



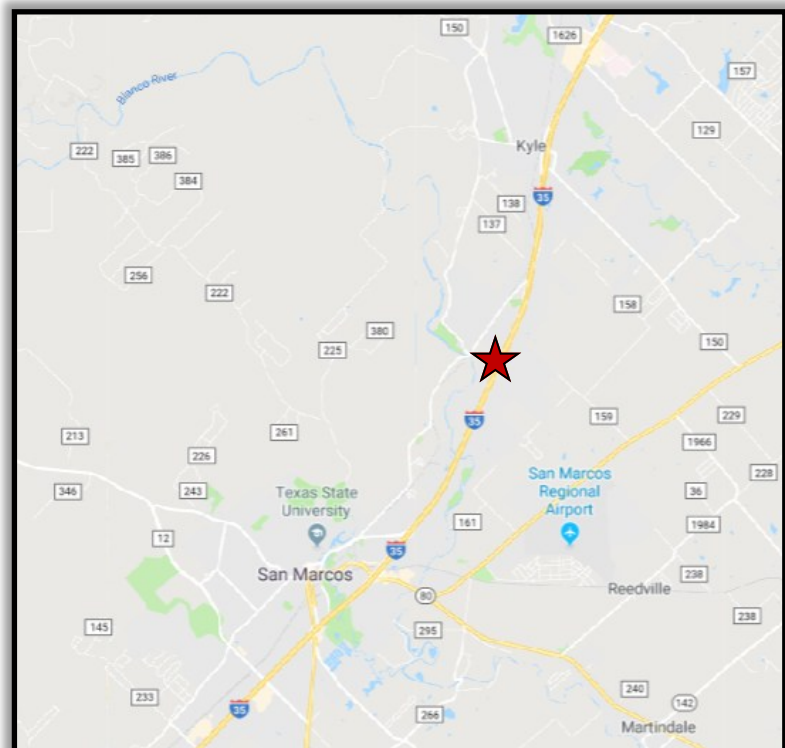
Gateway Business Park Phase II

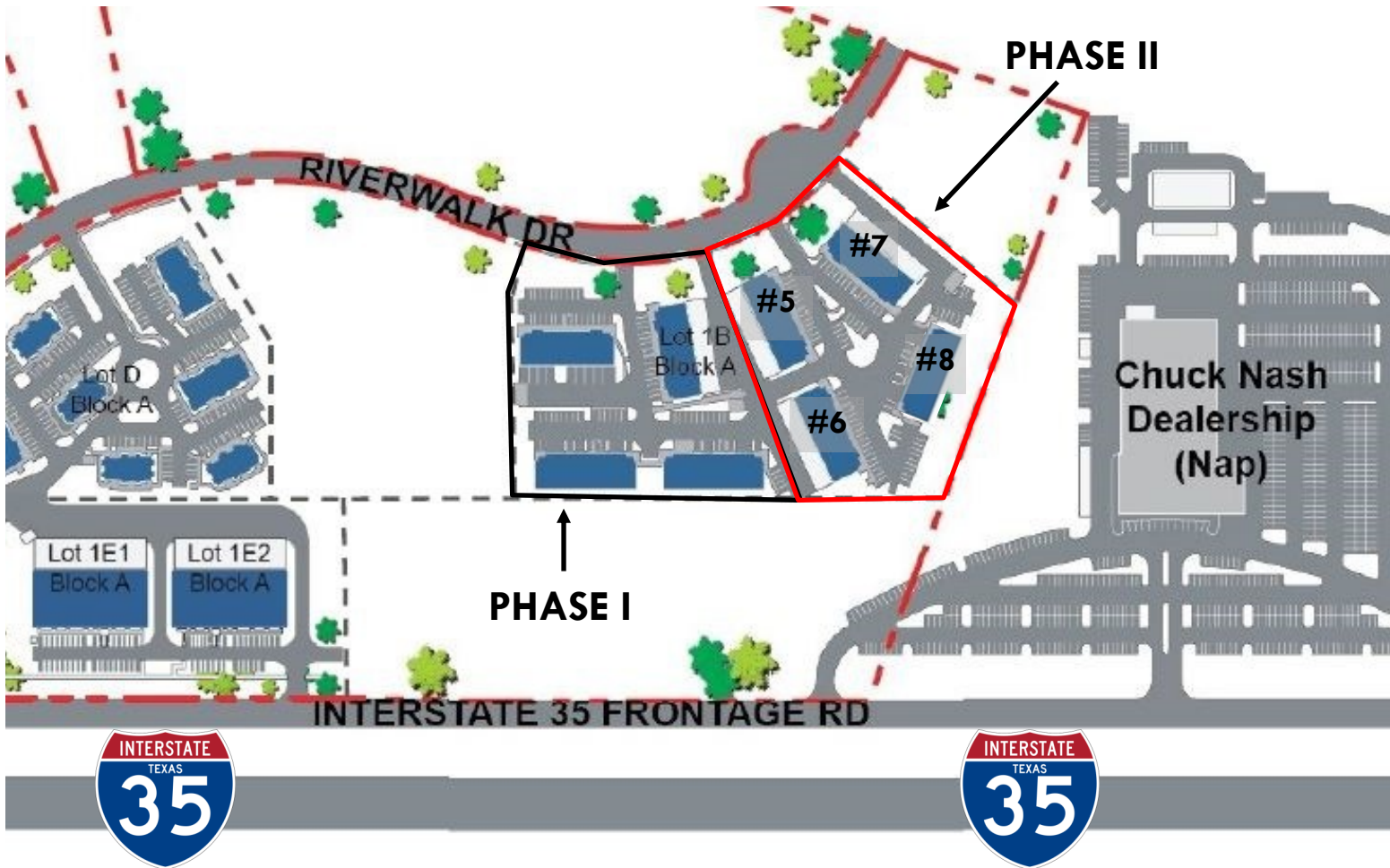
324 Riverwalk Drive, San Marcos, TX 78666

OFFICE/WAREHOUSE/FLEX SPACE - FOR LEASE

Property Highlights

- Up To 1,101 - 10,050 SF Office/Warehouse/Flex Space
- Three-Phase Power - 120/208 125 Amp Service
- Grade Level Roll Up Doors
- Shell Space with Warehouse Space Available
- Brand New Construction
- Easy access on and off IH-35
- High Traffic Counts on IH-35
- **Call today for more Information!**





AVAILABILITY

BUILDING 5
9,600 SF

BUILDING 6
9,600 SF

BUILDING 7
9,600 SF

BUILDING 8
10,200 SF



Nick Tarantino, CCIM
nick@tarantino.com

**CONTACT US
FOR MORE
INFORMATION
ABOUT THIS
PROPERTY AT
(512) 302 - 4500**



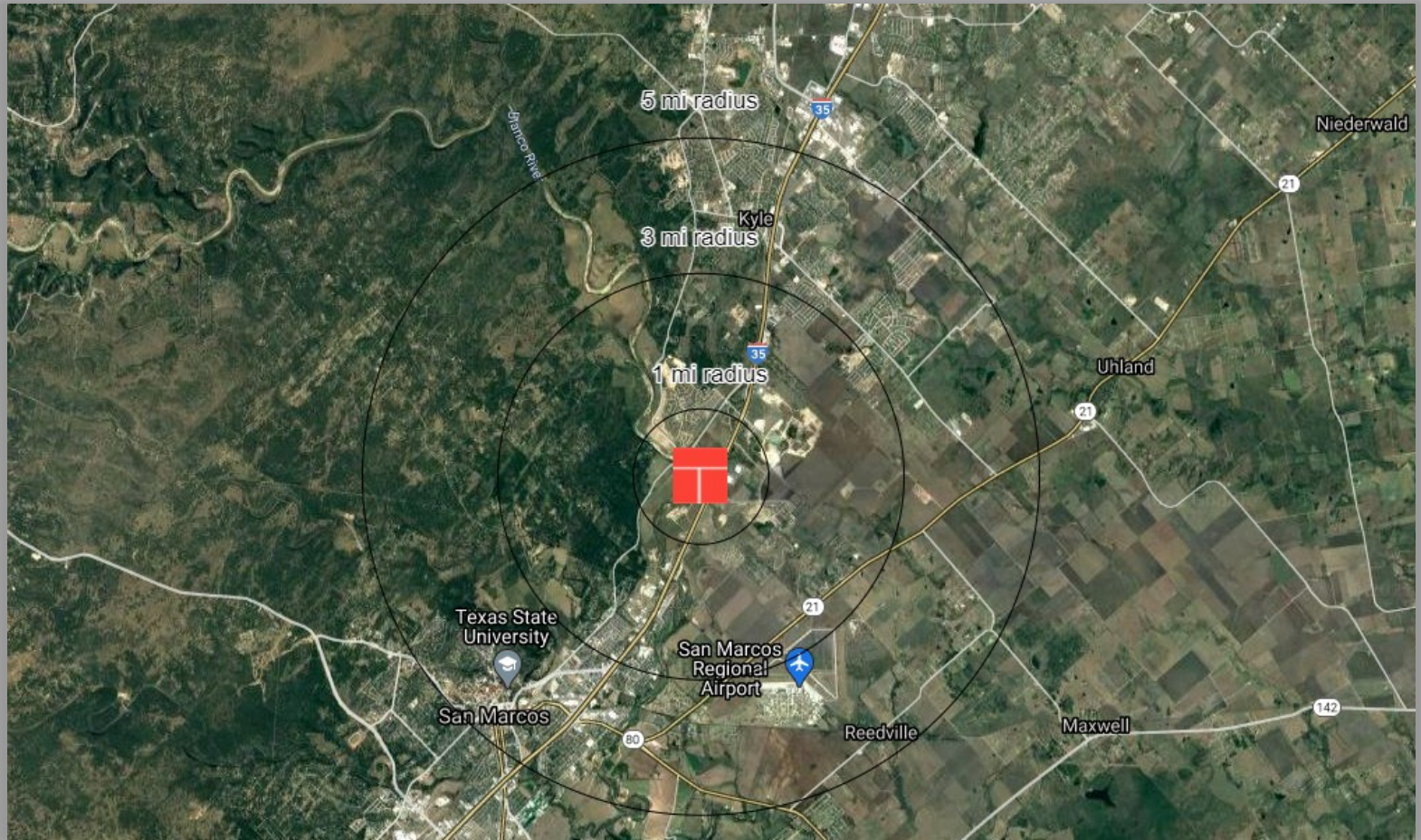
Building 1



Building 2



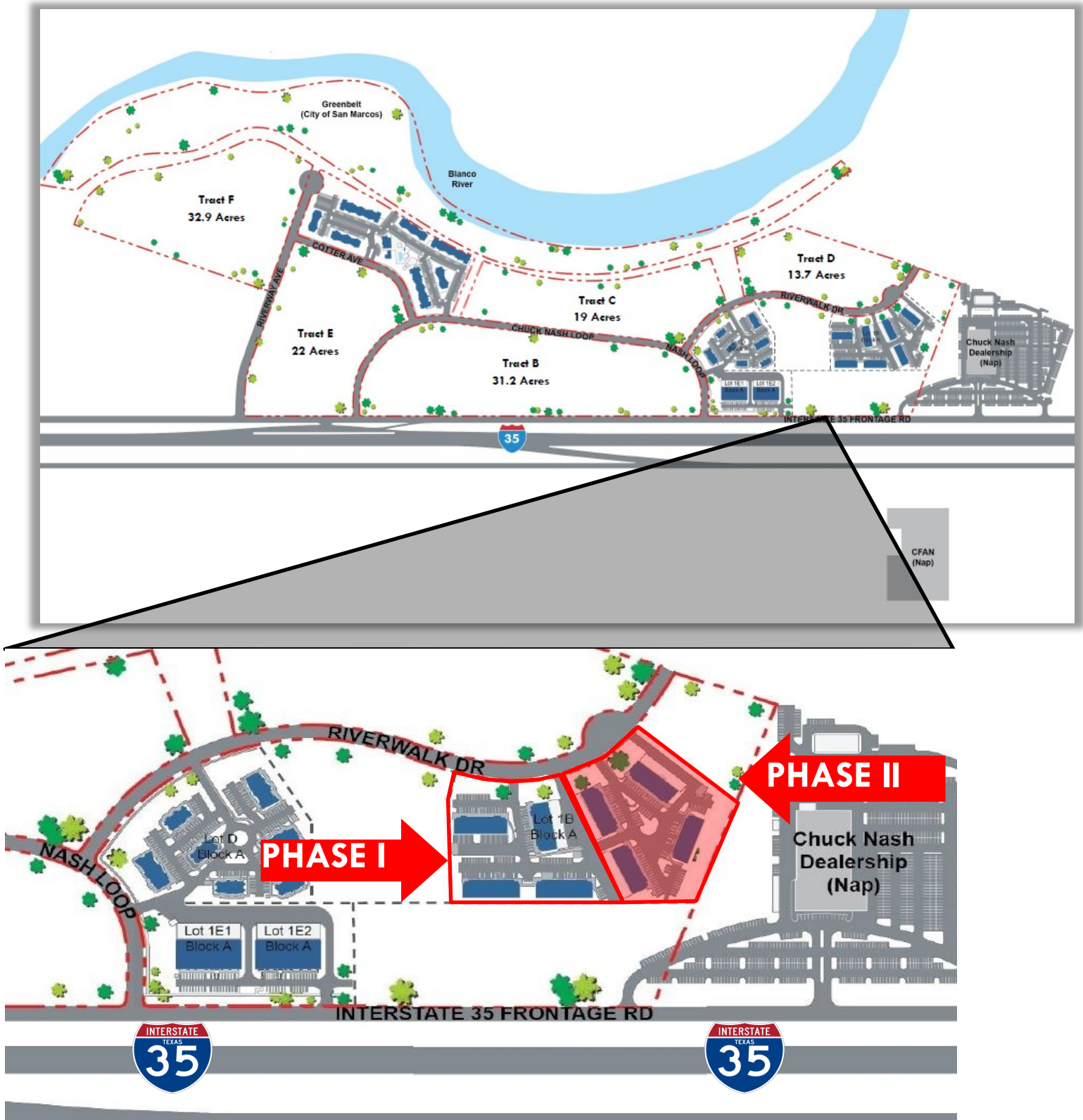
For more information please contact:
Nick Tarantino, CCIM Nick@tarantino.com



DEMOGRAPHICS (2024)

MILE(S)	1	3	5
Total Population	3,478	24,360	87,441
Total Households	1,198	9,144	31,624
Average HH Income	\$69,818	\$65,897	\$68,036

For more information please contact:
Nick Tarantino, CCIM Nick@tarantino.com



For more information please contact:
Nick Tarantino, CCIM Nick@tarantino.com