

OFFICIALLY DELIVERED



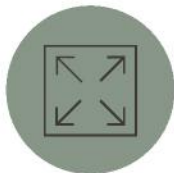
BALCONES WONDER WORLD INDUSTRIAL

+/- 44,208 SF INDUSTRIAL AVAILABLE FOR LEASE

1203 SWINGLER STREET SAN MARCOS, TX 78666



Wonder World Industrial



44,208 SF Total
Square Feet Available



Zoning: Heavy
Industrial



Widelite Unit 1,
Lot 1-B, **Acres 9.1**



Power:
San Marcos Utility

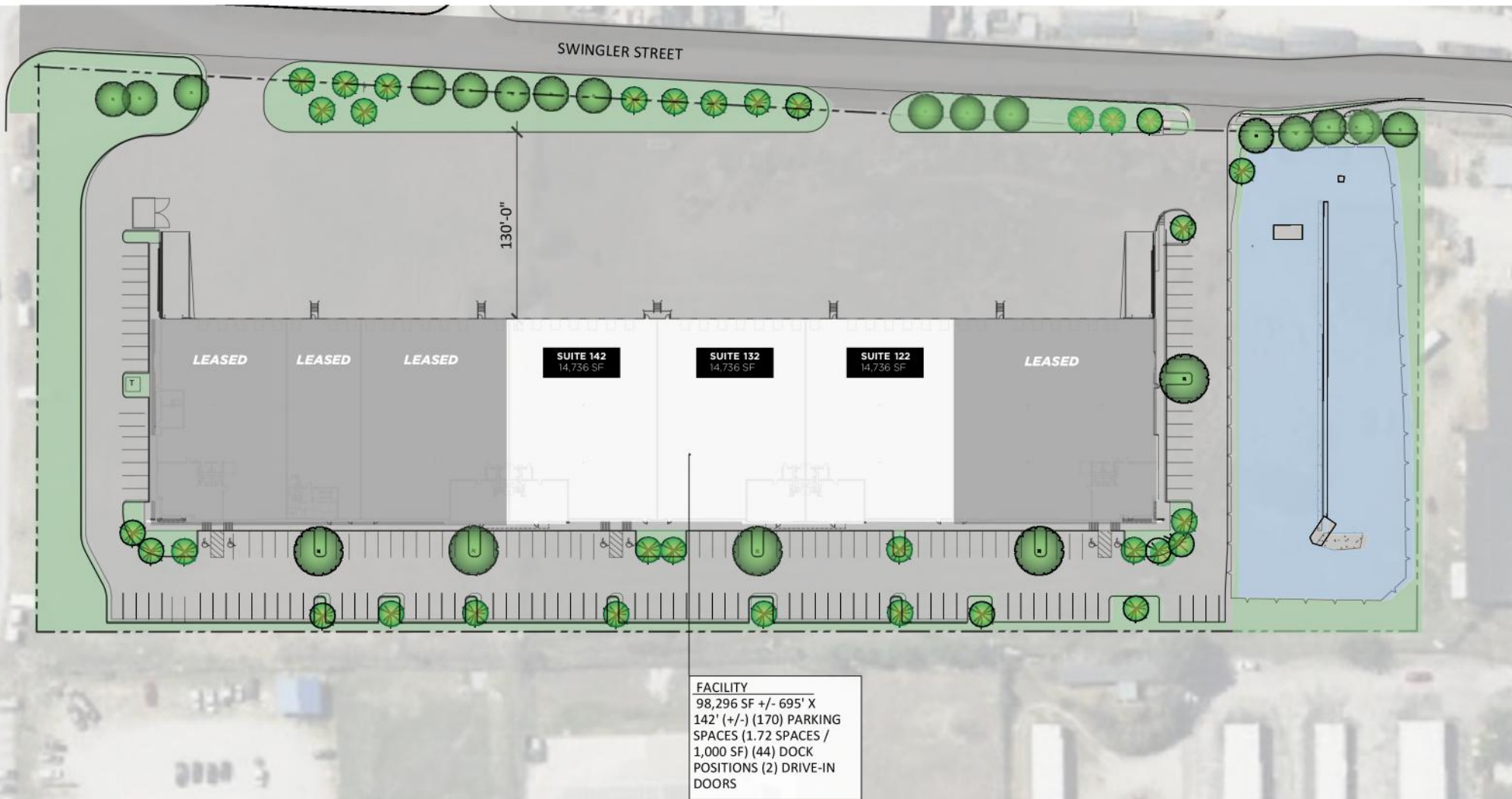


Water&Wastewater:
City of San Marcos



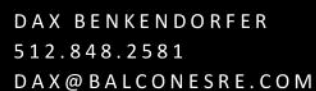
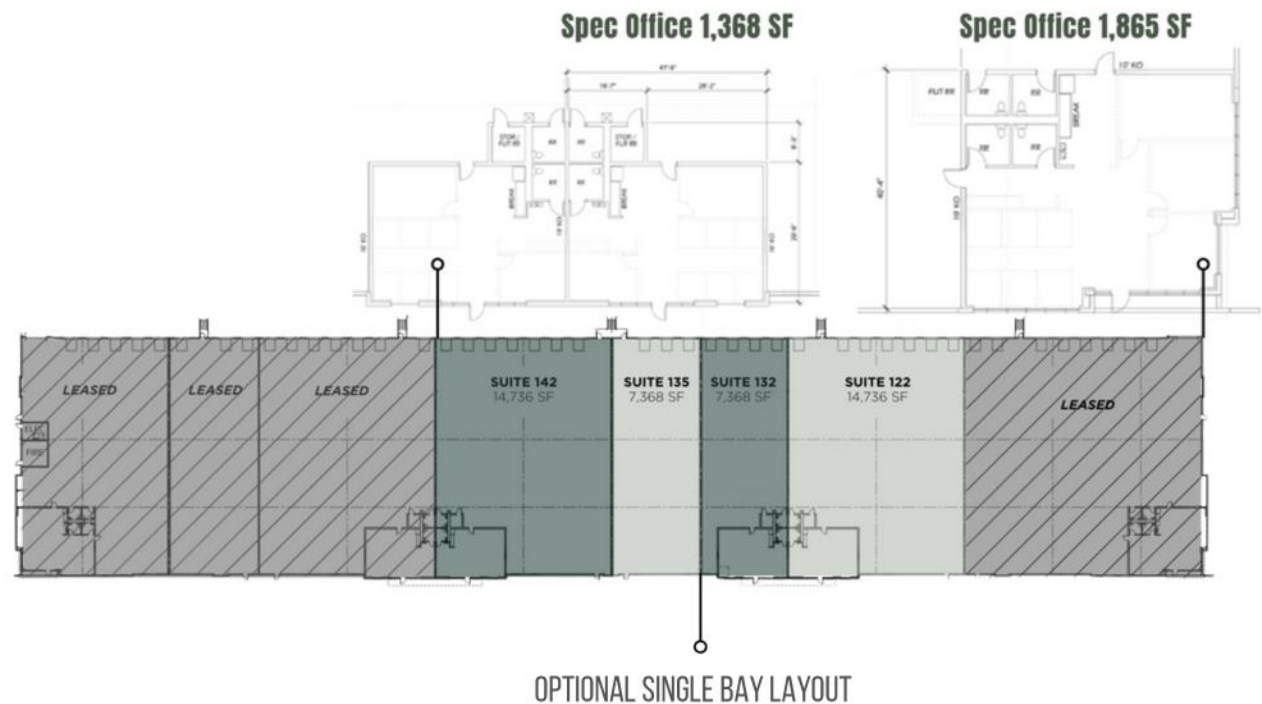
DAX BENKENDORFER
512.848.2581
DAX@BALCONESRE.COM

SITE PLAN



DAX BENKENDORFER
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DAX@BALCONESRE.COM

- **SF:** 7,368 SF; 14,736 SF; 22,104 SF; 29,472 SF
- **Spec Office:** 1,368 SF
- 28' clear height
- ESFR sprinklers
- (44) 9' x 10' dock high doors
- (2) oversized 12' x 14' ramps
- 1.72/1000 SF parking ratio
- R25 insulation
- Depth 140'
- 52' cloumn spacing



DRIVE TIMES



AUSTIN: 28MILES/ 26 MINUTES



SAN ANTONIO: 35MILES / 34 MINUTES



AUSTIN AIRPORT: 29 MI / 28 MINUTES



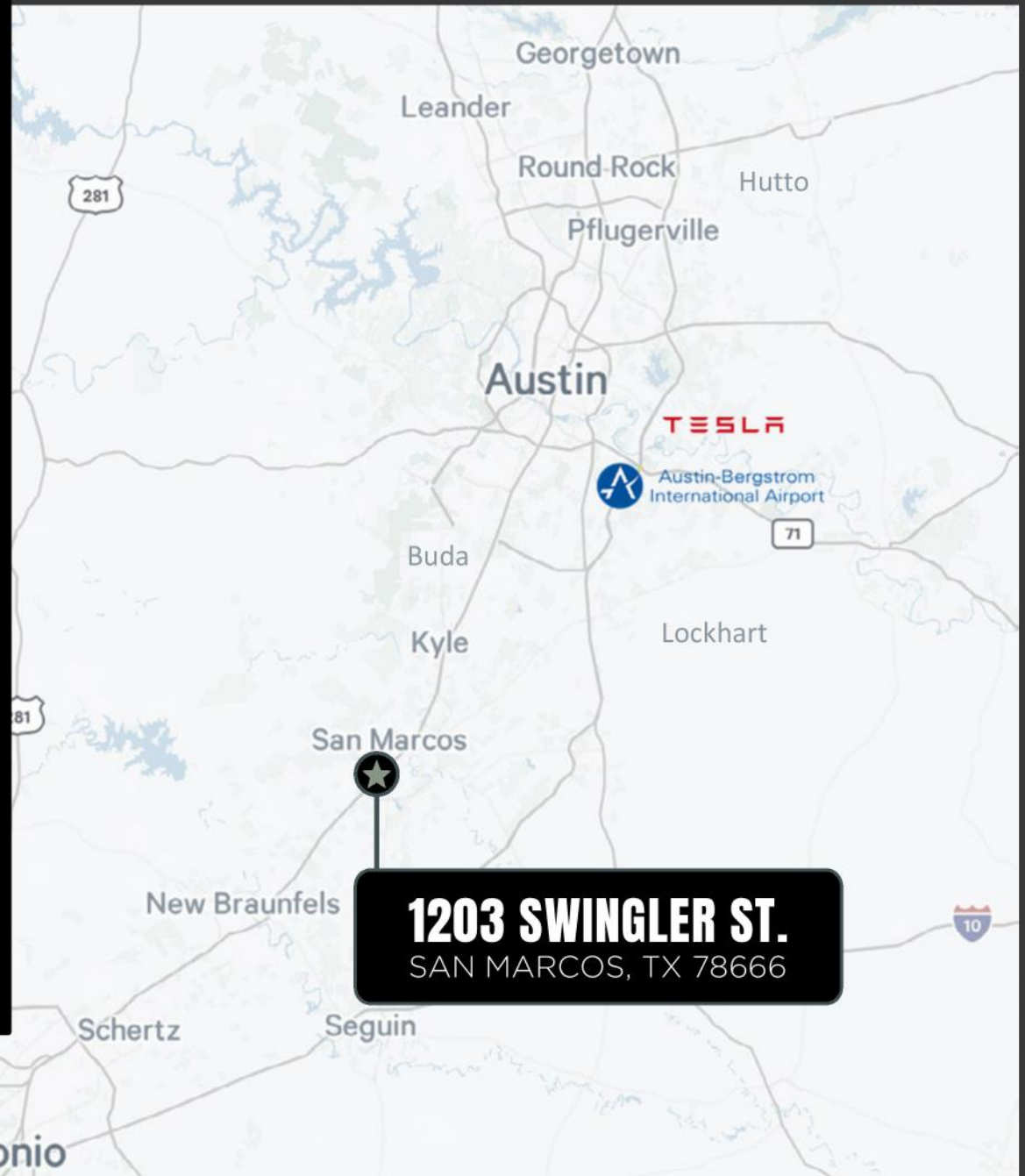
BUDA: 18 MI / 22 MINUTES



KYLE: 11 MI / 14 MINUTES



NEW BRAUNFELS: 11 MI / 14 MINUTES



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 **Balcones**
REAL ESTATE GROUP



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INGRESS/ EGRESS MAP



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“THE HEART OF TEXAS INNOVATION CORRIDOR”

BUDA - DRIPPING SPRINGS - KYLE - LOCKHART - LULING - SAN MARCOS - UHLAND - WIMBERLEY

The region of communities between two major metropolitan cities of innovation and along the corridor of Interstate 35 and SH130 is known as the Heart of Texas Innovation Corridor.



2.4 MILLION+

workers within regional labor force



4.6 MILLION+

total population in the Corridor



6 MILLION+

projected in 2031 total population

KEY INDUSTRIES

- Business Service & Support
- Regional Distribution
- Information Technology
- Life Sciences
- Materials Science
- Destination Attraction
- Aerospace, Aviation, Security & Defense



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DOWNTOWN AUSTIN



SAN ANTONIO



AUSTIN-BERGSTROM AIRPORT



1203 SWINGLER ST.
SAN MARCOS, TX 78666



DAX BENKENDORFER
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DAX@BALCONESRE.COM

1203 Swinger Street

SAN MARCOS, TX 78666

FOR MORE INFORMATION PLEASE CONTACT:

DAX BENKENDORFER

512.848.2581

dax@balconesre.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SDREC 2018, LLC	2562	otto@balconesre.com	512-636-2857
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Otto Swingler	602213	otto@balconesre.com	512-636-2857
Designated Broker of Firm	License No.	Email	Phone
James Dax Benkendorfer	643741	dax@balconesre.com	512-848-2581
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date