



SAN MARCOS, TEXAS

LAND SITES AVAILABLE

FOR SALE, BUILD-TO-SUIT & LEASE

+/-10 - 2,000 Acres Available

MASTER PLANNED BUSINESS PARK

A DEVELOPMENT PARTNERSHIP BETWEEN

Scarborough Lane
DEVELOPMENT

partners
DEVELOPMENT

LEASED BY

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

JOHN COLGLAZIER

Partner

210 996 2934

john.colglazier

@partnersrealestate.com

CHRIS HARO

Partner

713 275 9620

chris.haro

@partnersrealestate.com

GRAY GILBERT

Partner

713 301 7252

gray.gilbert

@partnersrealestate.com

KYLE KENNAN

Vice President

210 714 2196

kyle.kennan

@partnersrealestate.com



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[Click here for Power Summary](#)

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