



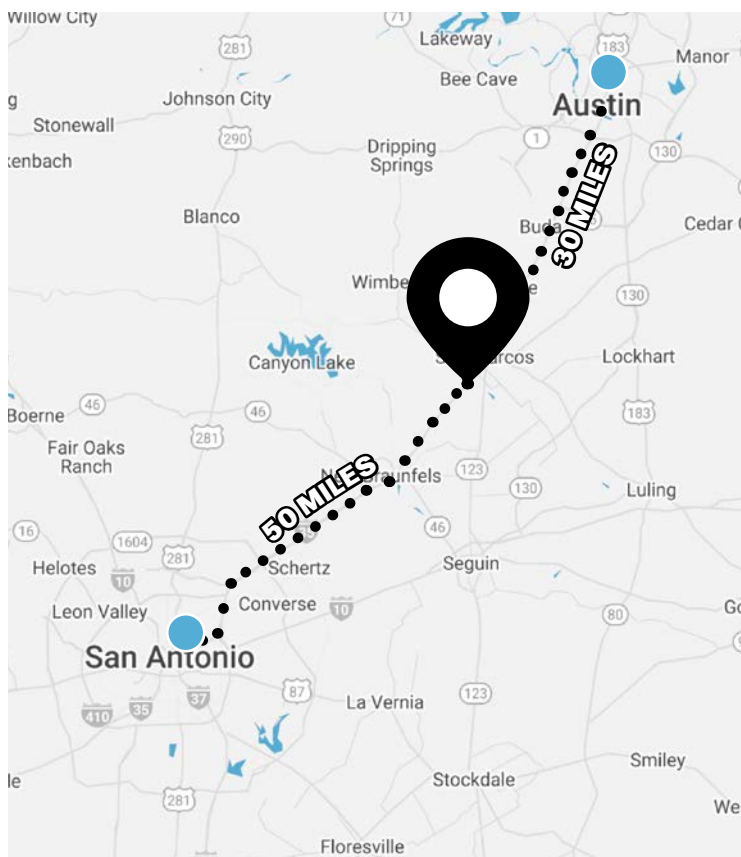
commercial • residential • farm & ranch

IH-35 & POSEY RD | SAN MARCOS, TX



Retail & Industrial Development

15 AVAILABLE LOTS



Project Details

- » All Lots have joint detention and sewer brought to lot
- » \$31.7M I-35 reconfiguration at Posey Rd (2021): added U-turn lanes, reversed entrance/exit ramps, and enhanced pedestrian/cycling paths

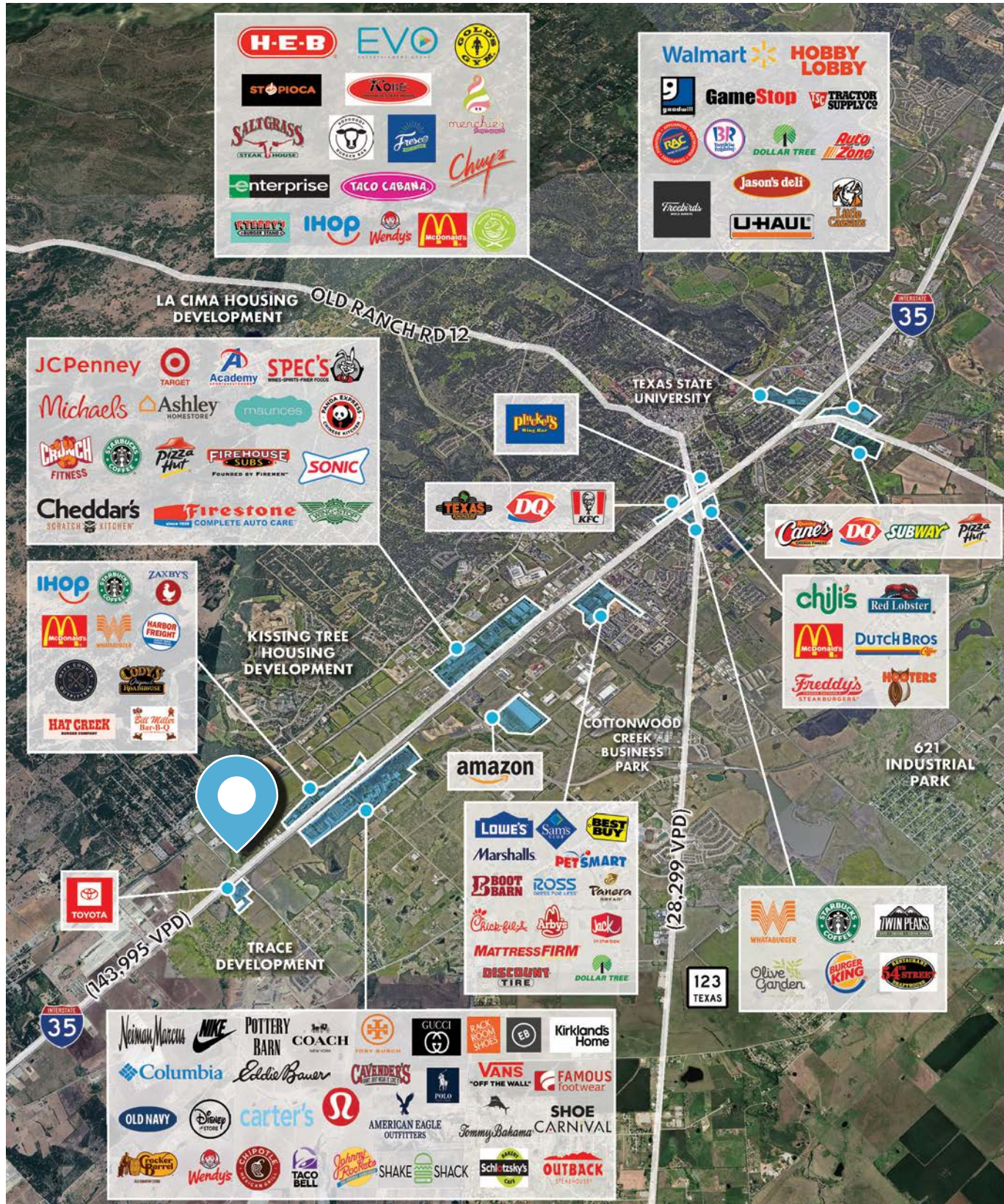
For Sale or Lease:

- » Lots 1-5 Block 3 zoned Heavy Commercial
 - Reciprocal access
- » Lots 6-12 Block 3 zoned Heavy Industrial
 - Reciprocal access

Proposed Buildings for Lease:

- » Lots 4,5 Block 1 zoned Heavy Industrial
 - Light Industrial Complex
- » Lot 2 Block 1 zoned Heavy Industrial
 - 60K-80K SF Industrial Building

Trade Area



Market Overview



San Marcos, TX, situated strategically between Austin and San Antonio, stands out as a rapidly growing city within the Texas Innovation Corridor. It's home to a diverse population that benefits from the educational and cultural offerings of Texas State University, contributing to its dynamic community atmosphere. The city's growth is propelled by its advantageous location, fostering developments in sectors like education, retail, and technology.



Tourism is a vital part of San Marcos' economy, with the San Marcos River and its natural beauty attracting outdoor enthusiasts. The city's outlet malls are among the largest in the nation, drawing shoppers from across the state and beyond. These factors, combined with a rich cultural scene and historic downtown, make San Marcos a dynamic place for both residents and visitors.

Recent economic initiatives and investments in San Marcos mirror its potential as a significant center for growth and innovation in Texas. The city's commitment to fostering a welcoming and progressive environment is evident in its thriving downtown, diverse industry base, and vibrant cultural scene, positioning San Marcos as a city on the rise, full of opportunities for residents, students, and investors, and individuals alike, offering a high quality of life and opportunities for development.

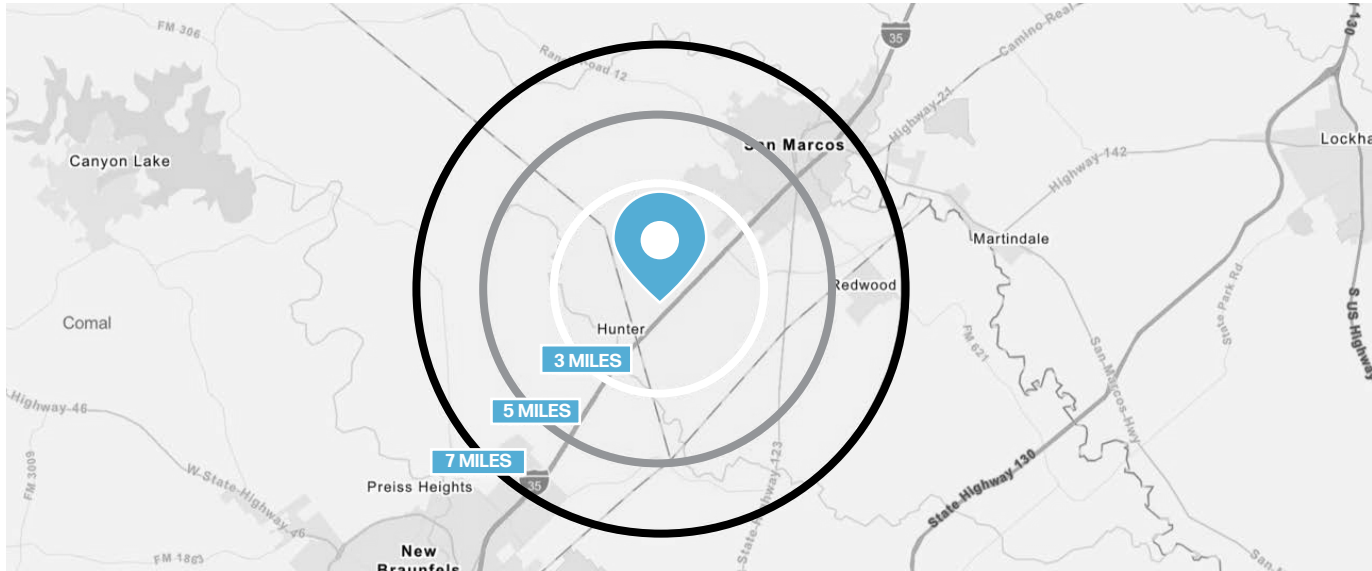

Enrollment
38,000+


Alumni
230,000+


NCAA Division I
Sun Belt Conference



Demographic Data



2024 SUMMARY	3 MILES	5 MILES	7 MILES
Population	8,167	36,970	80,470
Households	3,505	14,986	30,311
Families	2,043	8,345	15,651
Average Household Size	2.30	2.44	2.44
Owner Occupied Housing Units	2,393	8,481	15,258
Renter Occupied Housing Units	1,112	6,505	15,053
Median Age	41.4	34.9	29.0
Median Household Income	\$75,785	\$70,989	\$64,006
Average Household Income	\$110,522	\$105,698	\$99,436
2029 SUMMARY	3 MILES	5 MILES	7 MILES
Population	9,701	41,959	87,514
Households	4,324	17,552	34,026
Families	2,355	9,281	17,106
Average Household Size	2.22	2.37	2.38
Owner Occupied Housing Units	2,726	9,404	17,163
Renter Occupied Housing Units	1,598	8,148	16,864
Median Age	40.1	35.8	30.4
Median Household Income	\$77,445	\$76,871	\$71,945
Average Household Income	\$119,894	\$117,547	\$113,307