

1600 E MCCARTY LANE
SAN MARCOS, TX



AVAILABLE FOR LEASE

343,729 SF

3 REAR LOAD BUILDINGS

1 MILE EAST OF FULL INTERCHANGE ON IH 35



SITE OVERVIEW

PHASE 1

343,729 SF
TOTAL

127,480 SF
BUILDING 1

121,601 SF
BUILDING 2

94,648 SF
BUILDING 3

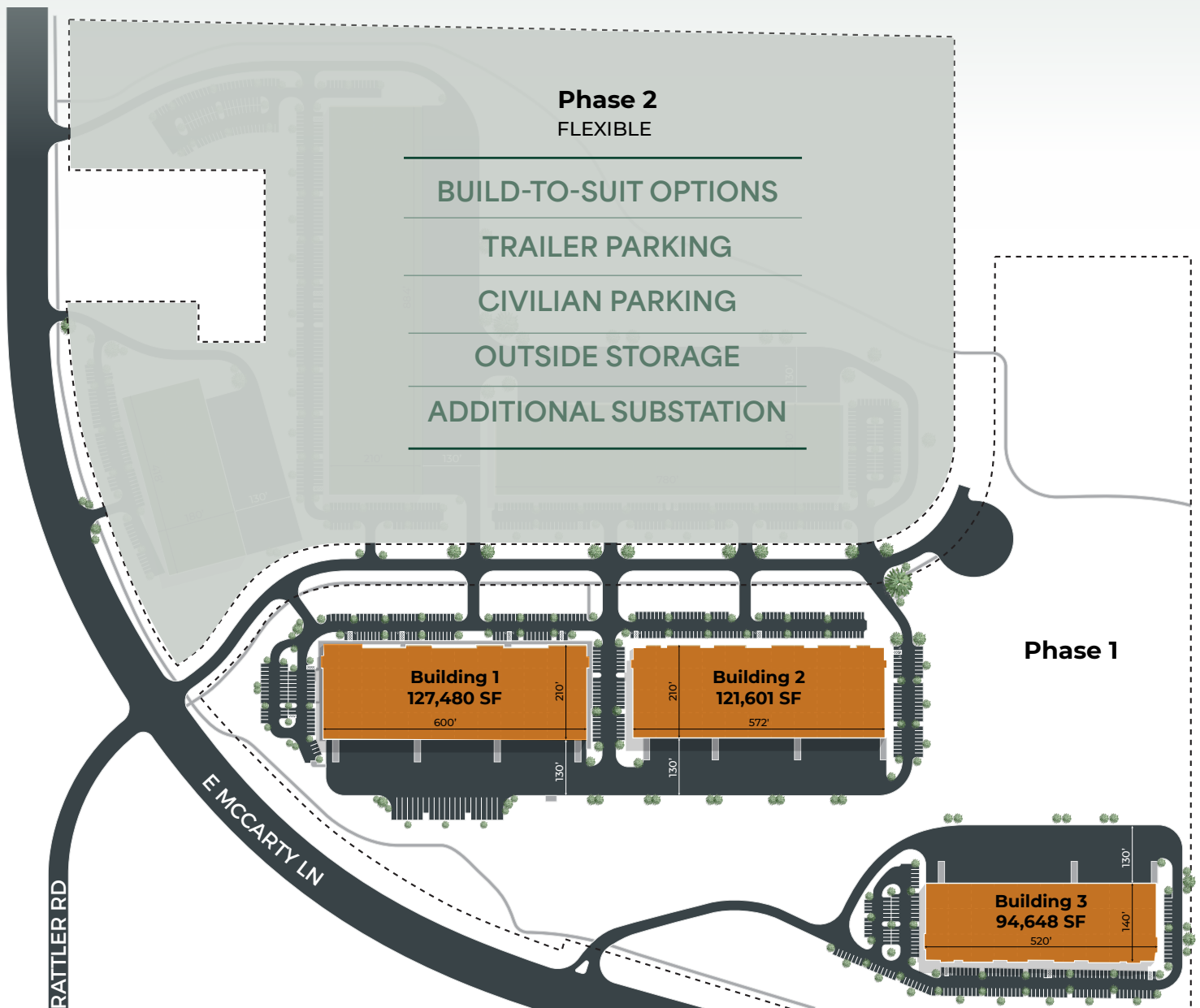
PHASE 2

51+ ACRES
TOTAL

UP TO
424,680 SF

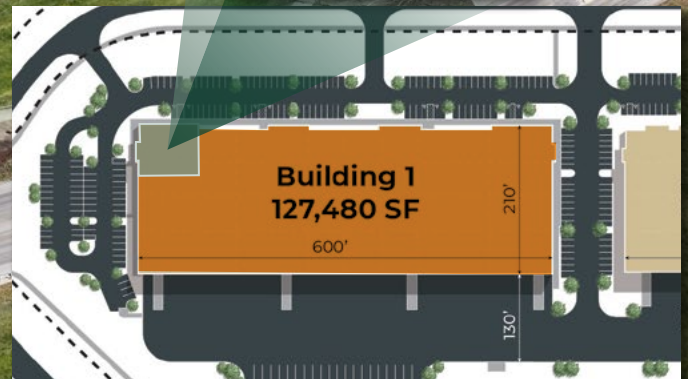
**BUILT TO
SUIT**

**FLEXIBLE
OPTIONS**



BUILDING 1

BUILDING 1
127,480 SF



127,480 SF
TOTAL

2,500 SF
SPEC SUITE
UNDER CONSTRUCTION

REAR LOAD
CONFIGURATION

600' W X 210' D
DIMENSIONS

31
(9' X 10')
DOCK DOORS

4
(12' X 14') OVERSIZE
RAMP DOORS

130'
TRUCK COURT DEPTH

32'
CLEAR HEIGHT

52' X 50'
(60' SPEED BAYS)
COLUMN SPACING

171
AUTO PARKING

21
TRAILER PARKS

ESFR
FIRE PROTECTION

2,000
AMPS



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BUILDING 2



BUILDING 2
121,601 SF

121,601 SF
TOTAL

577' W X 215' D
DIMENSIONS

REAR LOAD
CONFIGURATION

52' X 50'
(60' SPEED BAYS)
COLUMN SPACING

30
(9' X 10')
DOCK DOORS

4
(12' X 14') OVERSIZE
RAMP DOORS

170'
TRUCK COURT DEPTH

32'
CLEAR HEIGHT

171
AUTO PARKING

2,000
AMPS

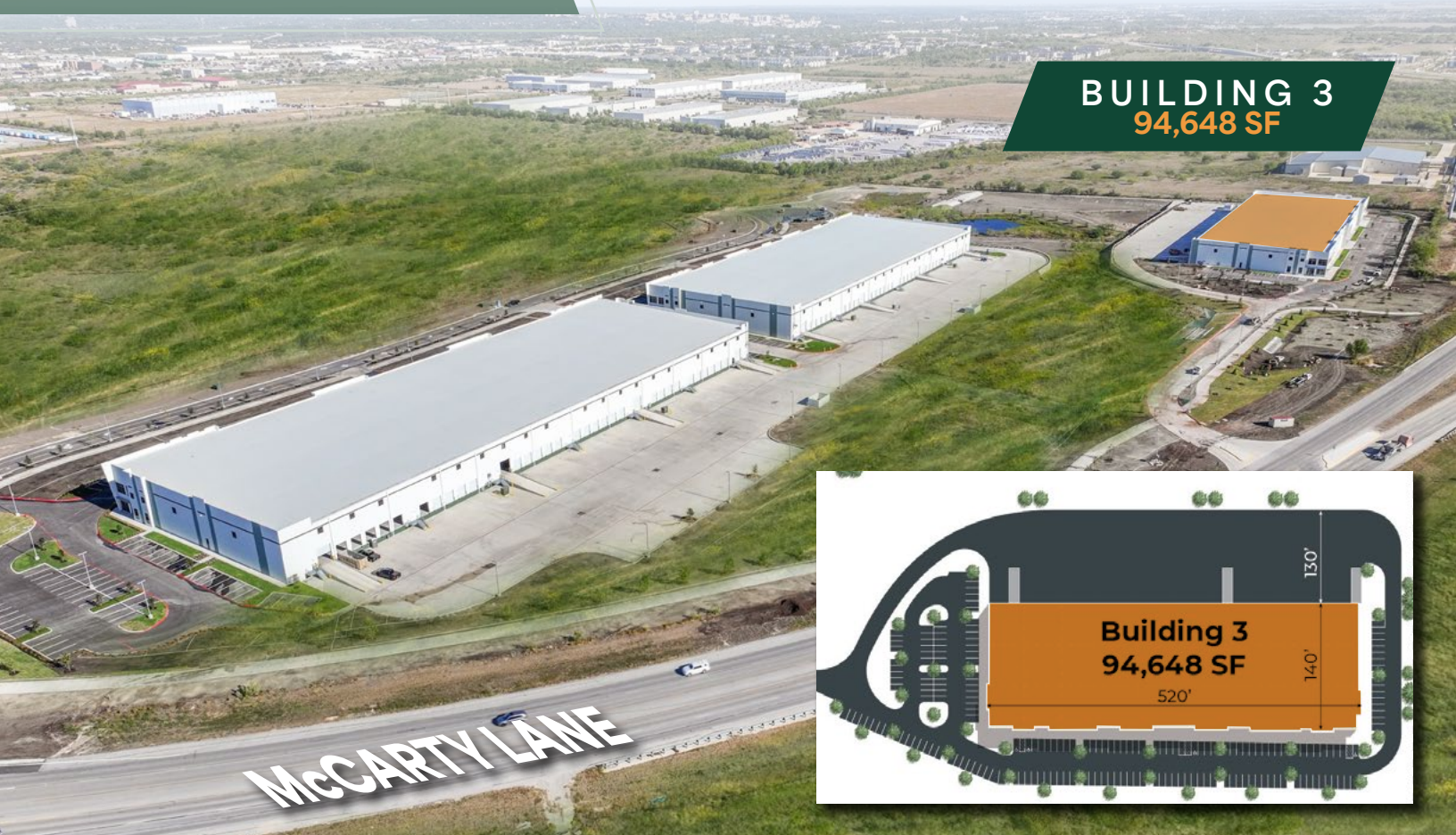
ESFR
FIRE PROTECTION



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BUILDING 3

BUILDING 3
94,648 SF



94,648 SF
TOTAL

520' W X 185' D
DIMENSIONS

REAR LOAD
CONFIGURATION

52' X 60'
COLUMN SPACING

27
(9' X 10')
DOCK DOORS

3
(12' X 14') OVERSIZE
RAMP DOORS

130'
TRUCK COURT DEPTH

28'
CLEAR HEIGHT

153
AUTO PARKING

2,000
AMPS

ESFR
FIRE PROTECTION



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REGIONAL DISTRIBUTION REACH

DEMOGRAPHICS

POPULATION

	10 MILES	20 MILES
2025 POPULATION - EST.	130,745	499,948
2030 POPULATION - 5-YR PROJECT	160,636	590,281
2025 AVG HH INCOME	\$93,179	\$112,509
2030 AVG HH INCOME	\$103,642	\$124,044

2025 OCCUPATION

	10 MILES	20 MILES
MANUFACTURING EMPLOYEES	2,684	12,141
WAREHOUSE WORKERS	5,196	20,036



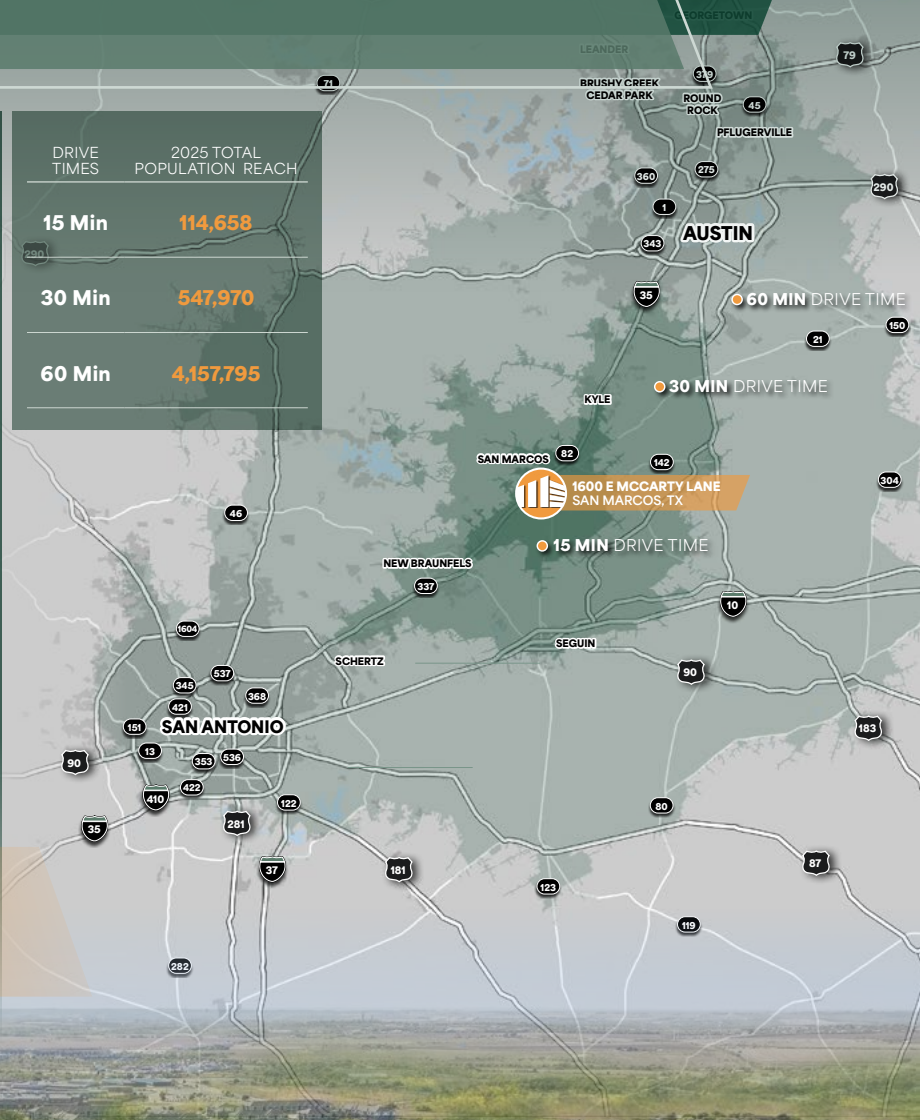
KEY ACCESS POINTS

I-35
1 MILE

DOWNTOWN SAN
MARCOS | 5 MILES

DOWNTOWN
AUSTIN | 36 MILES

DRIVE TIMES	2025 TOTAL POPULATION REACH
15 Min	114,658
30 Min	547,970
60 Min	4,157,795



PHASE 1



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CORPORATE NEIGHBORS





Olive Co.



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