



LAND SITES AVAILABLE

FOR SALE, BUILD-TO-SUIT & LEASE

+/-10 - 2,000 Acres Available

MASTER PLANNED BUSINESS PARK

A DEVELOPMENT PARTNERSHIP BETWEEN





LEASED BY

partners

partners



MEGA SITE

2,000+ Master Planned Industrial Park

LOCATION

Direct Access to Loop 110 and three Miles from IH-35. Union Pacific Railway & San Marcos Regional Airport adjacent to property.

PHASE 1 SITE STATUS

736 Acres in City Limits Zoned Heavy Industrial Entitled Land - Development Agreement with City Roadway & Utilities Designed Development Ready

UTILITIES ON SITE

Water: 16" waterline
Wastewater: approved design of 18"
wastewater main for Phase 1
Electrical: 22 MVA substation with
345KV & 69 KV (being upgraded to 138
KV) transmission line adjacent to site

FOR INFORMATION

JOHN SIMONS

Partner 713 275 9634 john.simons @partnersrealestate.com

GRAY GILBERT

Partner 713 301 7252 gray.gilbert @partnersrealestate.com

JOHN COLGLAZIER

Partner 210 996 2934 john.colglazier @partnersrealestate.com

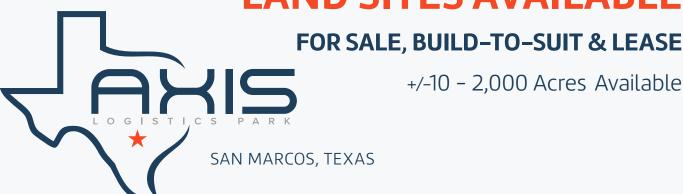
KYLE/KENNAN

Vice President 210 714 2196 kyle.kennan @partnersrealestate.com

CHRIS HARO

Partner 713 275 9620 chris.haro @partnersrealestate.com

LAND SITES AVAILABLE



+/-10 - 2,000 Acres Available

Click here for Power Summary

A DEVELOPMENT PARTNERSHIP BETWEEN





LEASED BY

partners