

Former UPS Distribution Center

Flex Industrial Service Center

930 Luciano Flores Blvd
San Marcos, TX 78666





Property Overview

Strategically positioned at the intersection of IH-35 and State Highway 123, this rare opportunity is located in the heart of the Austin–San Antonio corridor. With immediate access to major highways and surrounded by a thriving industrial and commercial landscape, this site is ideal for logistics, distribution, or service operations.

Building 1 - 19,718 SF

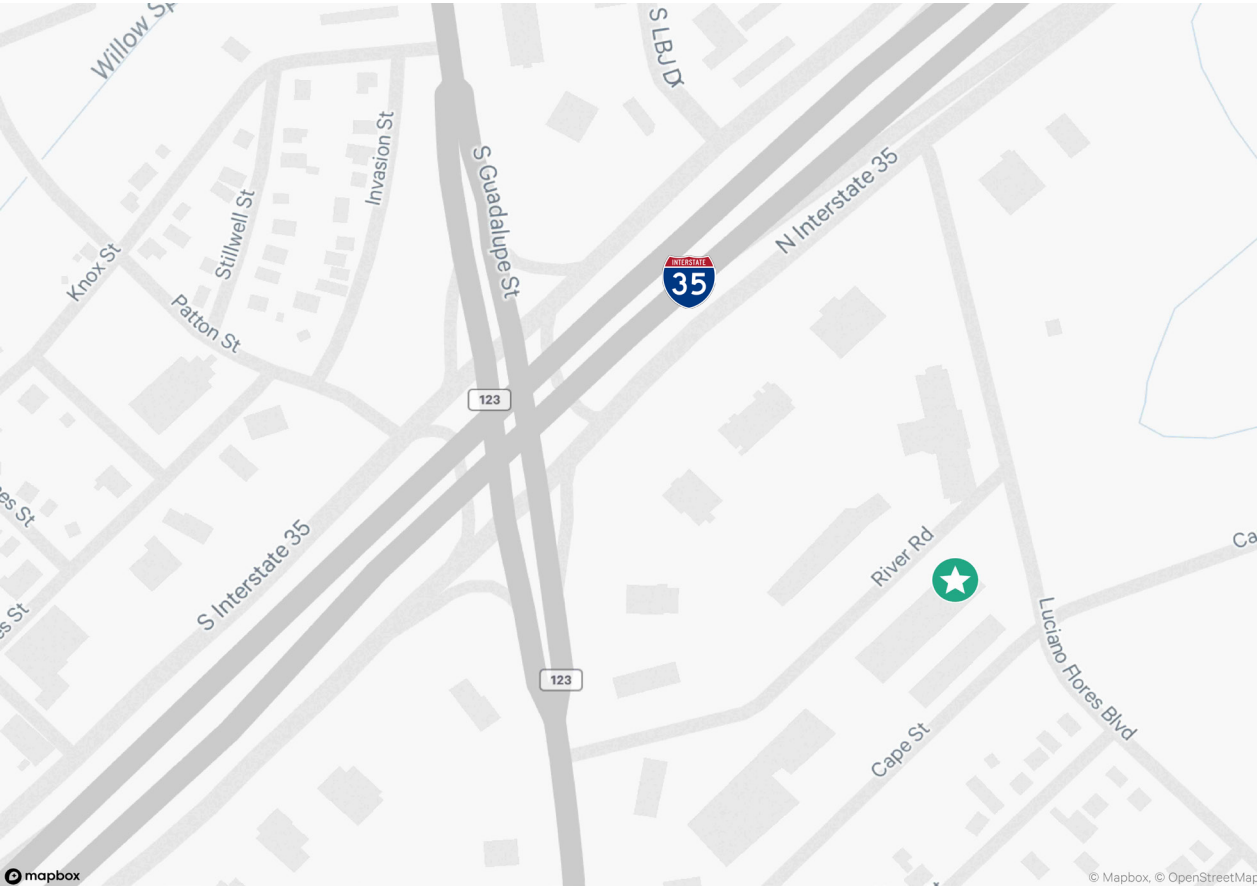
- + 21 Extra-Wide Grade Level Doors
- + 10 Drive-Thru Bays
- + Dock High Loading
- + Low Office Ratio

Building 2 - 8,938 SF

- + 11 Grade Level Doors

Property Highlights

- + Total Land Area: 1.91 Acres
- + Ingress/Egress: 3 Access Points
- + Zoning: General Commercial
- + Perimeter Fencing
- + Total Buildings Size: 28,656 SF
- + Available April 2026



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For Lease



Area Demographics

Demographics	1 Mile	3 Mile	5 Mile
Population	7,286	58,656	81,163
Daytime population	9,932	69,918	89,629
Estimated Households	2,791	24,713	32,665
Avg. Household Income	\$67,957	\$67,092	\$74,931
Median Age	31.60	24.30	25.20

Contact Us

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