



# SH-123 BUSINESS PARK

16115 N SH-123 SAN MARCOS, TX 78666



**FOR LEASE/SALE**

±112,100 SF INDUSTRIAL SPACE AVAILABLE  
4 FREESTANDING BLDGS. 13,600-40,000 SF  
LAY DOWN YARD

**NIGEL STOUT**

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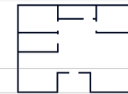
SH-123 Business Park offers a total of **±112,100 SF** in **four warehouse/manufacturing buildings** situated on **±10.97 acres** along N State Highway 123 in San Marcos, TX. Buildings range from 13,600 SF to 40,000 SF, divisible, ideal for storage, distribution, manufacturing, lay down yard, or other industrial uses.



±112,100 SF total  
Across 4 warehouse/  
manufacturing  
buildings.



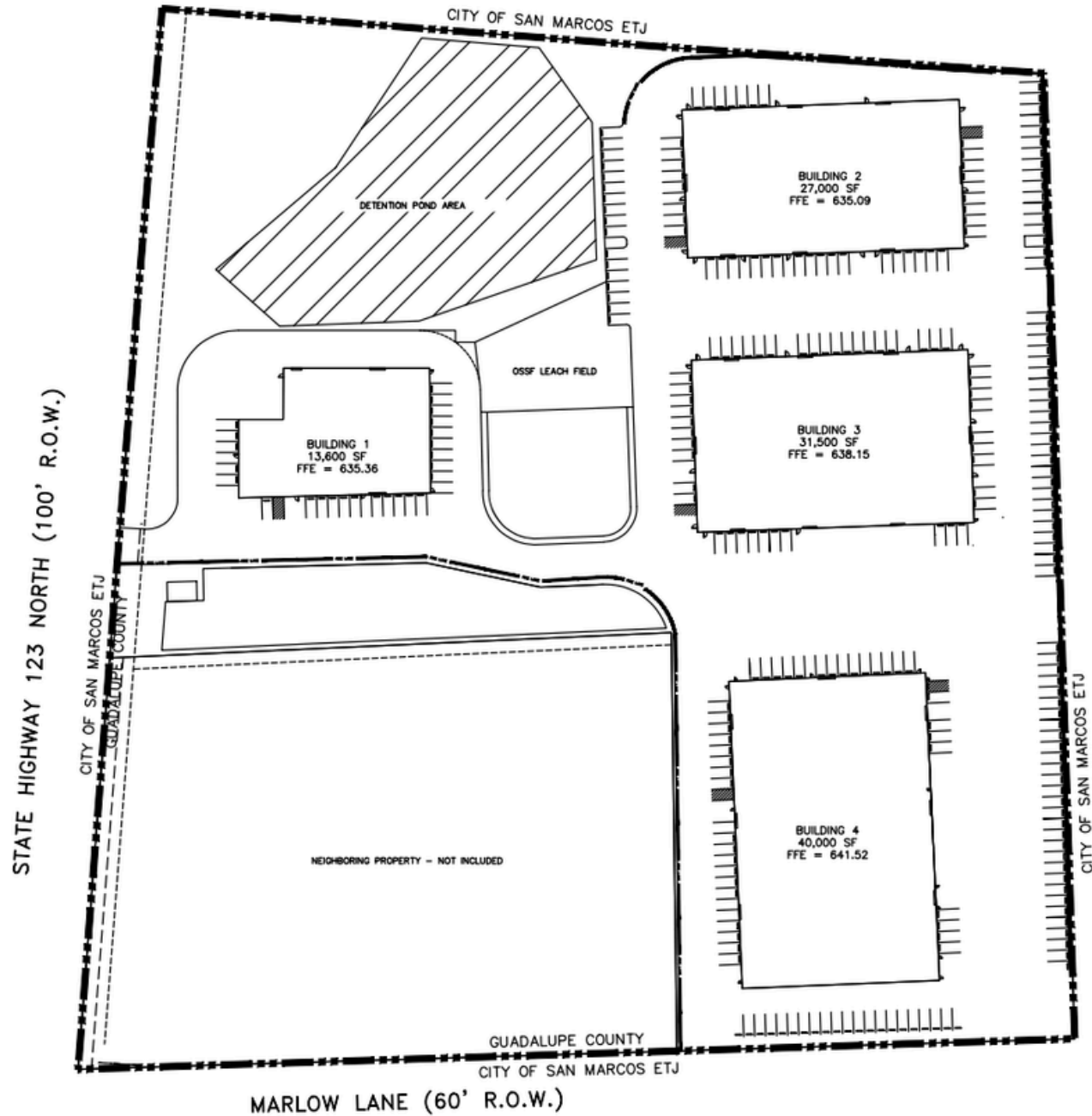
ESFR Fire  
Sprinkler System  
in four buildings.



±10.97 acre  
property  
with ample yard  
and operational  
space.

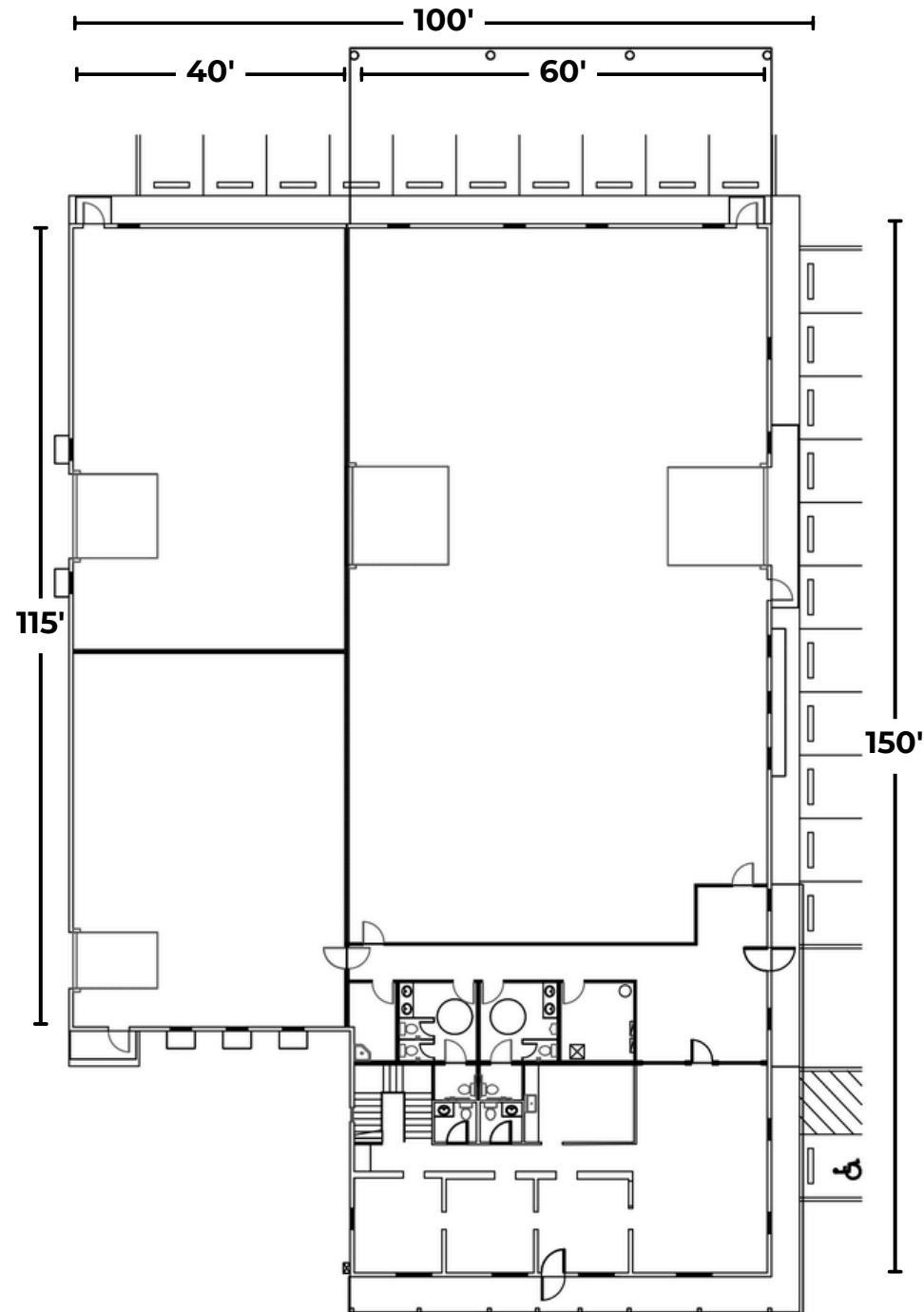


Highway 123  
frontage  
Strategic access in  
San Marcos ETJ,  
Guadalupe County.





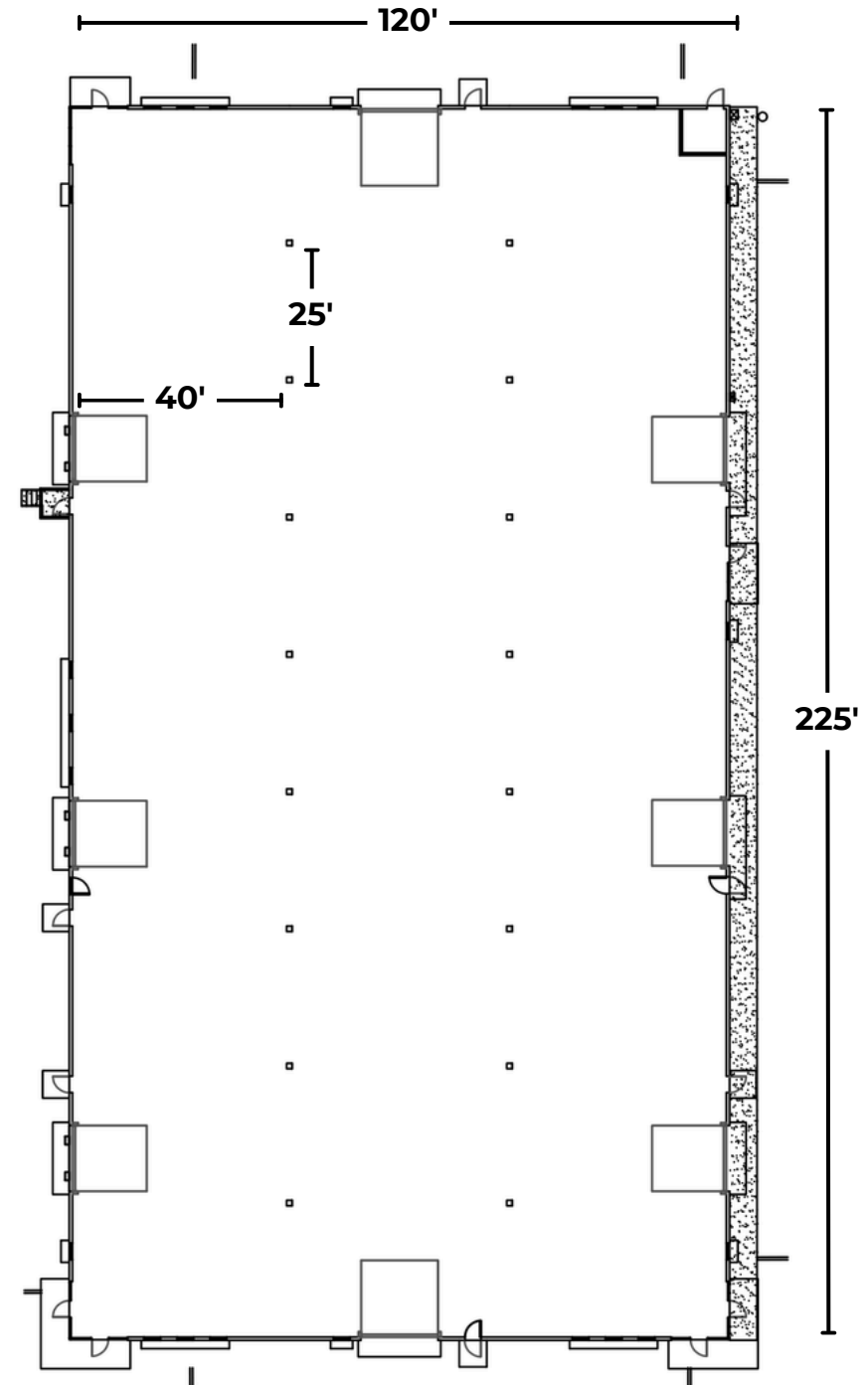
- BUILDING SPECS**
- Total Building Size: ±13,600 SF
  - Major Highway Exposure - SH-123 Frontage
  - ESFR Sprinkler System
  - Clear-Span Warehouse
  - Clear Height: 18'-22'
  - Three Ground Level Loading Doors
  - Drive-Around Access
  - Yard Area Possible
  - Approx. 1,500 SF Office Space
  - Awning Area: ±1,500 SF
  - 3-Phase Power Available





### BUILDING SPECS

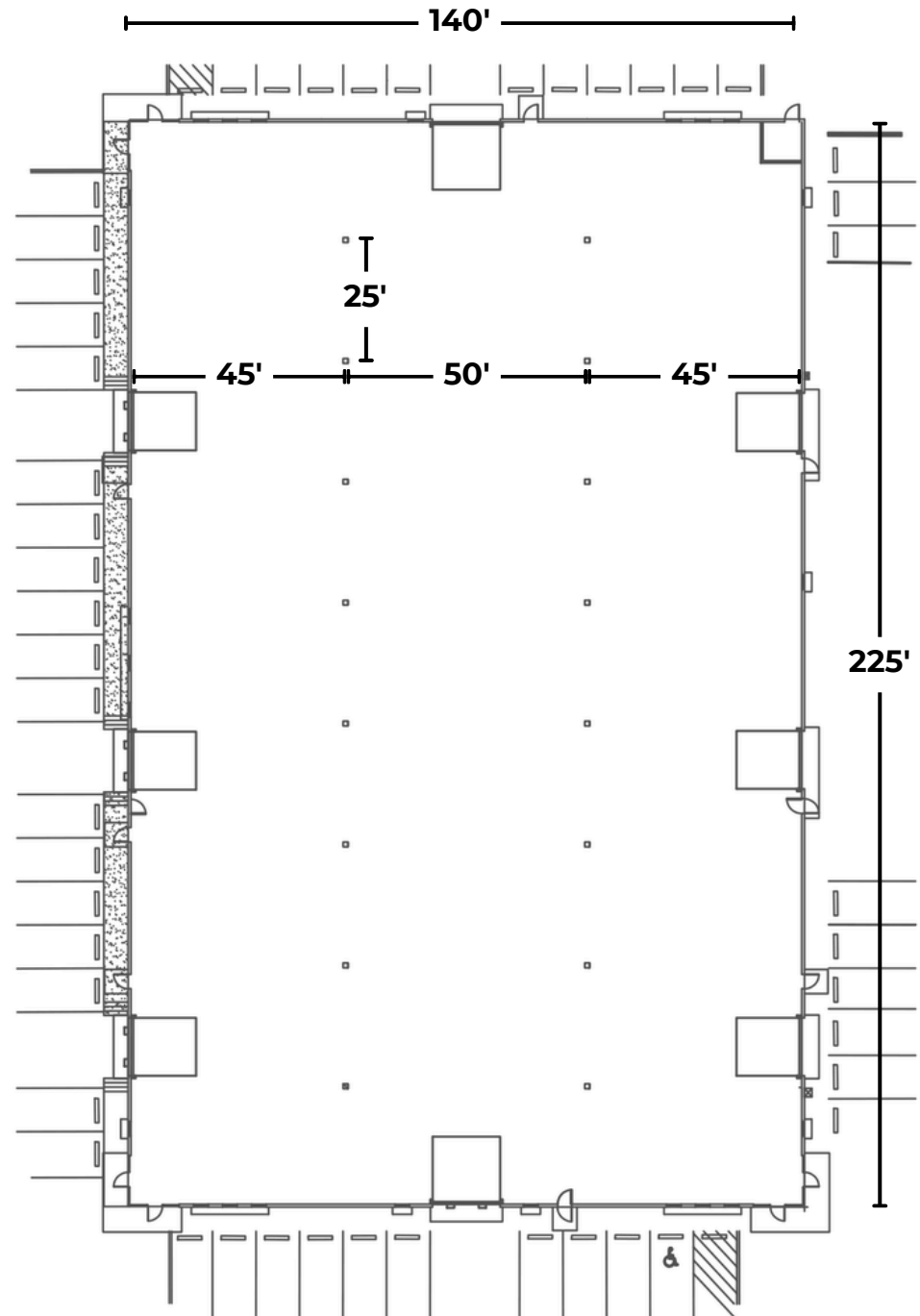
- Total Building Size: ±27,000 SF
  - Divisible to 9,000 SF
- ESFR Sprinkler System
- Clear height 20'-26'
- Ground Level Doors (Dock high-loading possible):
  - (2) 14' x 14' grade-level doors
  - (6) 12' x 14' grade-level doors
- Drive-Around Access
- Yard Area Possible
- Office to Suit
- Column Spacing: 25' x 40'
- 3-Phase Power Available





## BUILDING SPECS

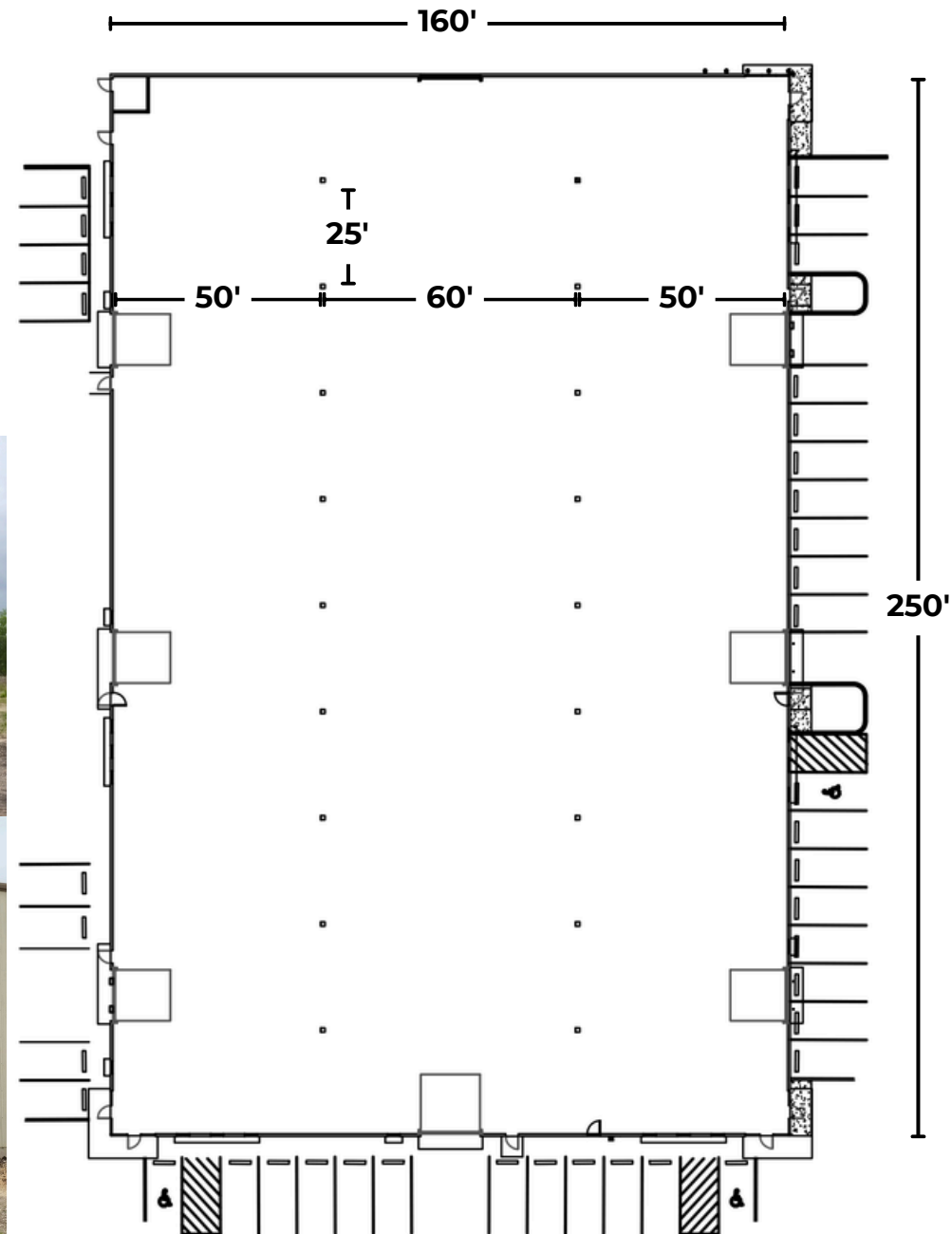
- Total Building Size: ±31,500 SF
  - Divisible to 10,500 SF
- ESFR Sprinkler System
- Clear height 20'-26'
- Ground Level Doors (Dock high-loading possible):
  - (2) 14' x 14' grade-level doors
  - (6) 12' x 14' grade-level doors
- Drive-Around Access
- Yard Area Possible
- Office to Suit
- Column Spacing: 25' x 45' & 25' x 50'
- 3-Phase Power Available





## BUILDING SPECS

- Total Building Size: ±40,000 SF
  - Divisible to 20,000 SF
- ESFR Sprinkler System
- Clear height 20-26'
- Ground Level Doors (Dock high-loading possible):
  - (2) 14' x 14' grade-level doors
  - (6) 12' x 14' grade-level doors
- Drive-Around Access
- Yard Area Possible
- Office to Suit
- Column Spacing: 25' x 50' & 25' x 60'
- 3-Phase Power Available





123

123

Marlow Ln

Birmensdorf Dr

Marlow Ln





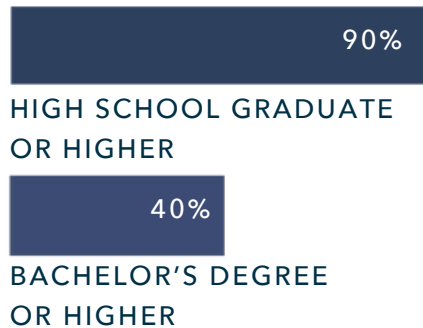
## KEY INSIGHTS

- Young workforce hub (25.5 vs. Texas 35.9) Robust labor pool with 45,000 in the active workforce
- Diverse industries with education, healthcare, logistics, technology topping the list High-growth sectors in tech (+10%) & renewable energy (+12%)
- Strategic location on the I-35 corridor, with 5M+ residents within 90 minutes

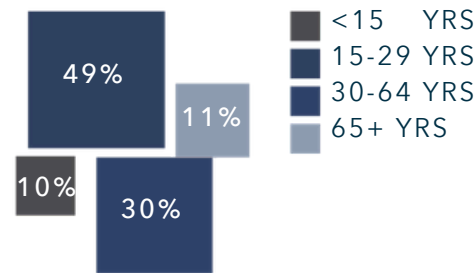
## WORKFORCE STATISTICS

<b>Population (Est. 2025)</b>	90,988
<b>Population Est. 2035</b>	142,000
<b>Labor Force</b>	~45,300+ active workers.
<b>Median Age</b>	25.5 years
<b>Median Household Income</b>	\$51,280

### EDUCATION ATTAINMENT

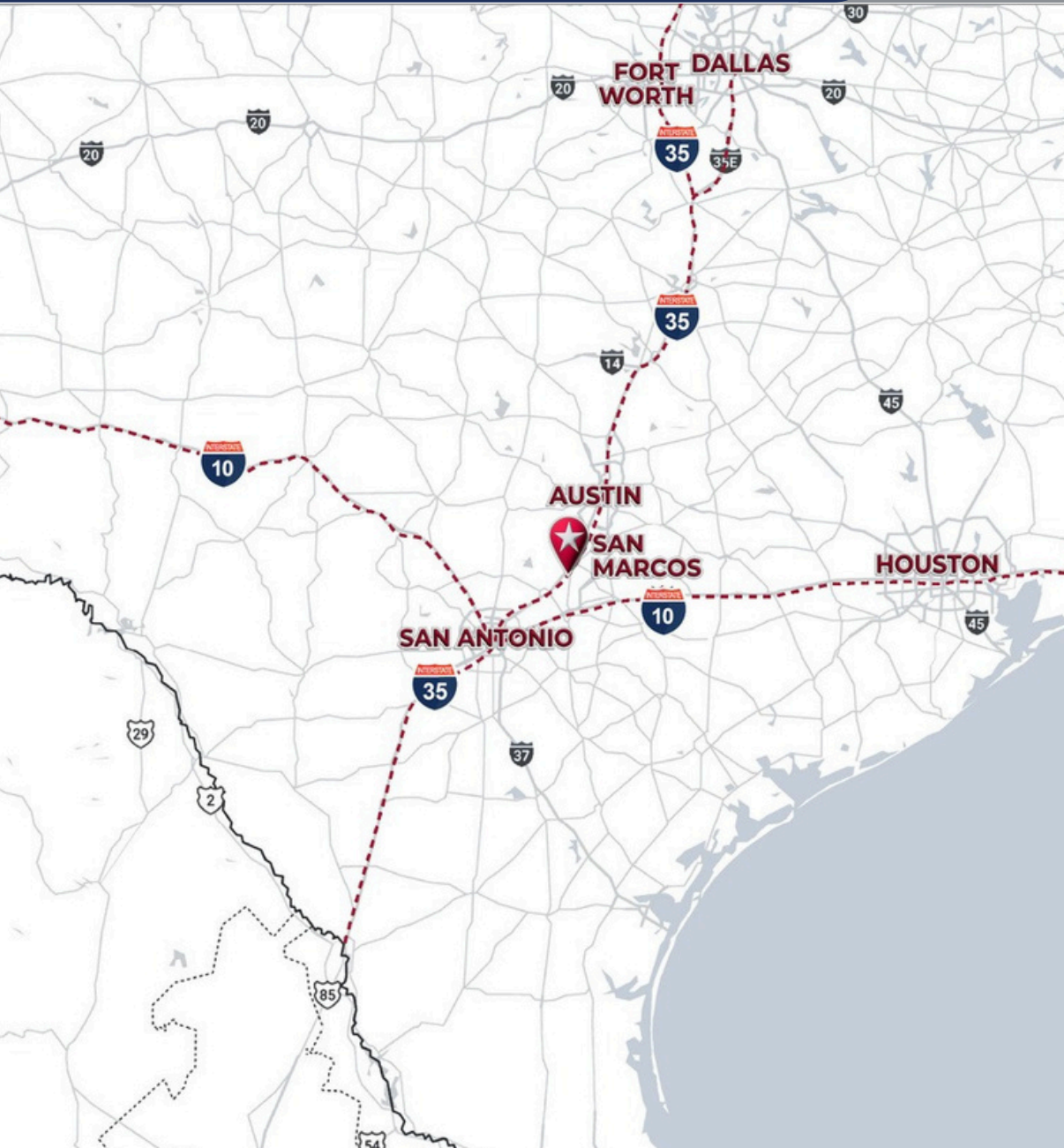


### AGE DISTRIBUTION



## MAJOR EMPLOYERS

- Texas State University
- San Marcos Premium Outlets
- Tanger Factory Outlet Center
- San Marcos CISD
- Hays County
- Hunter Industries
- Central Texas Medical Center
- City of San Marcos



<b>AUSTIN</b>	<b>30 MIN</b>
<b>SAN ANTONIO</b>	<b>45 MIN</b>
<b>LAREDO</b>	<b>3 HRS</b>
<b>HOUSTON</b>	<b>3 HRS</b>
<b>DFW AREA</b>	<b>3.5 HRS</b>
<b>EL PASO</b>	<b>8 HRS</b>

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