



SH-123 BUSINESS PARK

16115 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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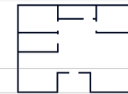
SH-123 Business Park offers a total of **±112,100 SF** in **four warehouse/manufacturing buildings** situated on **±10.97 acres** along N State Highway 123 in San Marcos, TX. Buildings range from 13,600 SF to 40,000 SF, divisible, ideal for storage, distribution, manufacturing, lay down yard, or other industrial uses.



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



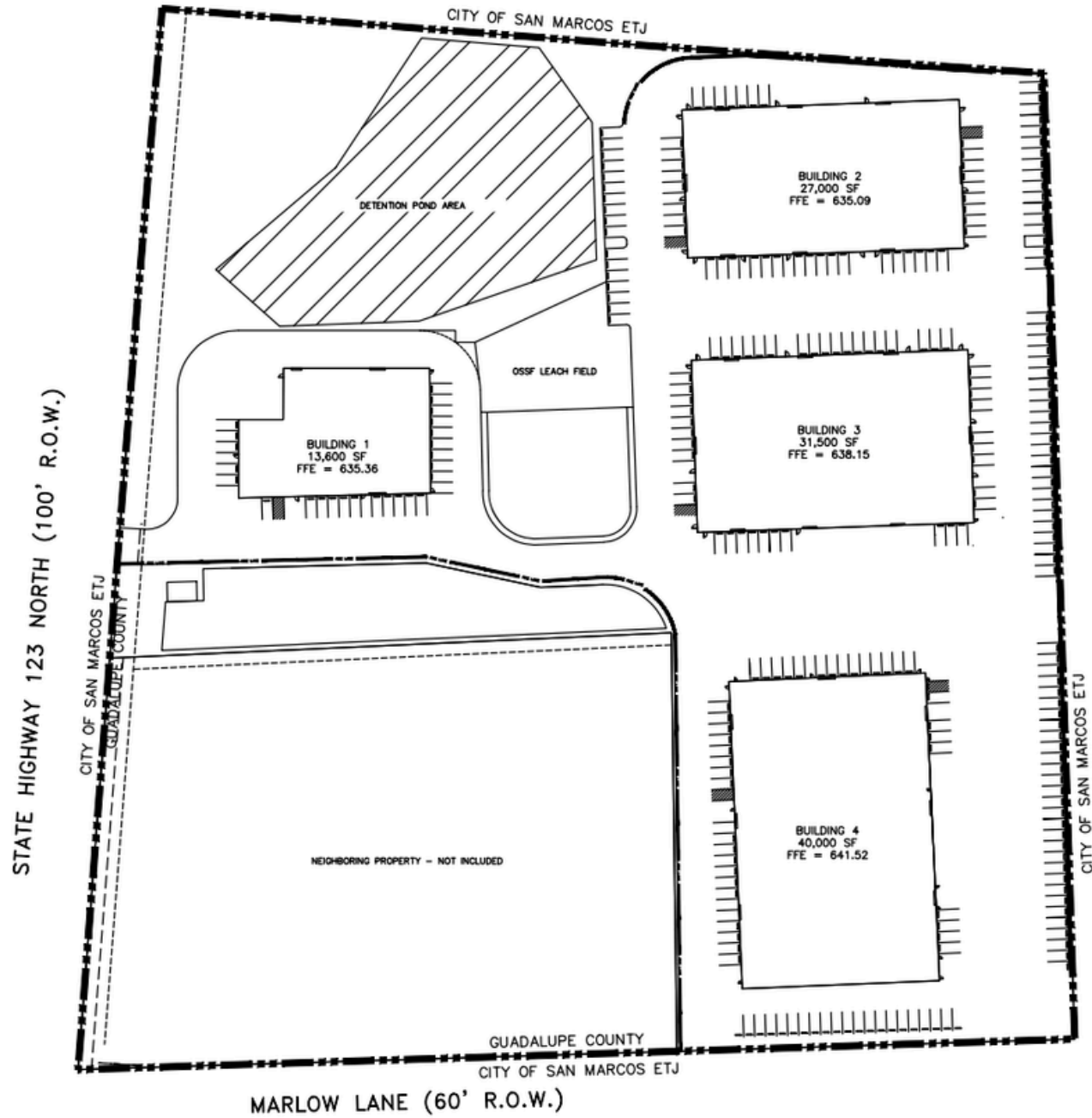
ESFR Fire
Sprinkler System
in four buildings.



±10.97 acre
property
with ample yard
and operational
space.

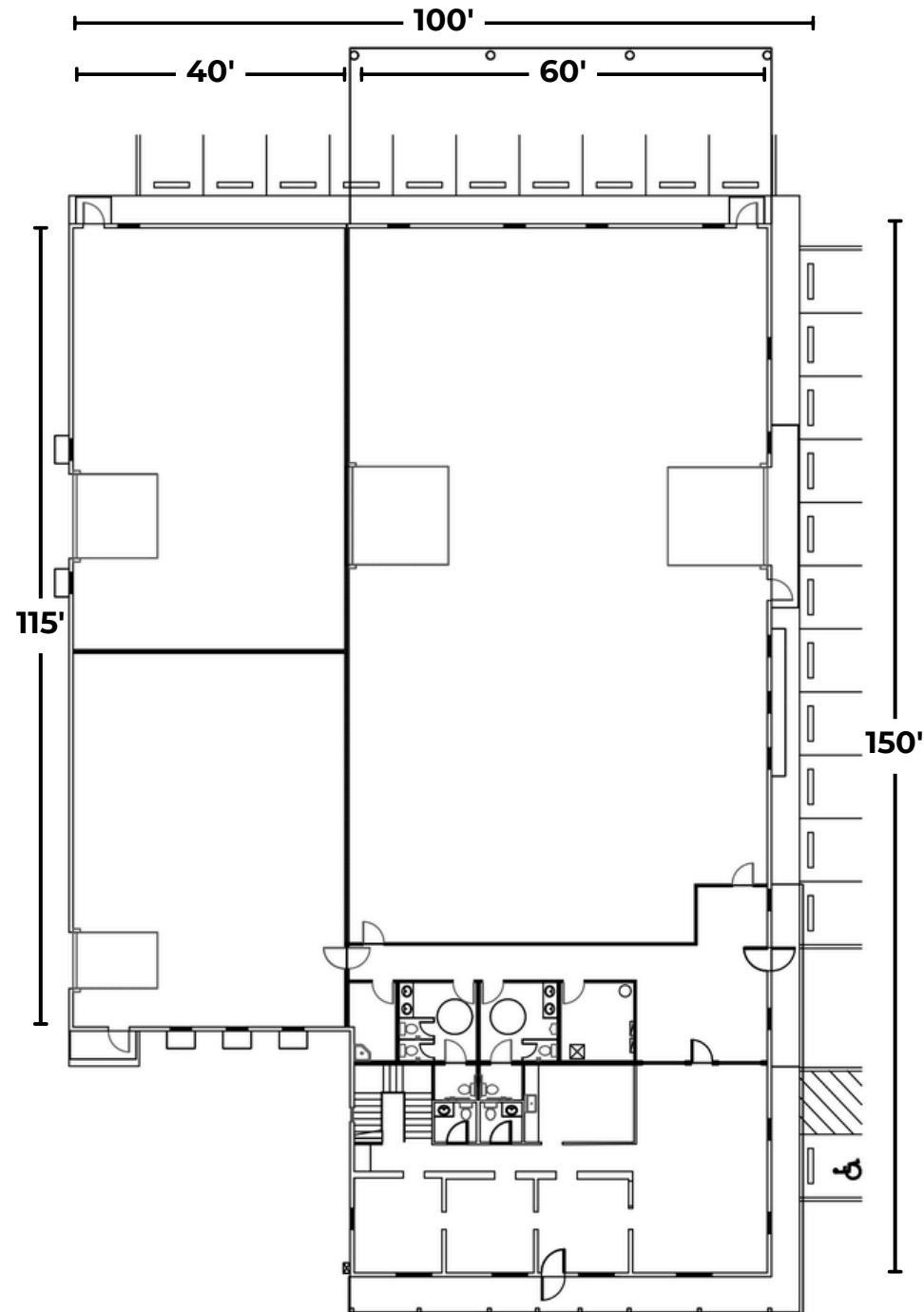


Highway 123
frontage
Strategic access in
San Marcos ETJ,
Guadalupe County.





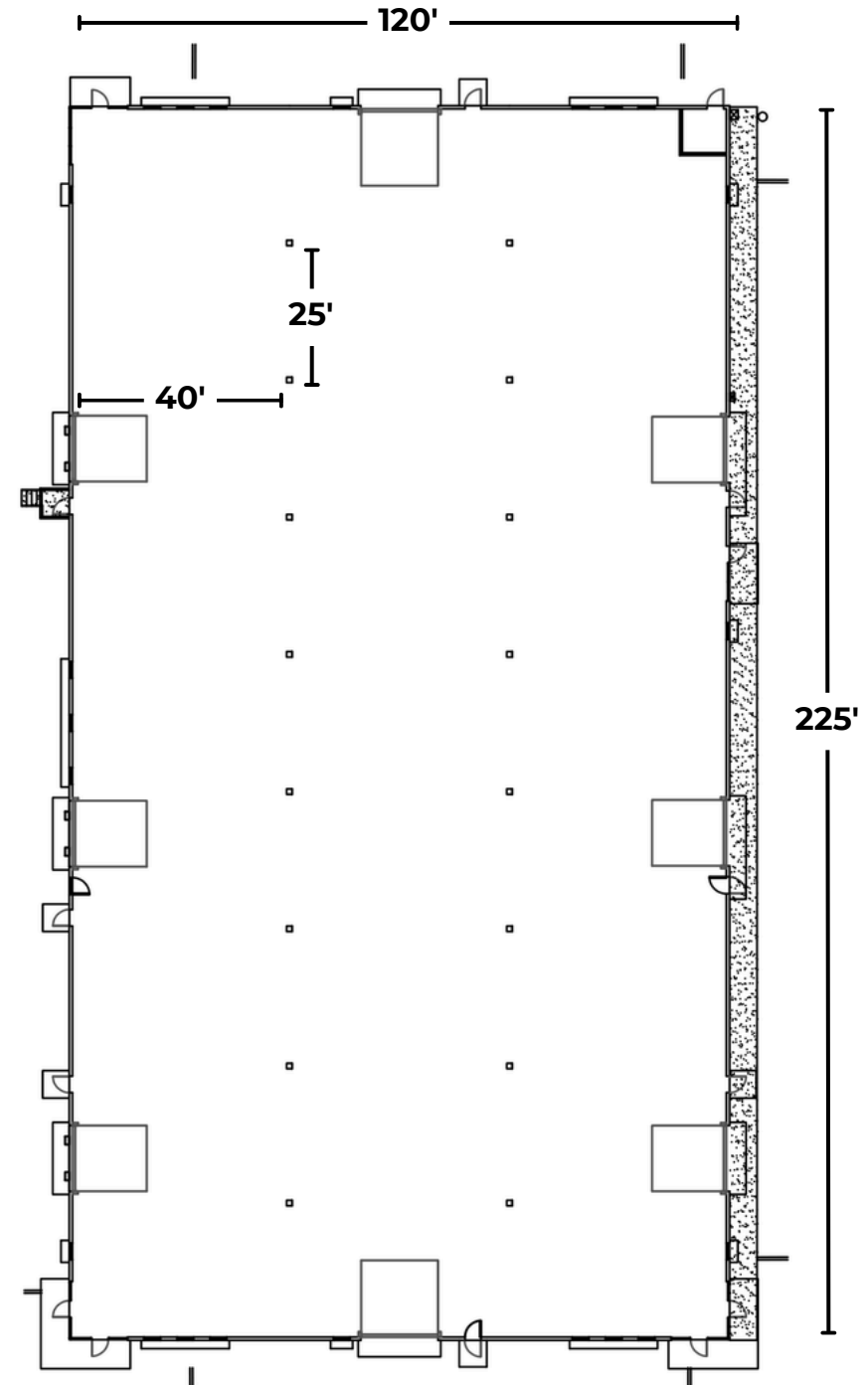
- BUILDING SPECS**
- Total Building Size: ±13,600 SF
 - Major Highway Exposure - SH-123 Frontage
 - ESFR Sprinkler System
 - Clear-Span Warehouse
 - Clear Height: 18'-22'
 - Three Ground Level Loading Doors
 - Drive-Around Access
 - Yard Area Possible
 - Approx. 1,500 SF Office Space
 - Awning Area: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





BUILDING SPECS

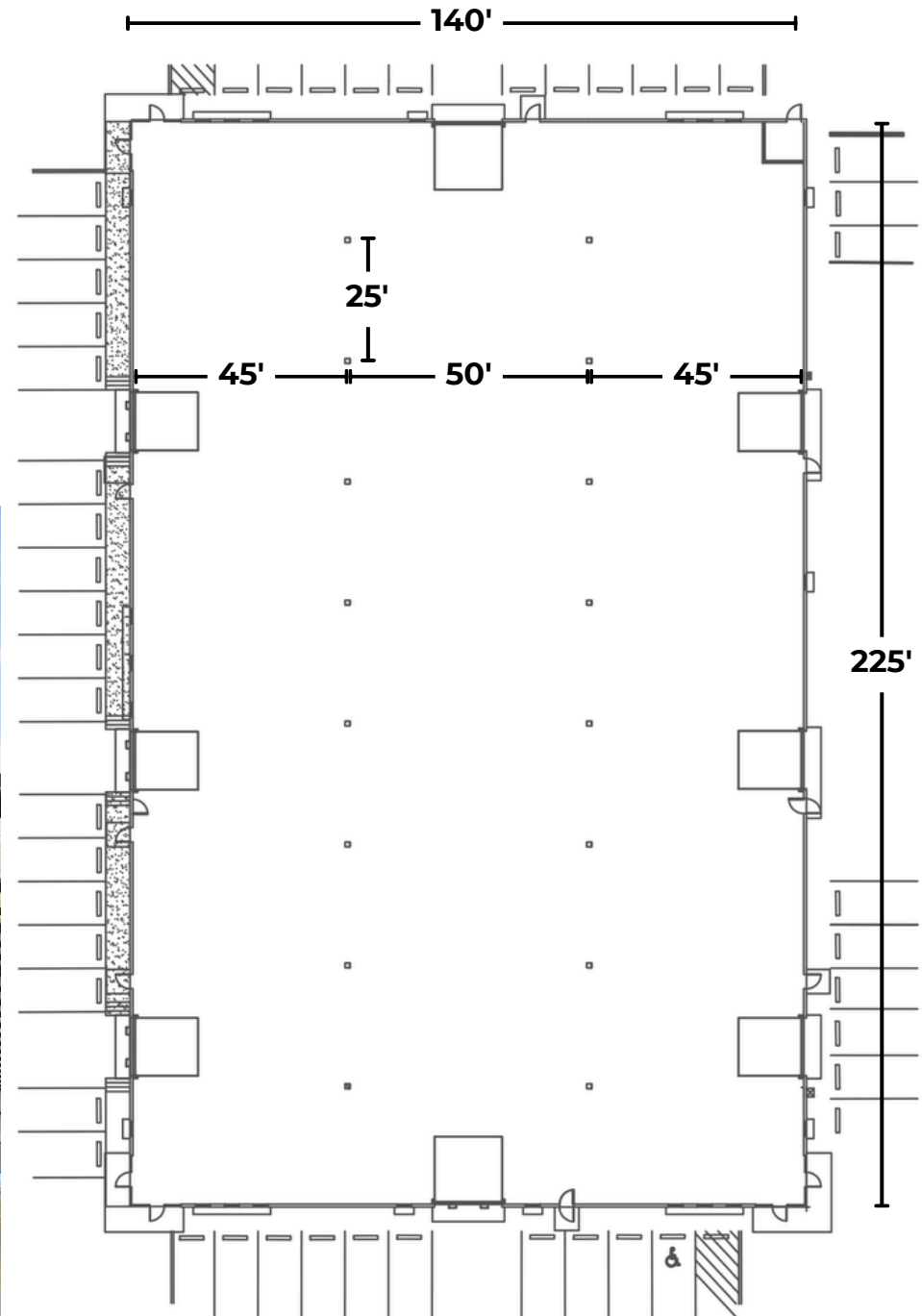
- Total Building Size: ±27,000 SF
 - Divisible to 9,000 SF
- ESFR Sprinkler System
- Clear height 20'-26'
- Ground Level Doors (Dock high-loading possible):
 - (2) 14' x 14' grade-level doors
 - (6) 12' x 14' grade-level doors
- Drive-Around Access
- Yard Area Possible
- Office to Suit
- Column Spacing: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





BUILDING SPECS

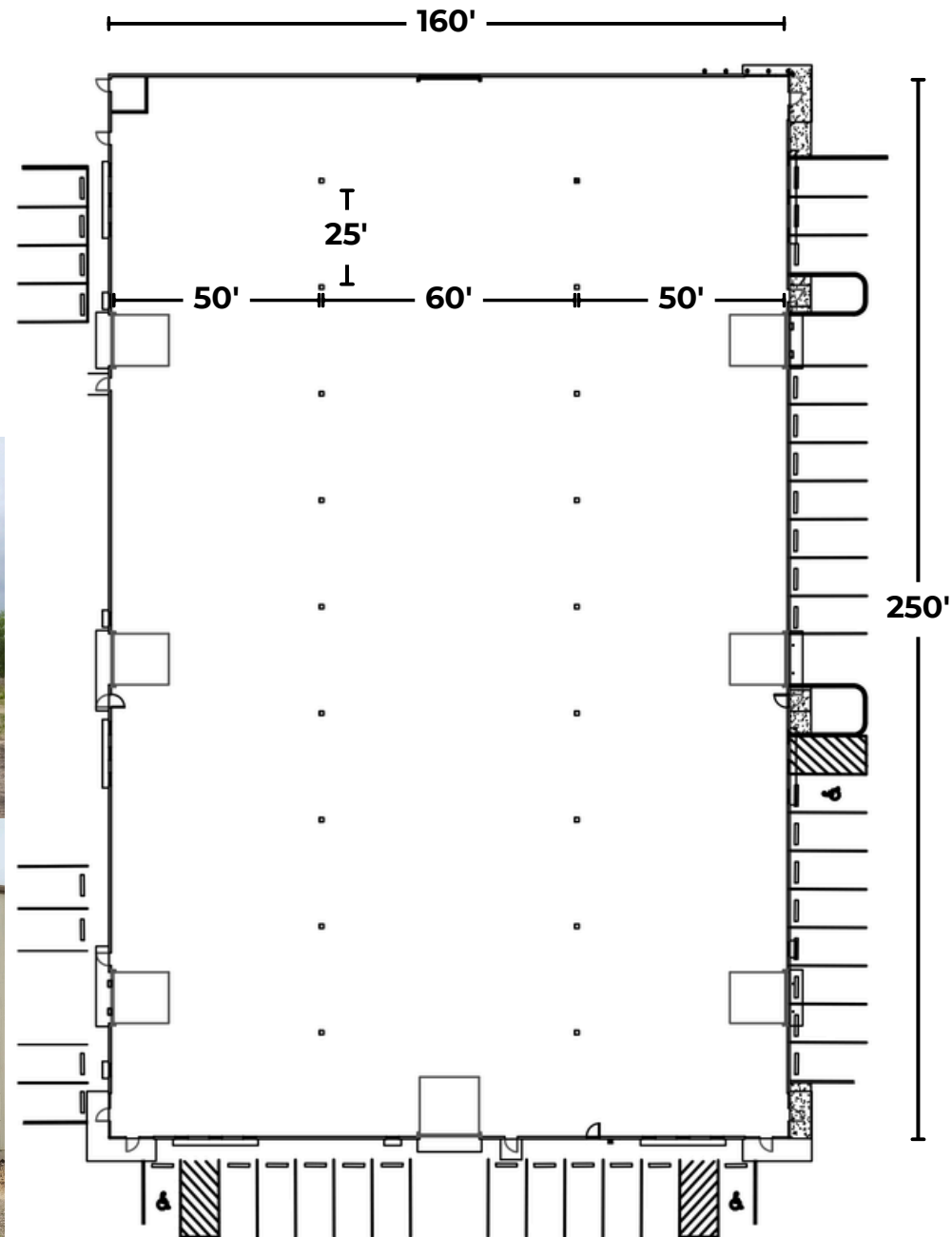
- Total Building Size: ±31,500 SF
 - Divisible to 10,500 SF
- ESFR Sprinkler System
- Clear height 20'-26'
- Ground Level Doors (Dock high-loading possible):
 - (2) 14' x 14' grade-level doors
 - (6) 12' x 14' grade-level doors
- Drive-Around Access
- Yard Area Possible
- Office to Suit
- Column Spacing: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





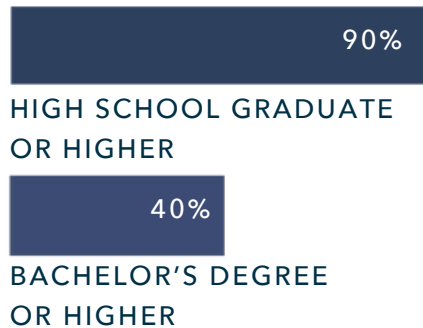
KEY INSIGHTS

- 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

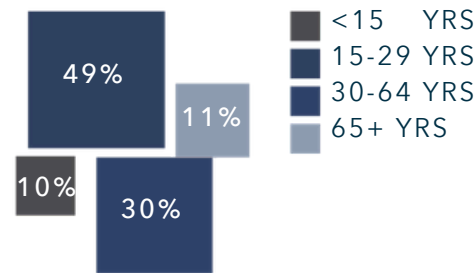
WORKFORCE STATISTICS

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

EDUCATION ATTAINMENT

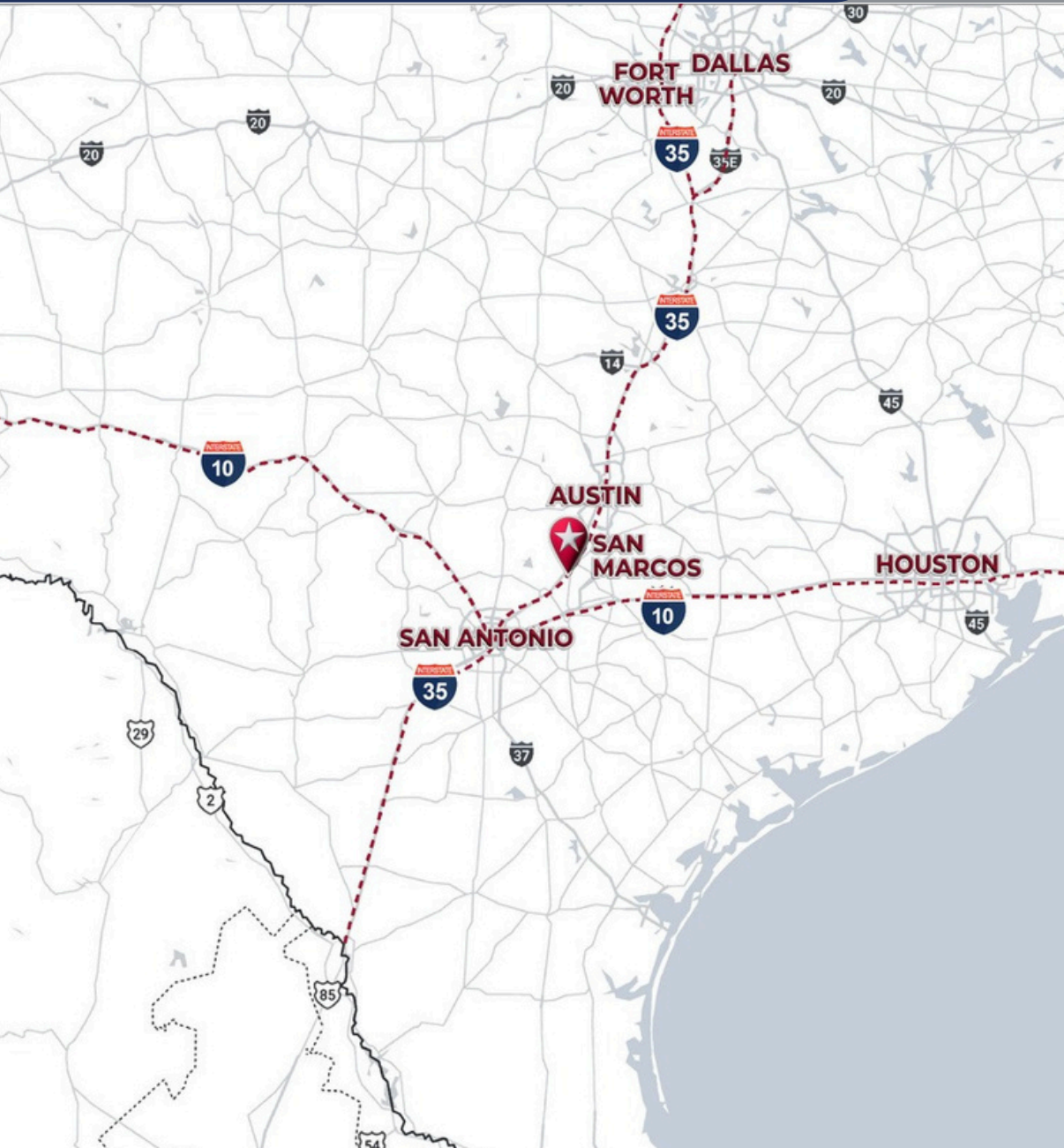


AGE DISTRIBUTION



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



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

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