

BLANCO RIVER BUSINESS PARK



McDONALD
DEVELOPMENT
GROUP

FOR SALE,
GROUND LEASE
OR BUILD TO SUIT.

160± Acres of Land
San Marcos, TX

AVAILABLE NOW FOR
MULTIFAMILY

MEDICAL OFFICE

CORPORATE CAMPUS

FLEX OFFICE/CALL CENTER

RETAIL PAD SITES

ANCHOR RETAIL

HOTEL

DISTRIBUTION

C-STORE/AUTOMOTIVE

DEEP IN THE
HEART OF TEXAS





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EXECUTIVE SUMMARY

Blanco River Business Park is a 160± Acre mixed use land development zoned for medical, retail, hotel/motel, multi-family residential, and commercial industrial. The property is located along the Blanco River at the corner of IH-35 and Yarrington Road *just two miles north of the San Marcos business district*

The property has over \$10 million in infrastructure in place, including streets, utilities and underground electric. It is zoned, platted and ready to go. This is a visually appealing and easily developable sites with interstate frontage in the Austin / San Antonio Corridor.

- 160± Acre Site located on the Greenbelt of the Blanco River in San Marcos within the Austin /San Antonio Corridor.
- **4,921 feet Total Frontage on IH-35.**
- High capacity utilities within the existing streets, including: water, wastewater and underground electric.
- Zoned CC and MU, allowing for a variety of uses appropriate for this location, including medical, retail, hotel/motel, health club and high density residential.

San Marcos, Texas, the fastest-growing city in the U.S.

- U.S. Census Bureau, May 2013 & 2014



LOT INFORMATION

Sites:

Tract A — ~~30.4 gross acres with 1,474 ft. of frontage on IH-35~~ **SOLD**

Tract B — 31.2 gross acres with 2,521 ft. of frontage on IH-35

- 4-10 Acres General Retail/Medical
- 1-7 Acres Hotel Site
- 1-5 Acres General Commercial/Retail
- 1-4 Acres C-Store/Automotive
- 1-3 Acres Pad Retail

Tract C — ~~37.2 gross acres~~ NOW 19± Acres Available

Tract D — 13.7 gross acres; 10.44 acres net useable

Tract E — 22.0 gross acres with 806 ft. of frontage on IH-35; 14.86 acres net useable

Tract F — 32.9 gross acres; 10.30 acres net useable

Size:

Approximately 160± acres net of flood plain and roadways, in six lots. Approximately 82 acres along the Blanco River was donated to the City of San Marcos for parkland. This land wraps the western portion of Vista Del Blanco.

Frontage:

A total of 4,921 feet of frontage on I-35.

Zoning:

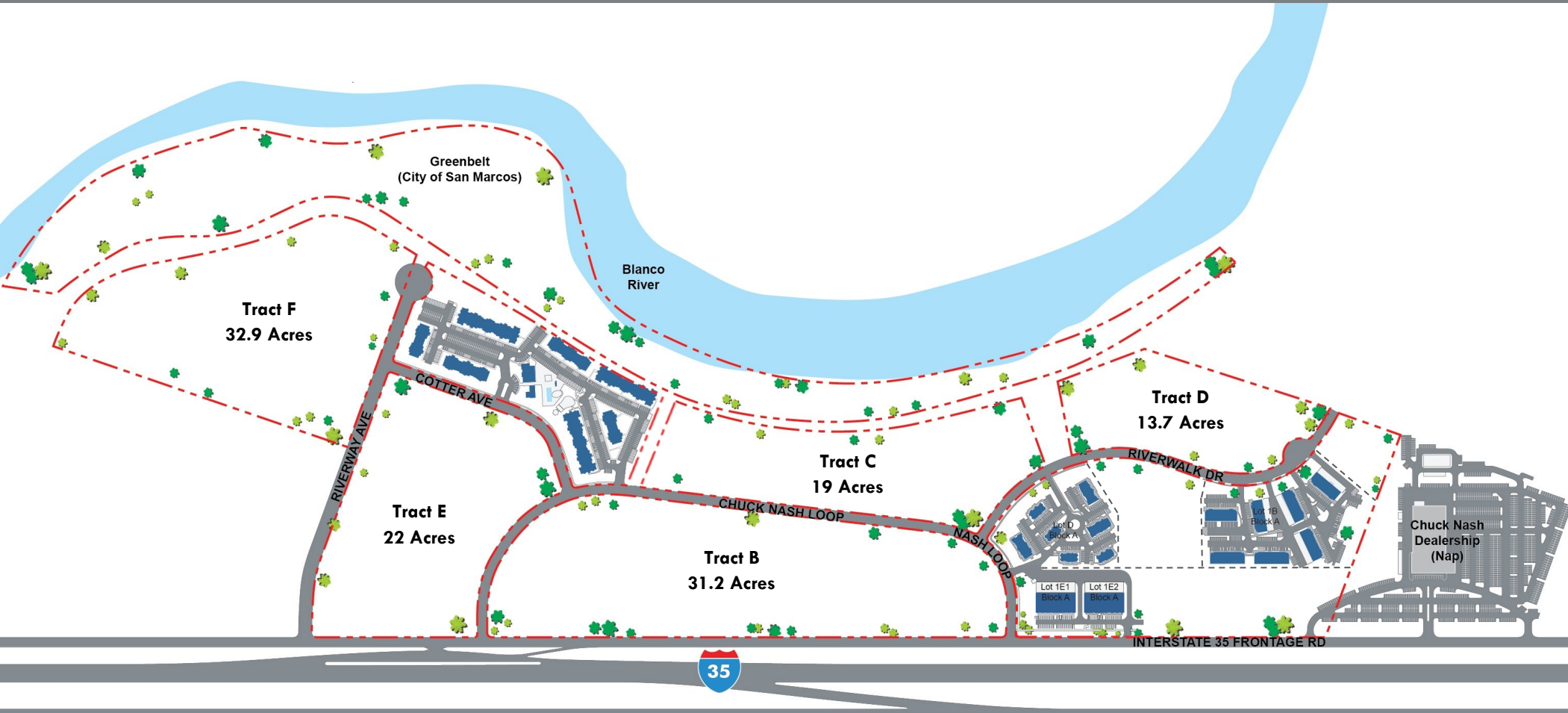
The property is zoned CC and MU and MF allowing for a variety of uses appropriate for this location, including medical, retail, hotel/motel, health club and high density residential.

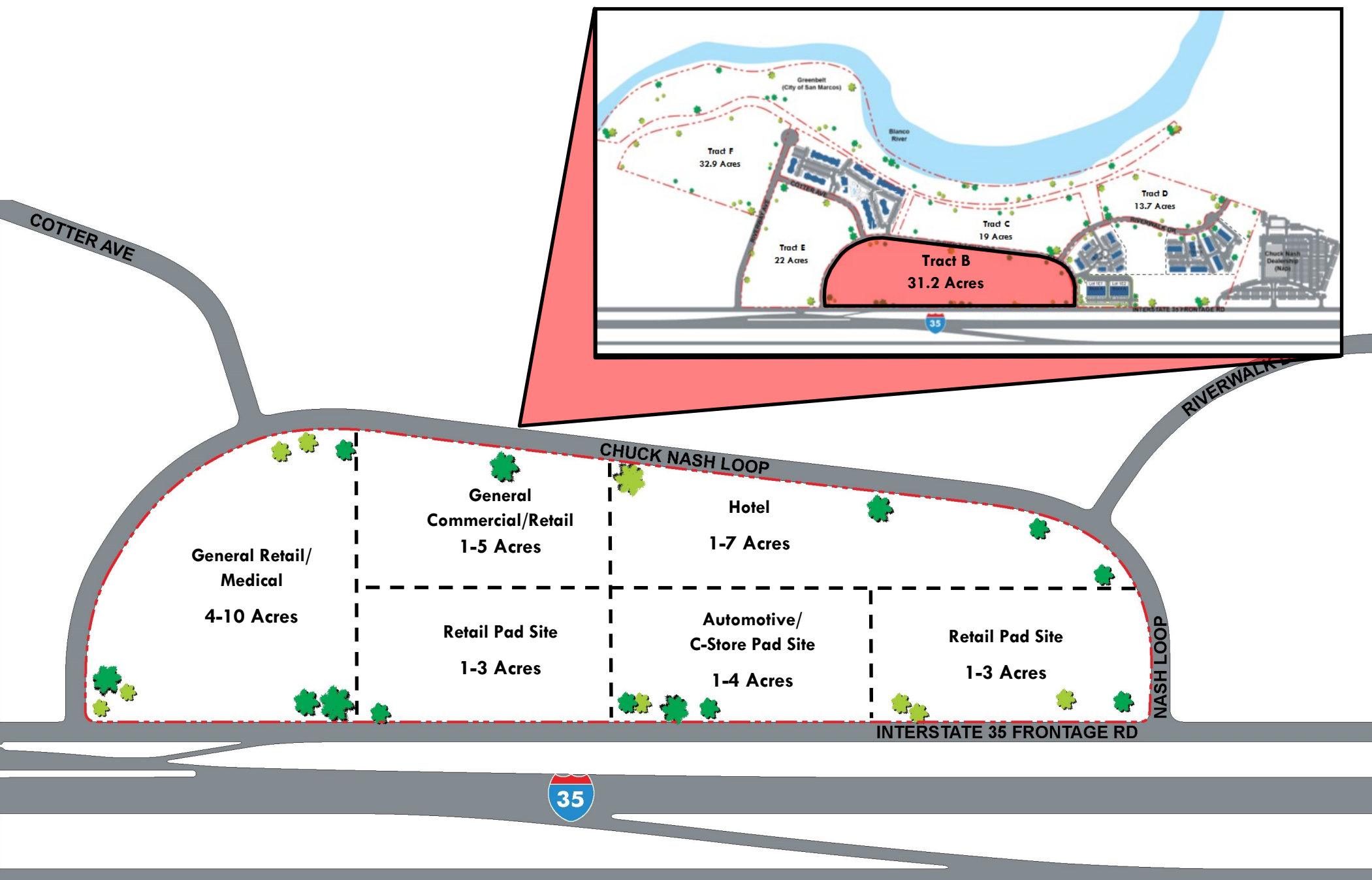
Utilities:

All high capacity utilities are within the existing streets, including water, wastewater and underground electric (Pedernales Electric Cooperative).

Water Quality:

No detention is required.







160± ACRES
OF LAND FOR
DEVELOPMENT AS:

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ANCHOR RETAIL

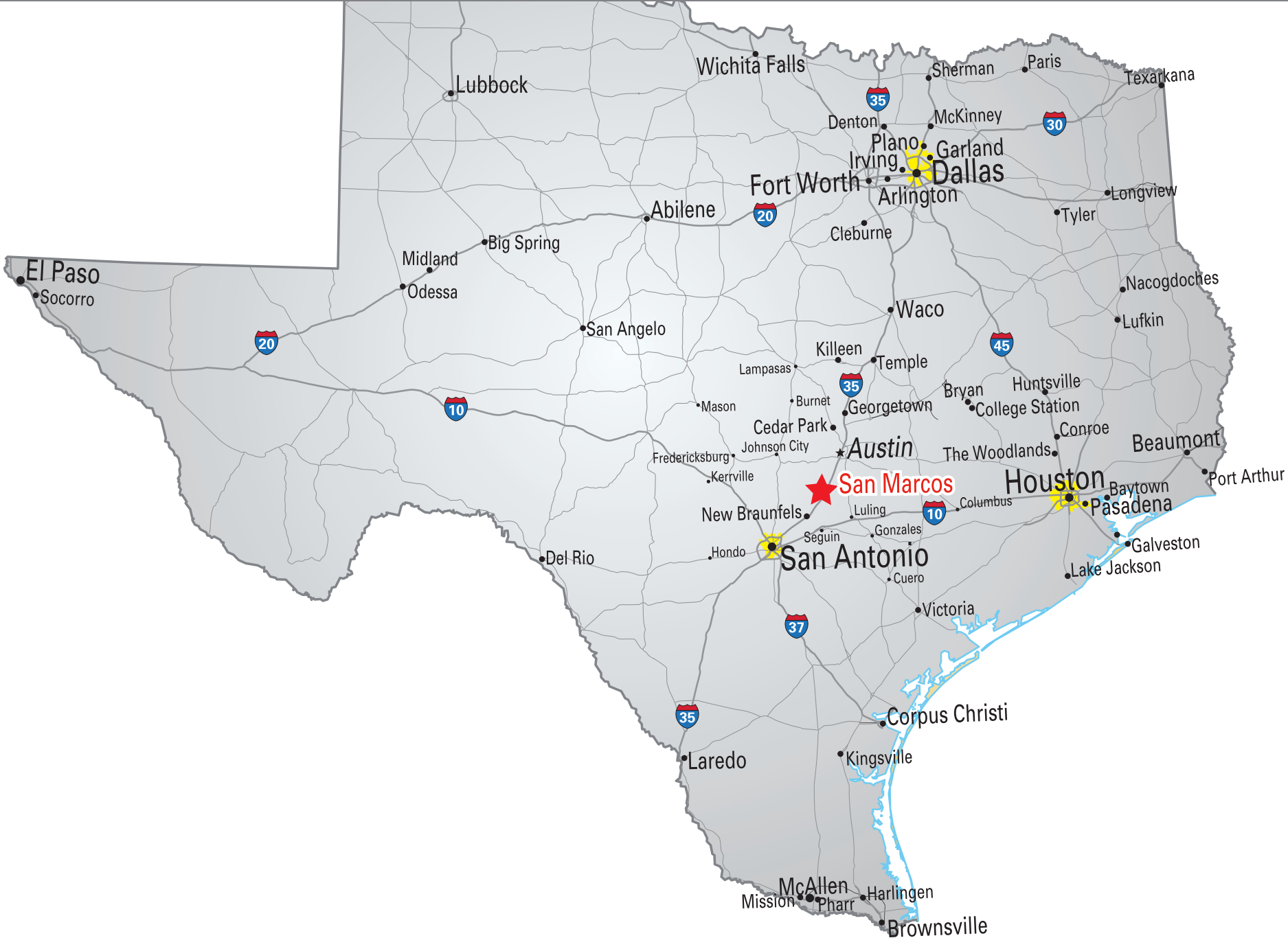
HOTEL

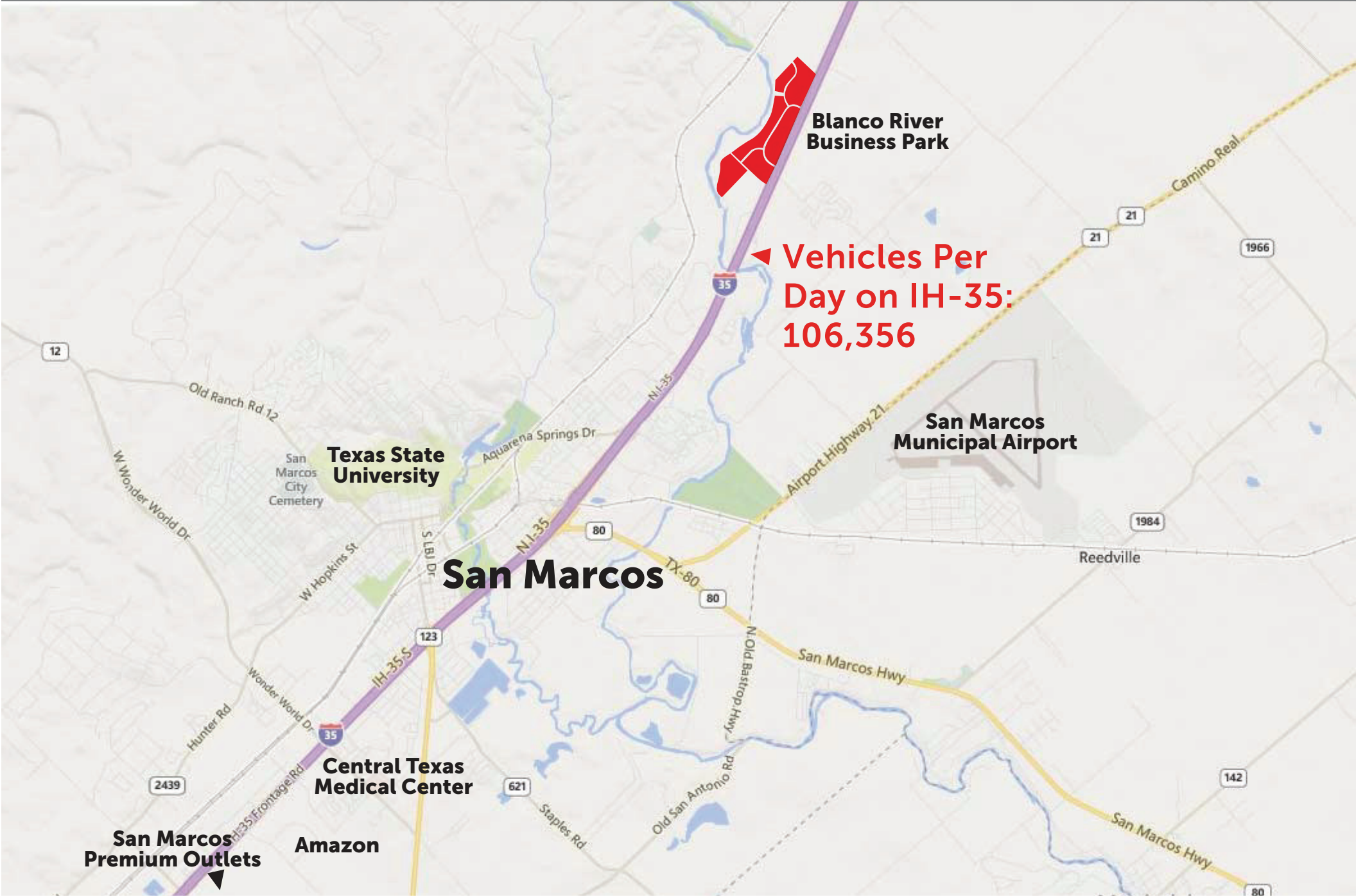
DISTRIBUTION

C-STORE/
AUTOMOTIVE

POTENTIAL DEVELOPMENT









AUSTIN-SAN ANTONIO
CORRIDOR MAP





Major Employers

Organization	# Employed
Hays CISD	3,430
Texas State University	3,300
Amazon Fulfillment	3,000
Premium Outlets	1,600
Tanger Outlets	1,540
San Marcos CISD	1,400
Dripping Springs ISD	950
Hays County	832
HEB Distribution Center	750
Lockhart ISD	730
Central Texas Medical Center	700
CFAN	650
Seton Family of Hospitals - Hays	610
TeleNetwork Partners	450
Philips	365
Thermon, Inc.	345

Major Manufacturers

Organization	# Employed
CFAN	650
Philips	365
Thermon Inc.	345
Epic Piping	280
Serta Dormae	180
Heldenfels Enterprises	170
UTC Aerospace Systems	150
TXI	145
Grifols	140
Altra Couplings	95
Mensor Corporation	80





2018 Average Household Income was above \$58,000

in 3-mile radius

Population Growth of 132% over 13 years

in 3-mile radius

61% of Population are 20-60 years old

in 5-mile radius

POPULATION

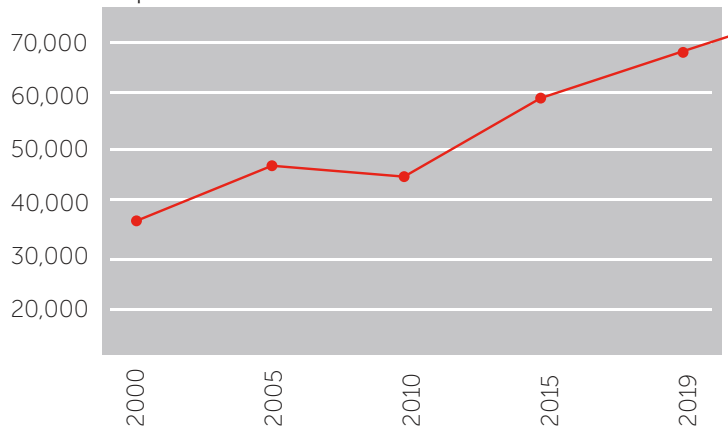
	3 mile radius	5 mile radius
2018 Total Population	14,070	69,680
2023 Population	17,313	84,364
Population Growth 2018-2023	23.05%	21.07%
Population Growth 2010-2018	39.40%	32.71%
Population Growth 2000-2013	131.87%	126.79%
% 2013 Total population		
Under 9 years	16.44%	15.48%
10 to 19 years	14.84%	15.26%
20 to 24 years	12.85%	17.76%
25 to 29 years	9.98%	8.78%
30 to 39 years	16.85%	15.55%
40 to 49 years	12.33%	11.10%
50 to 59 years	8.68%	8.26%
60 to 69 years	5.09%	4.86%
70 years and over	2.95%	2.92%
Total 20-60 years	60.69%	61.45%
Total 25-60 years	47.84%	43.69%

2013 Total Daytime Population	11,785	41,253
2013 Total Employees	3,759	13,381

HOUSEHOLD

	3 mile radius	5 mile radius
2023 Total Households	6,185	28,826
HH Growth 2018-2023	23.55%	22.79%
2018 HH Income: Average	\$58,555	\$56,669
% 2018 Household Income		
Less than \$25,000	12.25%	10.59%
\$25,000 to \$49,999	9.29%	7.97%
\$50,000 to \$74,999	5.80%	6.03%
\$75,000 to \$99,999	2.62%	4.58%
\$100,000 to \$124,999	1.53%	1.79%
\$125,000 to \$149,999	1.31%	1.08%
\$150,000 to \$199,999	1.60%	1.14%
\$200,000 or more	1.19%	0.52%
Total \$75,000 or more	8.25%	9.10%

Population in San Marcos





HAYS COUNTY BUSINESS INCENTIVES

- No Personal, State or Local Income Taxes
- Job Creation Incentives
- Skills Development Training Funds
- Development Fee Waivers
- Fast-Track Permitting
- Chapter 380 Grants and Loans
- Foreign Trade Zone 183
- Freeport Tax Exemption

In a report released by CNNMoney.com, Hays County, Texas ranked third in the nation for job growth over the last decade. In the report titled "Where the Jobs Are", **Hays County reported a 56.4% growth in jobs between 2000 and 2009**. The report noted that the City of San Marcos and Texas State University-San Marcos accounted for the majority of the growth.

"In a time when most communities are focused on just retaining jobs, San Marcos and other Hays County communities have seen significant job growth. Together, they have fostered a **resilient, robust economy that makes Hays County a great place to live, learn, work and play**," said Amy Madison, Executive Director, Economic Development San Marcos.

The Greater San Marcos Region is investing in our future, building better infrastructure and developing our human capital so we can continue to maintain our competitive advantage in an era of dynamic growth.

The Greater San Marcos Region offers a robust environment for a wide variety of businesses and industries – one that supports entrepreneurship and innovation while also providing established firms and organizations with a climate that supports success.

Hays County, Texas ranked THIRD in the nation for job growth over the last decade.



San Marcos is the #1 Fastest Growing city in the U.S.





ABOUT SAN MARCOS

Located at the gateway to the Texas Hill Country on the I-35 corridor, San Marcos is halfway between Austin and San Antonio. The city offers outdoor activities on the San Marcos River and a **friendly small town attitude in a thriving city of over 53,000 residents**. Home to the Rising Star of Texas, Texas State University- San Marcos, as well as Gary Job Corps and Austin Community College, San Marcos provides the region with an ample, well educated and skilled workforce. Historical and popular, **San Marcos' industries include education, retail, and government**. San Marcos is the seat of Hays County and has the most parkland per capita of any city in the Austin-Round Rock-San Marcos MSA.

Tanger Factory Outlet Malls and the San Marcos Prime Factory Outlets, with 210+ retailers and more than 3,600 employees – and **more than 12 million shoppers per year** – are **seven miles south of the property**.

Central Texas Medical Center is a Joint Commission's Gold Seal of Accreditation hospital. Located off I-35, the 178-bed hospital provides a wide range of complex healthcare services. The CTMC staff of over 700 employees works with more than 220 active and consulting physicians.





TEXAS STATE UNIVERSITY

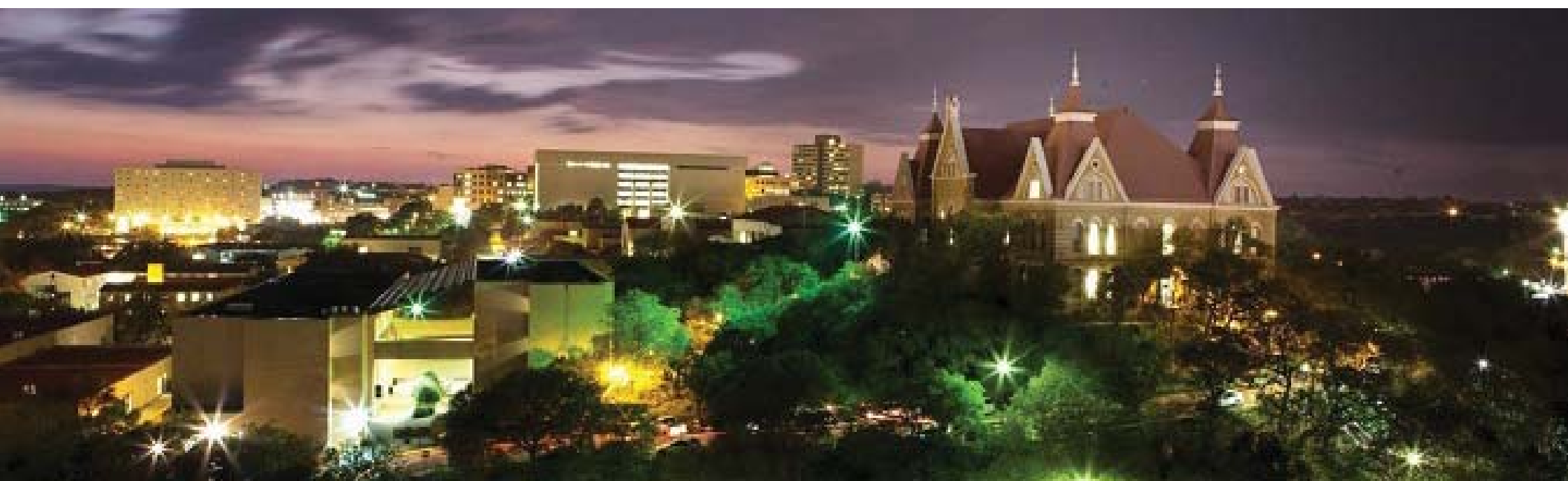
Texas State's more than 36,000 students choose from 97 bachelor's, 88 master's and 12 doctoral degree programs. As an Emerging Research University, Texas State offers opportunities for discovery and innovation to faculty and students. It consists of a 486-acre main campus and 5,038 additional acres in recreational, instructional, farm and ranch land. Texas State's original mission was to prepare Texas public school teachers. It became renowned for carrying out this mission, but today it does far more.

With a goal of attracting high-paying tech jobs to the San Marcos area, in August 2012 the Texas State Science, Technology and Research (STAR) Park opened a new facility. It will serve as a technology accelerator for startup and early stage businesses, especially in the green and biotechnology sectors.

In January 2012, the Texas Higher Education Coordinating Board reclassified Texas State as an Emerging Research University, allowing it to join seven other state universities eligible to tap into special state funds designed to bolster higher education research.

- More than 50,000 Students, Faculty and Staff
- Opened in 1903.
- 5th Largest University in Texas
- 52nd Largest in the US
- Two miles south of Blanco River Business Park

source: <http://www.txstate.edu/>



COMMERCIAL

MULTI-FAMILY

MANAGEMENT

BROKERAGE

LEASING

CONSTRUCTION

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