



SAN MARCOS, TEXAS

LAND SITES AVAILABLE

FOR SALE, BUILD-TO-SUIT & LEASE

+/-10 - 2,000 Acres Available

[Click here for Power Summary](#)

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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