



Gateway Flex

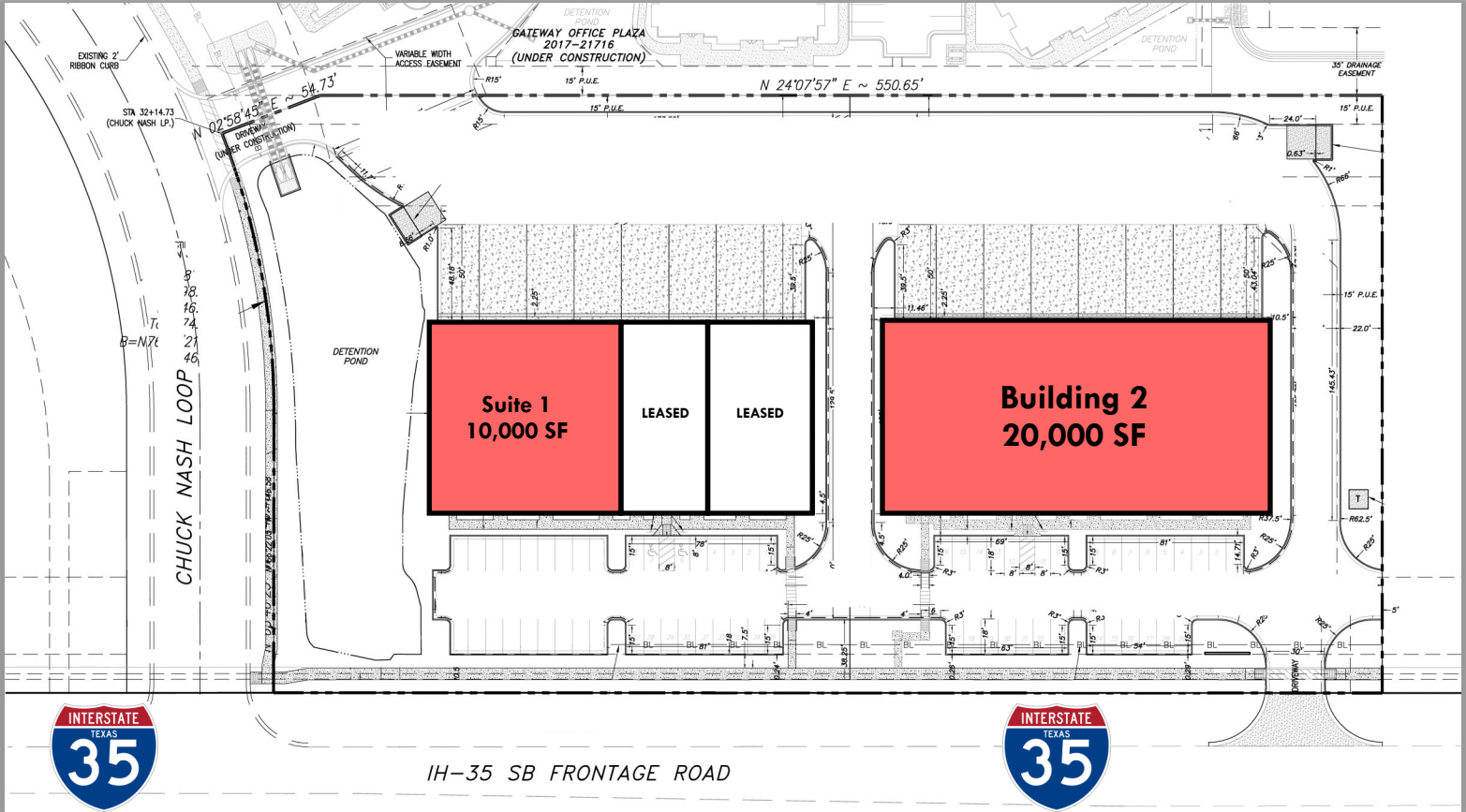
2977 N IH-35, San Marcos, TX 78666

FLEX SPACE - FOR LEASE

Property Highlights

- Phase II Delivering Q2 2025
- Pre Leasing NOW!
- Up To 20,000 SF Flex Space
- Brand New Construction with Insulated Concrete Form
- Easy access on and off IH-35
- High Traffic Counts on IH-35
- **Call today for more Information!**





AVAILABLE

Building 1
Suite 1 - 10,000 SF

Building 2 - 20,000 SF

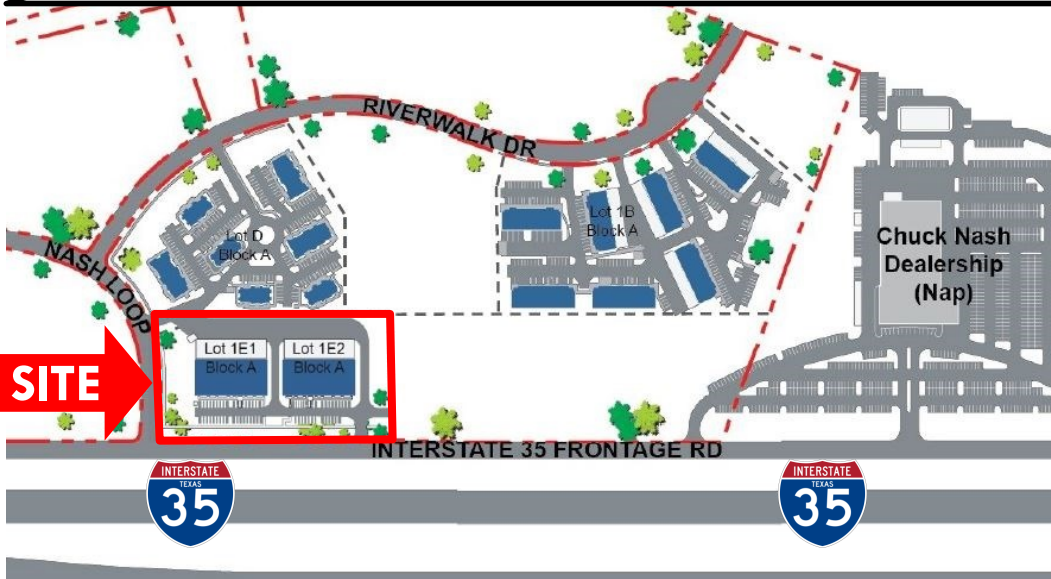
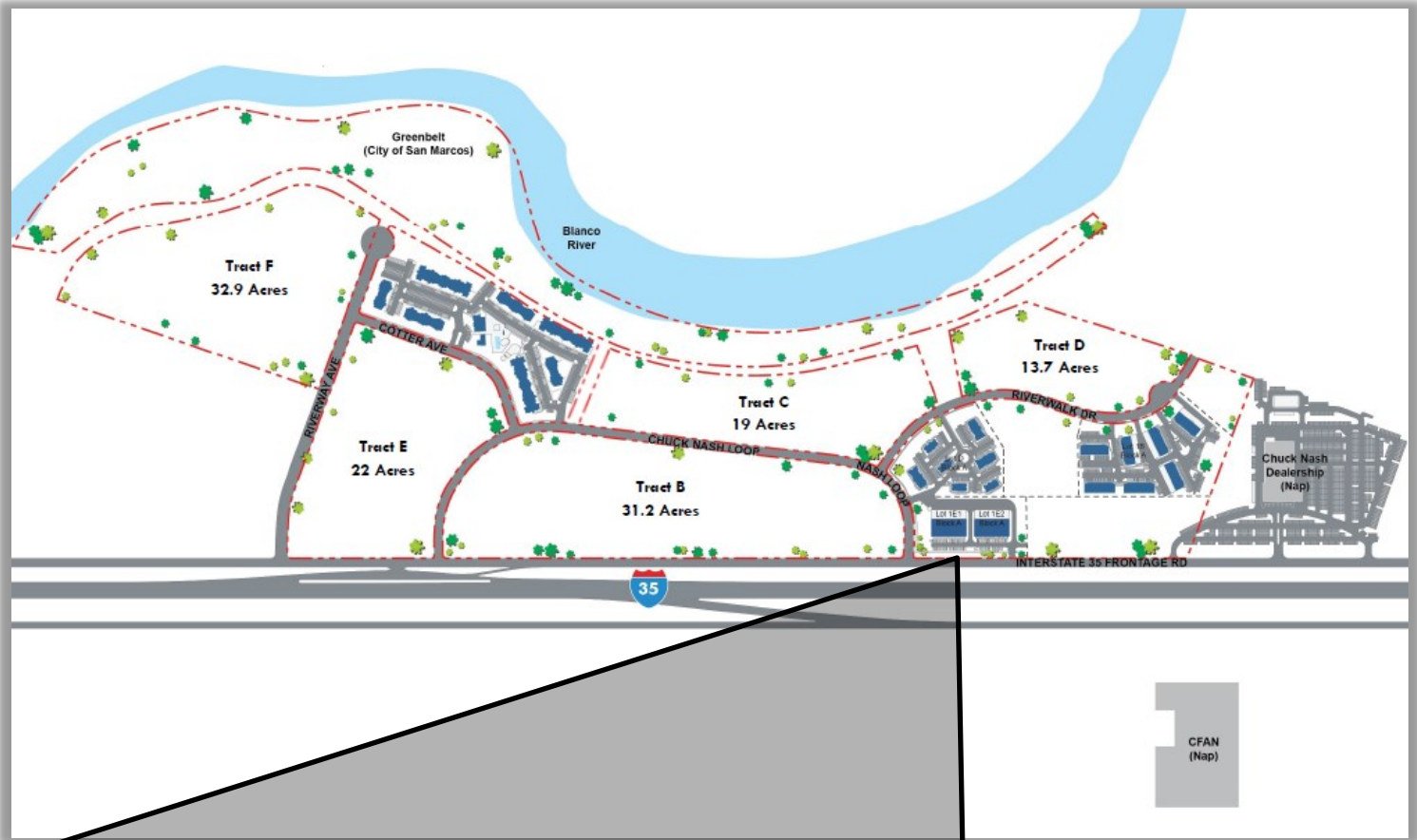
For more information please contact:
Nick Tarantino, CCIM Nick@tarantino.com
Chad Folts cfolts@tarantino.com
 502 East 11th St., Suite 400
 Austin, Texas 78701
 Tel (512) 302-4500
www.tarantino.com



DEMOGRAPHICS (2024)			
	1	3	5
Total Population	2,701	26,716	86,544
Households	930	10,533	31,388
Average HH Income	\$65,961	\$59,702	\$66,971



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