

# 377,300 SF NOW AVAILABLE!



**CMAT**  
SAN MARCOS BUSINESS PARK  
**DLV**

435 AIKEN DRIVE  
SAN MARCOS, TEXAS 78666

Visit [SanMarcosBP.com](http://SanMarcosBP.com) For More Info

## Available For Lease, Sale or Build-To-Suit

- Strategic distribution location between Austin & San Antonio
- IH-35 visibility & immediate access
- Access & infrastructure complete
- Heavy power available
- Zoning L1 - Light Industrial
- ±7.14 and 15.69 acre pad sites available

Developed By  
**LEDO CAPITAL GROUP**



Leased By  
**STREAM**

Kevin Cosgrove | Executive Vice President | 210.298.8527  
Sam Owen | Managing Director & Partner | 512.481.3030  
Luke Watson | Senior Associate | 512.481.3056



1.73 Acres Available For Outside Storage

**Building A**  
204,464 SF  
15.685 Acres  
(Entitled)

**Building B**  
84,000 SF  
7.14 Acres  
(Entitled)

**Building C**  
377,300 SF  
280' x 1,340'

**San Marcos Business Park  
Alternate Site Plan**

The thumbnail shows a smaller version of the site plan with a prominent download icon (a green arrow pointing down into a white box) in the center.

### Utilities



Electricity: Pedernales Electric  
 Water/  
 Sewer: City of San Marcos  
 Gas: CenterPoint Energy

### Zoning



L1 - Light Industrial

- Three-Building, Class A Industrial Campus Setting; able to accommodate users ranging from 20,000 SF to 665,764 SF across all three buildings.
- Available for lease or sale to users of entitled lots or buildings on a build-to-suit
- LI (Light Industrial) Zoning. Permitted uses include distribution, manufacturing, assembly, Flex/R&D, showroom, and outside storage
- Regional connectivity to Loop 110 and Hwy 80.

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**OLVI**  
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# Quickly Growing Market. Serving Austin & San Antonio

## 30 Minutes

## 60 Minutes



**594,834**

2025 Total  
Population



**12.45%**

2025-2030  
Expected Growth  
Rate



**3,888,584**

2025 Total  
Population



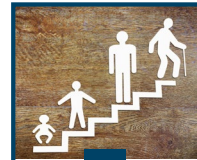
**6.85%**

2025-2030  
Expected Growth  
Rate



**\$128,935**

Average Household  
Income



**34**

Median Age



**\$118,000**

Average Household  
Income



**35.9**

Median Age



**69.3%**

Some College



**63.30%**

White Collar  
Workforce



**68.8%**

Some College



**66.4%**

White Collar  
Workforce

Digital rendering of the STEM classroom building

## Why San Marcos?

Nestled along I-35 between Austin and San Antonio, Hays County is the fastest growing county in the nation with 58% growth rate since 2010. Large employers including Amazon, Tesla, Frito Lay, and HEB, have distribution centers nearby. San Marcos is also home to Texas State University with a student population of more than 38,000 and bustling tourism centered around the San Marcos River and its swimming, canoeing, and tubing.



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Ingress  
 Egress

Ingress / Egress

Available For Lease, Sale  
or Build-To-Suit

- 1 Walmart
- 2 MCGOY'S
- 3 EPIC
- 4 C&A
- 5 COOPERATIVE LAUNDRY
- 6 amazon
- 7 TESLA (Distribution)
- 8 PLASTIKON
- 9 Simwon
- 10 amazon
- 11 LOWE'S (Distribution)
- 12 FedEx
- 13 FOUR HANDS
- 14 FritoLay

- KYLE CROSSING RETAIL:**
- Walmart
  - LOWE'S
  - ups
  - KOHL'S
  - Chick-fil-A

The Texas Innovation Corridor is one of the fastest growing in the country. In the most recent census data, the U.S. Census Bureau ranks Hays County as the fastest-growing county in Texas and as the fastest growing county in the nation among counties with 100,000+ residents.

**GREATER SAN MARCOS PARTNERSHIP**



- NOTABLE RESIDENTIAL DEVELOPMENTS**
- a** Whisper South (Multi Family)
  - b** Lennar at Whisper
  - c** Sunset Oaks
  - d** Hymeadow
  - e** Misty Farms
  - f** Blanco Vista
  - g** Paramount
  - h** Lennar Coolsprings
  - i** Casetta Ranch
  - j** Kyle Estates
  - k** Camino Real - Planned Commercial/Residential
  - l** Camino Real - Planned Commercial/Residential

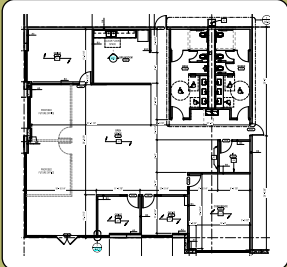
## Drive Times

Destination	Distance	Drive Time
IH-35	Immediate	1 Minute
San Marcos Airport	5 Miles	5 Minutes
Downtown Austin	27 Miles	30 Minutes
Austin Airport	35 Miles	33 Minutes
Tesla Gigafactory	35 miles	33 Minutes
IH-10	48 Miles	43 Minutes

Destination	Distance	Drive Time
SA Airport	47 Miles	45 Minutes
Downtown SA	52 Miles	48 Minutes
Toyota Plant	65 Miles	1 Hour
Houston	167 Miles	2.5 Hours
Laredo	209 Miles	3.5 Hours
Dallas	221 Miles	4 Hours

# Now Available

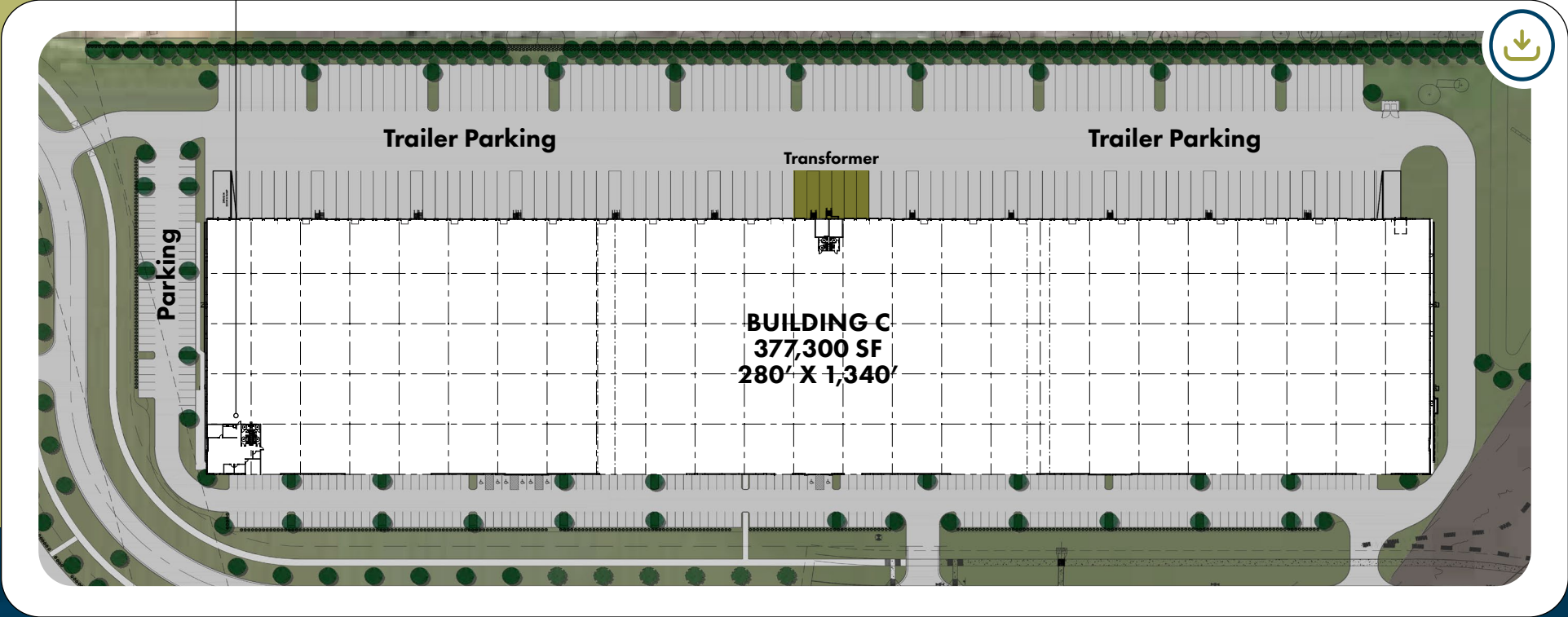
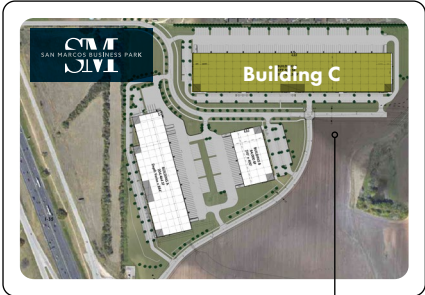
Available For Sale or Lease



Spec Office

## Building C 377,300 SF

- Bldg Depth: 280'
- Trailer Stalls: 104
- Rear Load
- 36' Clear Height
- Power: 480v 3-phase  
3,000 Amps
- Dock Doors: 80
- Ramped Doors: 2
- ESFR Sprinklers
- Auto Parking: 374 Spaces
- Roof Insulation: R-9
- Truck Court: 185'
- Spec Office: 3,100 SF
- Slab Thickness: 7"
- Levelers: 19 ESM Series  
45,000lb mechanical pit  
levelers



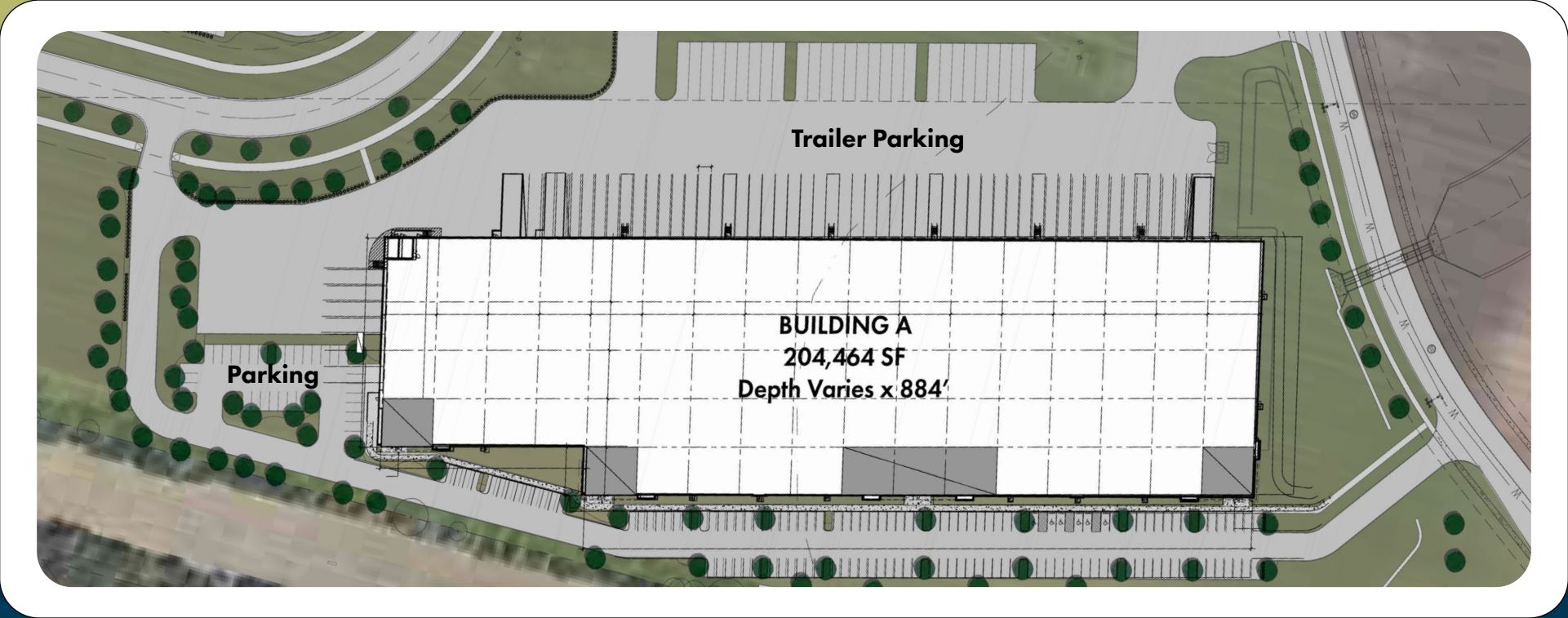
# Fully Entitled

Available For Sale or Lease

## Building A 204,460 SF

Fully Entitled on ±15.68 Acres

- Bldg Depth: 196' - 240'
- Trailer Stalls: 30
- Rear Load
- 32' Clear Height
- Power: 480v 3-phase
- Dock Doors: 43
- ESFR Sprinklers
- Roof Insulation: R-9
- Truck Court: 185'
- Adjacent ±1.73 acre available for IOS/Parking



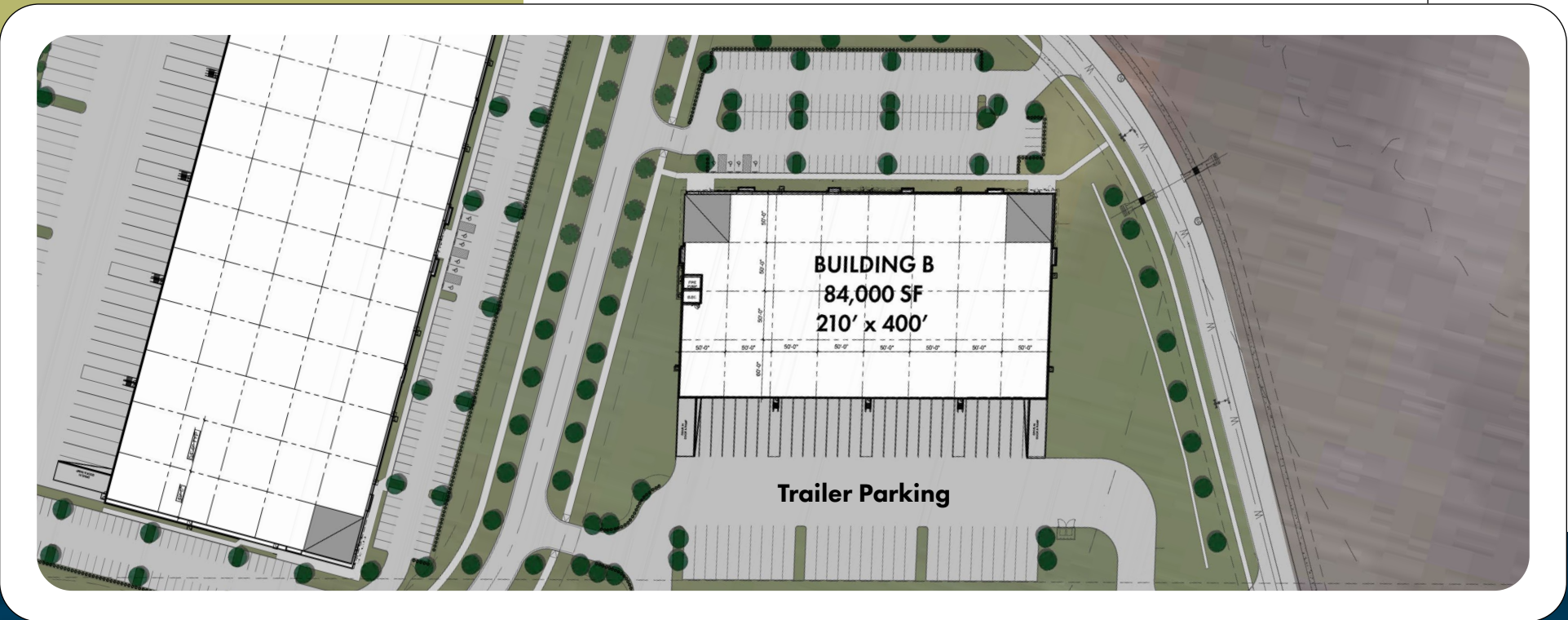
# Fully Entitled

Available For Sale or Lease

## Building B 84,000 SF

Fully Entitled on ±7.136 Acres

- Bldg Depth: 210'
- Trailer Stalls: 33
- Rear Load
- 32' Clear Height
- Power: 480v 3-phase
- Dock Doors: 25
- ESFR Sprinklers
- Roof Insulation: R-9
- Truck Court: 185'





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