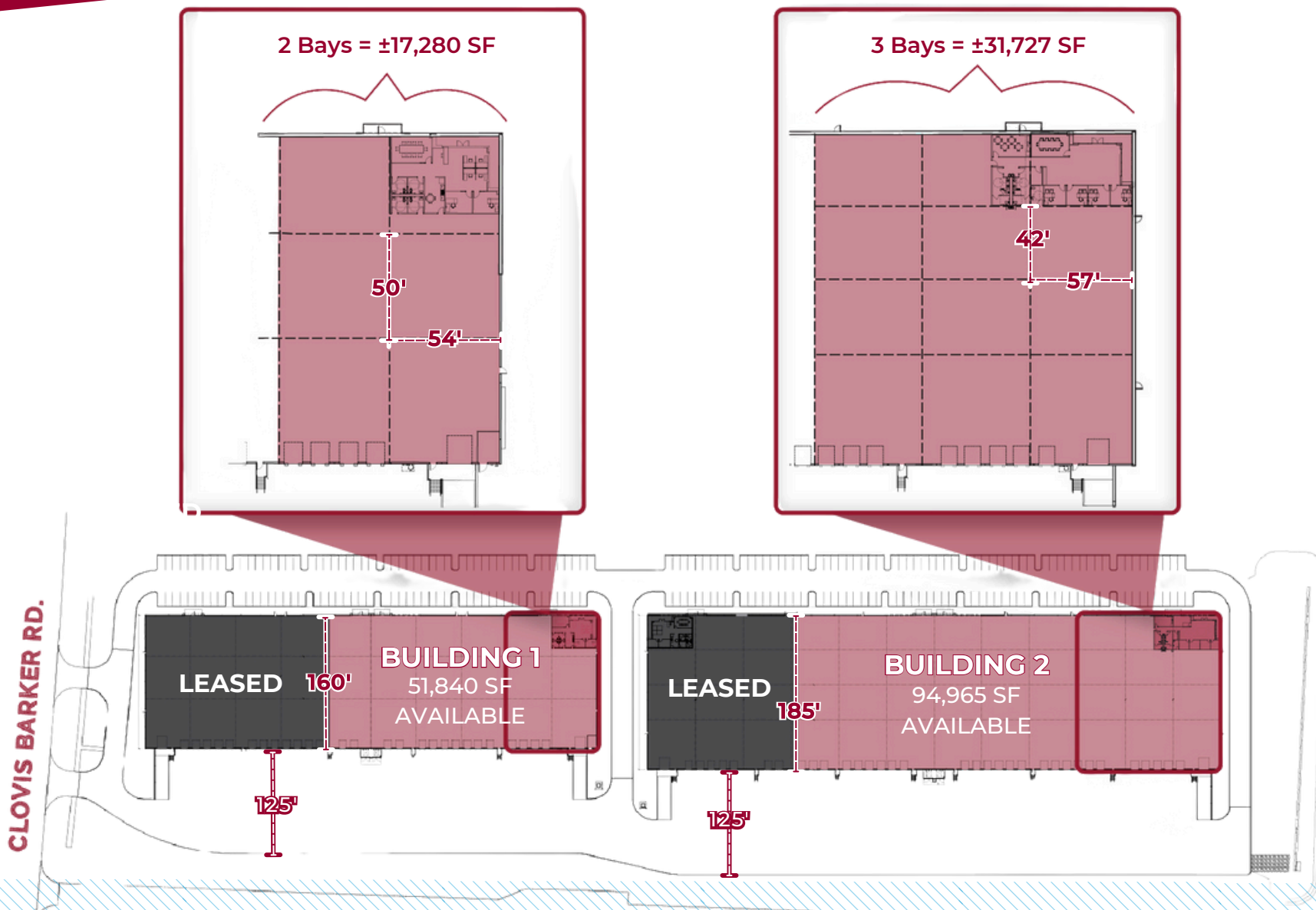
32' clear height, rear-
load design,
multiple dock doors
+ ramps.



Shallow-bay design
with move-in ready
spec office suites.



Direct connectivity
to Austin and San
Antonio, serving
5M+ people within
90 minutes.



Square Footage:	86,400 SF
Spec Office SF:	1,901 SF
Single Bay SF:	8,640 SF
Building Depth:	160'
Configuration:	Rear-Load
Truck Court:	125'
Clear Height:	32'
Parking:	1.25 / 1,000 SF
Drive-in Ramps:	2
Typical Bay:	54' x 50'
Dock Doors:	27
Speed Bay:	60'
Amps:	2,000A Total
Sprinkler:	ESFR



Square Footage:	126,725 SF
Spec Office:	2,694 SF
Endcap Bay SF:	10,637 SF
Inline Single Bay SF:	10,545 SF
Building Depth:	185'
Truck Court:	125'
Configuration:	Rear-Load
Clear Height:	32'
Parking:	1.00 / 1,000 SF
Drive-in Ramps:	2
Typical Bay:	57' x 42'
Speed Bay:	60'
Dock Doors:	33
Amps:	2,500A Total
Sprinkler:	ESFR



BUILDING 1

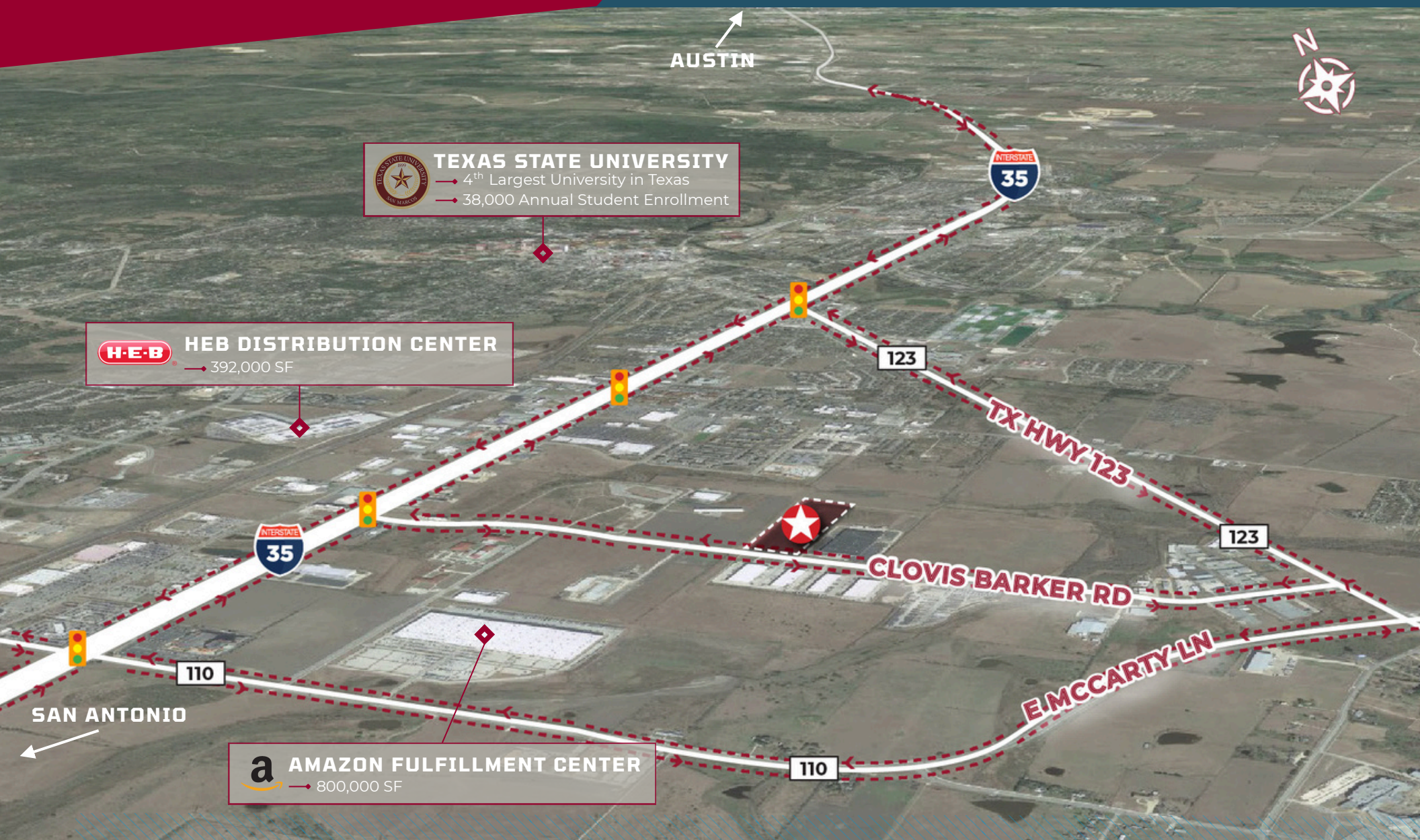


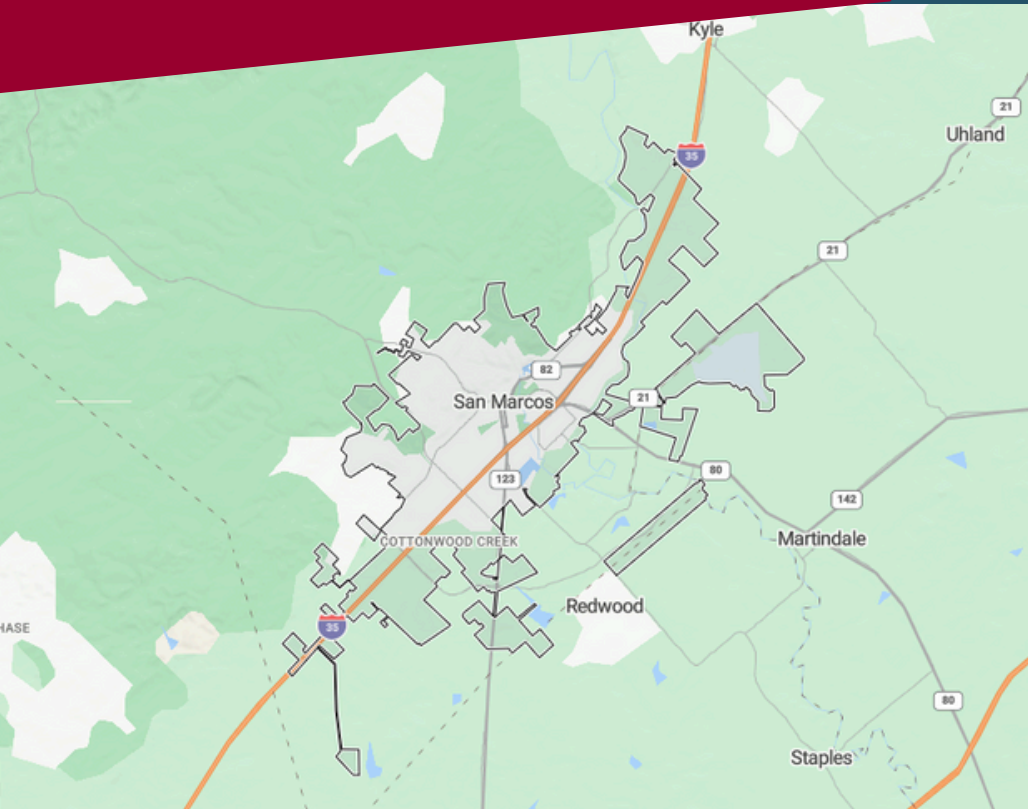
[Click or scan to tour inside](#)

BUILDING 2



[Click or scan to tour inside](#)





KEY INSIGHTS

- Young workforce hub (25.5 vs. Texas 35.9)
- Robust labor pool with 45,000 in the active workforce
- Diverse industries with education, healthcare, logistics, technology topping the list
- High-growth sectors in tech (+10%) & renewable energy (+12%)
- Strategic location on the I-35 corridor, with 5M+ residents within 90 minutes

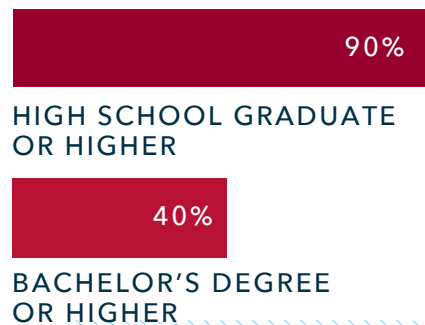
WORKFORCE STATISTICS

Population (Est. Jan 2025)	90,988
Population Est. 2035	142,000
Labor Force	44,995+
Median Age Median	25.5 years
Household Income	\$51,030

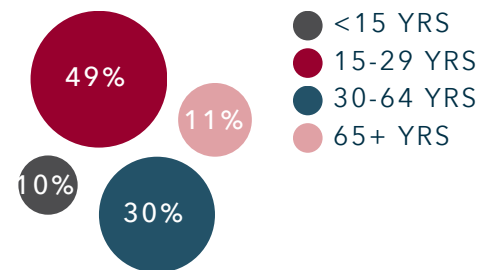
MAJOR EMPLOYERS

- Texas State University
- San Marcos Premium Outlets
- Tanger Factory Outlet Center
- San Marcos CISD
- Hays County
- Hunter Industries
- Central Texas Medical Center
- City of San Marcos

EDUCATION ATTAINMENT



AGE DISTRIBUTION





AUSTIN

30 MIN



SAN ANTONIO

45 MIN



LAREDO

3 HRS



HOUSTON

3 HRS



DALLAS/FORT WORTH

3.5 HRS



EL PASO

8 HRS

