

For Sale: San Marcos 72.92 Acres



PRIME INDUSTRIAL DEVELOPMENT SITE | S IH-35, SAN MARCOS, TEXAS





GOLD TIER

EXCLUSIVELY LISTED BY

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Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



TEXAS STATE UNIVERSITY

SAN MARCOS

amazon

CENTRO 35

KISSING TREE
SAY WALKING TEXAS

ALTA
CENTER POINT

Tanger Outlets

PROFICIENT
DESIGN & INTERIOR

ZONE
INDUSTRIES

Ingram
Reedymix
Inc.

MURDOCH'S

90 SAN MARCOS PREMIUM OUTLETS

First Step School

PEDERNALES
ELECTRIC SUBSTATION

GEM/ IRE

WELLER
TRUCK PARTS

POSEY ROAD

UNION PACIFIC RAIL LINE

35

SAN MARCOS
TOYOTA

SUBJECT SITE
72.92 ACRES

I-35 - I-14 257 VPD (TX DOT)

INTERSTATE
35

BEACON

SAN ANTONIO

ES

PEDERNALES
ELECTRIC SUBSTATION

GEM/IRE

UNION PACIFIC RAIL LINE

POSEY ROAD

35

SUBJECT SITE
72.92 ACRES

PACIFIC
INDUSTRIAL SERVICES

FERGUSON

BEACON

Bautex

SAN MARCOS
TOYOTA

35

LCC
LUMBER CO.

MODERNO
PORCELAINA WORKS



TEXMIX

IH-35-114,237 VPD (TX DOT)

H inc

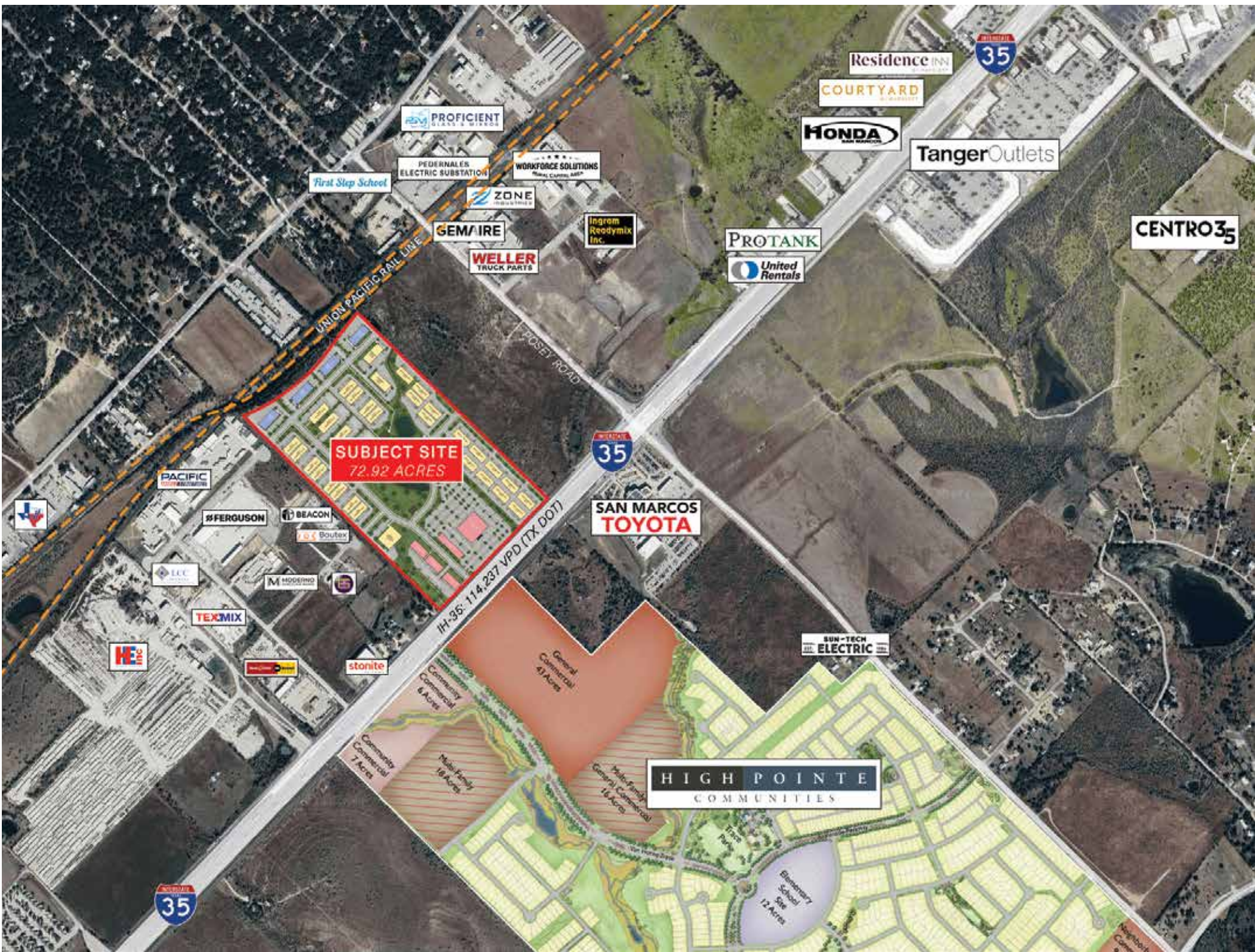
Power of One
Rentals

stonite
SURFACES



35

HIGH POINT
COMMUNITIES
FUTURE COMMERCIAL



SUBJECT SITE
72.92 ACRES

HIGH POINTE
COMMUNITIES

Community Commercial
6 Acres

Community Commercial
7 Acres

General Commercial
41 Acres

Multi-Family
16 Acres

General Commercial
16 Acres

Elementary School Site
12 Acres

IH-35: 114,237 VPD (TX DOT)

SAN MARCOS
TOYOTA

CENTRO35

TangerOutlets

HONDA

COURTYARD

Residence INN

PROTANK

United Rentals

Ingram Reedymix Inc.

WELLER TRUCK PARTS

GEMAIRE

ZONE

WORKFORCE SOLUTIONS

PEDERNALES ELECTRIC SUBSTATION

First Step School

PACIFIC

FERGUSON

BEACON

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MODIMO

TEXMIX

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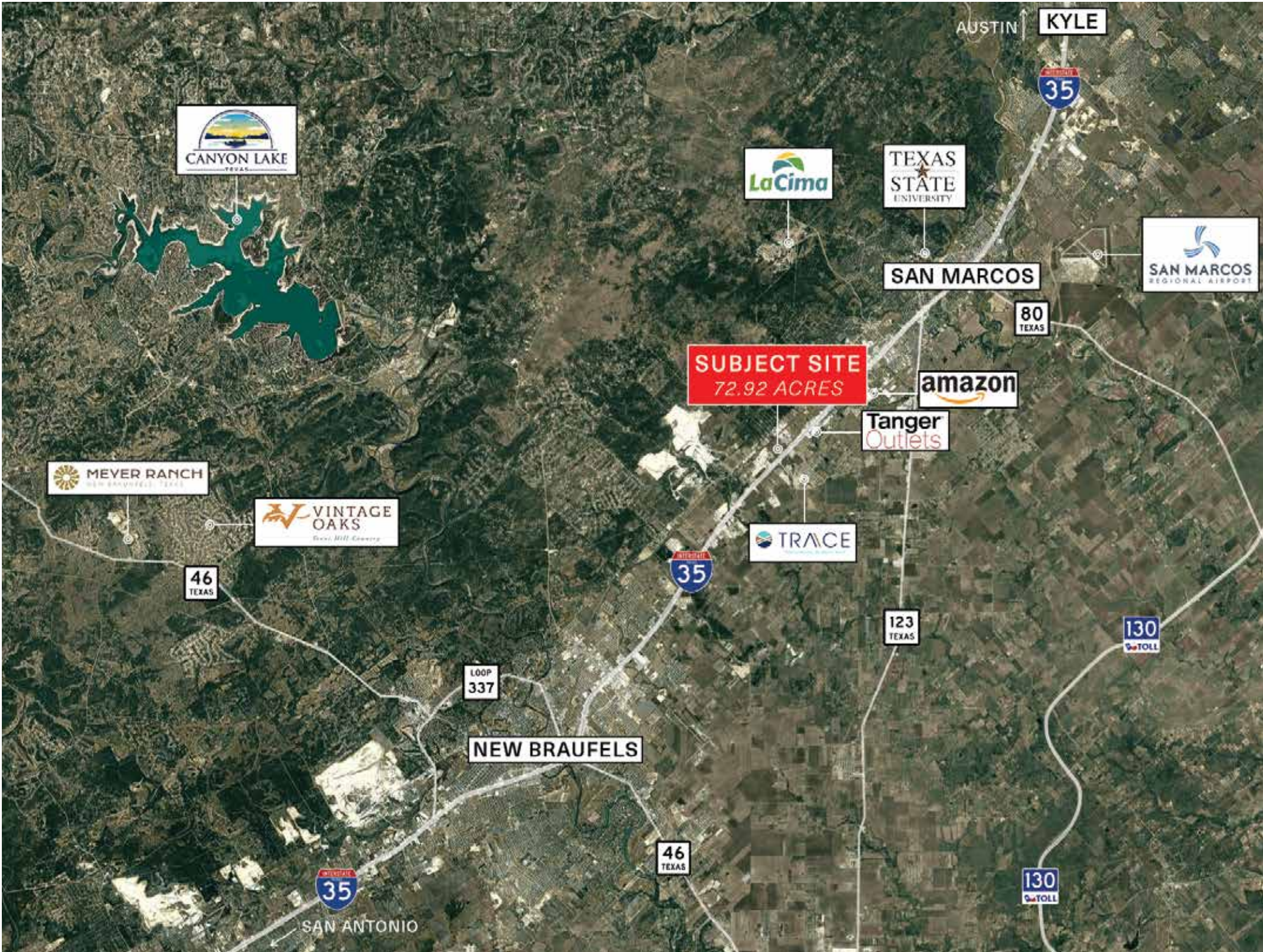
SUN-TECH ELECTRIC

35

35

35





SUBJECT SITE
72.92 ACRES



NEW BRAUFELS

123 TEXAS

130 TOLL

35

80 TEXAS

46 TEXAS

LOOP 337

46 TEXAS

130 TOLL

35

SAN ANTONIO

AUSTIN

KYLE

PROPERTY HIGHLIGHTS

ADDRESS: S IH-35, San Marcos, Texas 78666

ACREAGE: 72.92 Acres

PRICING: \$14,999,000 (\$4.72/sf)

ZONING: Commercial, Light Industrial, & Heavy Industrial

UTILITIES:

- » Water Available. Wastewater Access Nearby
- » Pedernales Electric Substation & Transmission Lines Nearby

FRONTAGE: 1,300 ft IH-35 Frontage

SCHOOL DISTRICT: San Marcos CISD

REMARKS:

- » Prime Location on IH-35 with High Traffic Exposure (114,000+ cars daily)
- » Potential Access to Union Pacific Rail Line
- » Flat, Developable Site
- » Strong Growth Area with Increasing Demand
- » Seller Financing Available for Qualified Buyers

**Buyer to do all independent research on development potential.*



SITE PLAN



CONCEPT PLAN

Scale: 1" = 80'-0"

IdentityARCHITECTS

111 Travis Street, Houston, Texas 77002
www.identityarchitects.com 713.595.2150

BUILDING USE TYPE:

- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- HEAVY COMMERCIAL

June 02, 2022

INTERSTATE HIGHWAY 35 @ POSEY RD
SAN MARCOS, TX
21050-01_COLORED SITE_PLAN_22.04.05

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SUBJECT SITE
72.92 ACRES

UNION PACIFIC RAIL LINE

First Step School

PERDRALES ELECTRIC SUBSTATION

GEM/IRE

POSEY ROAD

PACIFIC
PROPERTY SERVICES

FERGUSON

BEACON



PROFICIENT
CLASS & MIRROR



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ASH GROVE

Millwork Services



HE inc

TEX MIX

FERGUSON

PACIFIC

UNION PACIFIC RAIL LINE

MODERNO PORCELAIN WORKS

BEACON

stonite



SUBJECT SITE
72.92 ACRES

INTERSTATE TEXAS 35

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INTERSTATE TEXAS 35

KISSING TREE
612 MARCOB • TEXAS

PROFICIENT
DATA & SERVICES

First Step School

**PEDERNALES
ELECTRIC SUBSTATION**

GEM/IRE

**ZONE
INDUSTRIES**

**WELLER
TRUCK PARTS**

**Ingram
ReadyMix
Inc.**

UNION PACIFIC RAIL LINE

PACIFIC
SOLUTIONS

BEACON

SUBJECT SITE
72.92 ACRES

POSEY ROAD

INTERSTATE
TEXAS
35

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INTERSTATE
TEXAS
35



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date