



# FOR LEASE | INTERSTATE BUSINESS PARK

1942 S. IH-35, San Marcos, TX 78666



## Property Description

Interstate Business Center is a top-tier industrial park in San Marcos, TX, featuring 124,032 square feet of flexible space and a rare 3 acres of yard space, making it truly unique in the market. With direct IH-35 frontage, the property boasts exceptional visibility and easy access, just north of the high-traffic Wonder World Drive intersection. Its prime location places it within 3 miles of major landmarks like Amazon's Fulfillment Center and the popular San Marcos Outlet Malls, along with a variety of established and emerging retail and hospitality developments. This combination of yard space and prime positioning makes Interstate Business Center the perfect choice for businesses seeking connectivity, convenience, and growth in a thriving market.

## Offering Summary

Lease Rate:	\$0.65 - 0.75 SF/month (NNN)
Suite 101:	14,800 SF
Suite 104:	23,376 SF
Suite 105	12,474 SF
Suite 106/108	23,082 SF
Yard Space Available	3 Acres
Lot Size:	8.22 Acres
Building Size:	124,032 SF

**Andrew Creixell, CCIM, SIOR**

512.447.2222 x103

andrew@csarealtygroup.com

**Hunter Muth**

512.447.2222 x118

hunter@csarealtygroup.com



CSA Realty Group



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## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Maximum Contiguous:	73,732 SF	Lease Rate:	\$0.65 - \$0.75 SF/month

## Available Spaces

Suite	Size (SF)	Lease Rate	Description
101	14,800 - 73,732 SF	NNN \$0.75 SF/month	Dock & Grade level doors, 3 phase/208V 200 AMP
104	23,376 - 73,732 SF	NNN \$0.75 SF/month	Dock & Grade level doors, 1-Phase 208V 200 AMP
105	12,474 - 73,732 SF	NNN \$0.65 SF/month	Grade level door, 1-Phase 208V 125 AMP
106/108	23,082 - 73,732 SF	NNN \$0.65 SF/month	Grade Level doors, 3-Phase 208V 200 AMP

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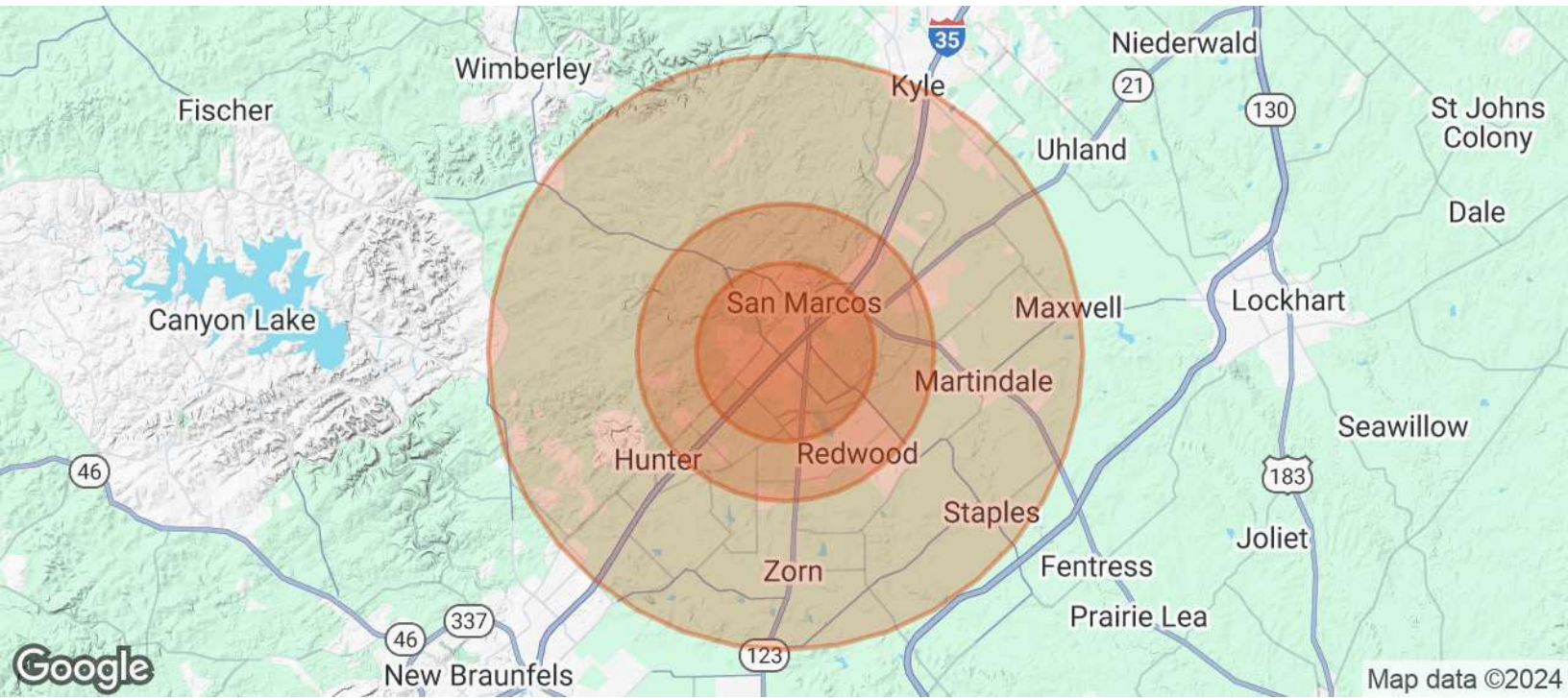
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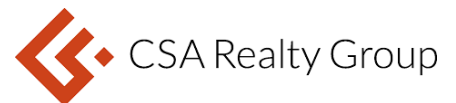
Population	3 Miles	5 Miles	10 Miles
Total Population	55,064	85,513	128,048
Average Age	33	33	35
Average Age (Male)	33	32	34
Average Age (Female)	33	33	35

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	21,119	34,341	49,373
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$67,714	\$68,286	\$85,675
Average House Value	\$296,955	\$289,777	\$336,141

Demographics data derived from AlphaMap

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## Information About Brokerage Services

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

### 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.

**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.

**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.

<u>Andres Creixell/CSA Realty Group, Inc.</u>	<u>475342</u>	<u>Andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Andrew Creixell</u>	<u>475342</u>	<u>andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Andrew Creixell</u>	<u>475342</u>	<u>andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date