

# 500 Wonder World

500 WONDER WORLD DRIVE | SAN MARCOS, TX | 78666



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PROJECT  
OVERVIEW



Total SF: 98,296 SF Available

Zoning: Heavy Industrial  
Utilities: Available to site  
Legal: Widelite Unit 1, Lot 1-B, Acres 11.93

Parking: 1.72/1,000 SF

Site: (+/-) 9.1 acres



Dax Benkendorfer  
512.848.2581  
dax@liveoak.com



Ben Williamson  
256.996.5729  
ben@liveoak.com



Ryan Whalen  
512.803.9928  
rwhalen@liveoak.com

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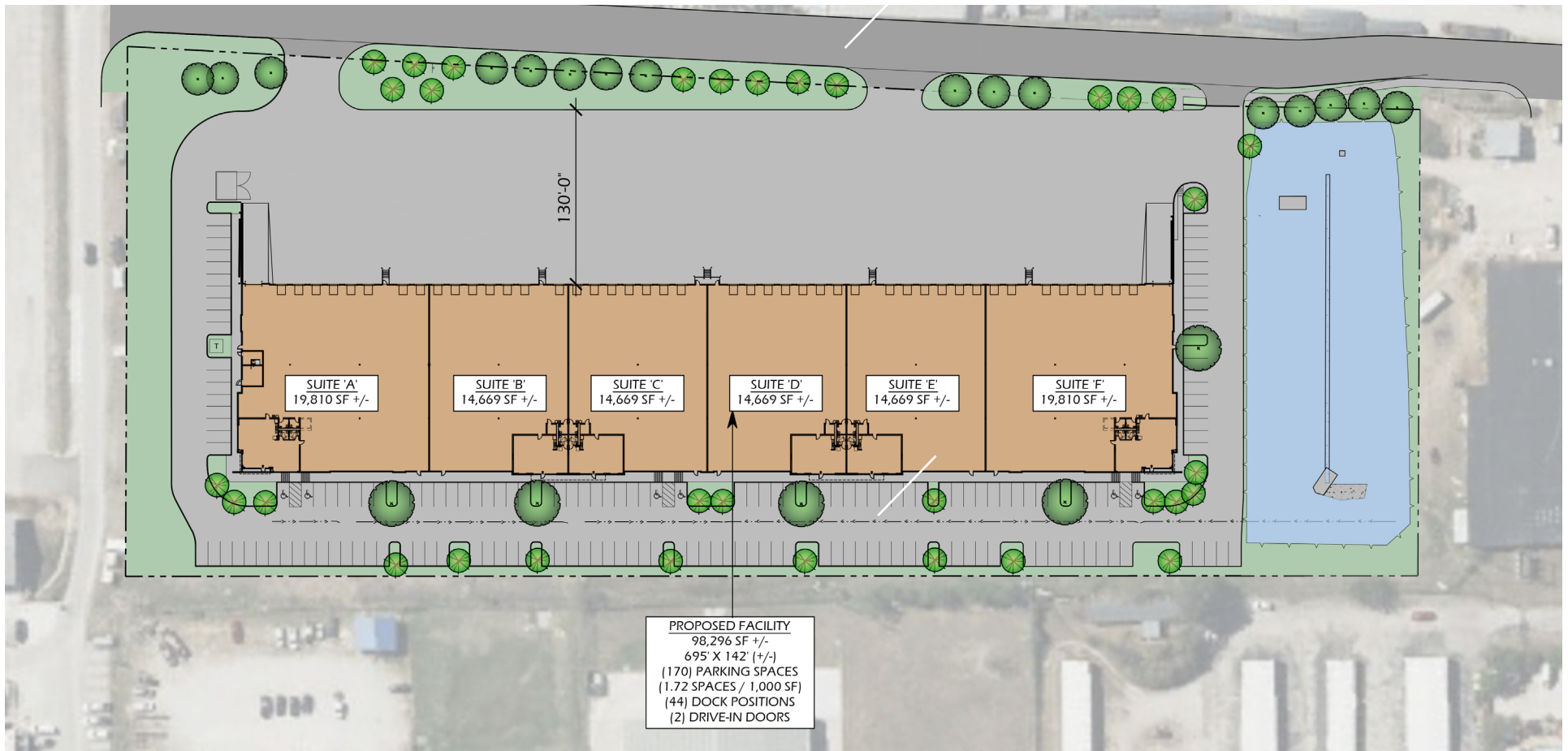
SITE/STATS  
BUILDING PLAN

## Building Stats

- 28' clear height, ESFR sprinklered, tilt wall construction
- (44) 9' x 10' dock high doors and (2) oversized 12' x 14' ramps

## Overall Site

- 1.72/1000 SF parking ratio



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## FLOORPLAN

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98,296 SF Available

Spec Bay Sizes

7,335 SF; 14,669 SF; 19,810 SF

Spec Office SF

1,368 SF; 1,865 SF

Parking

1.72/1,000 SF

Depth

140'

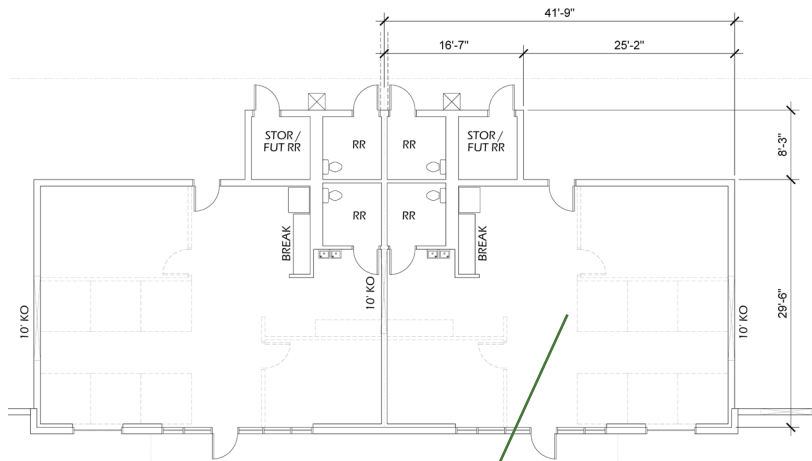
Clear Height

28'

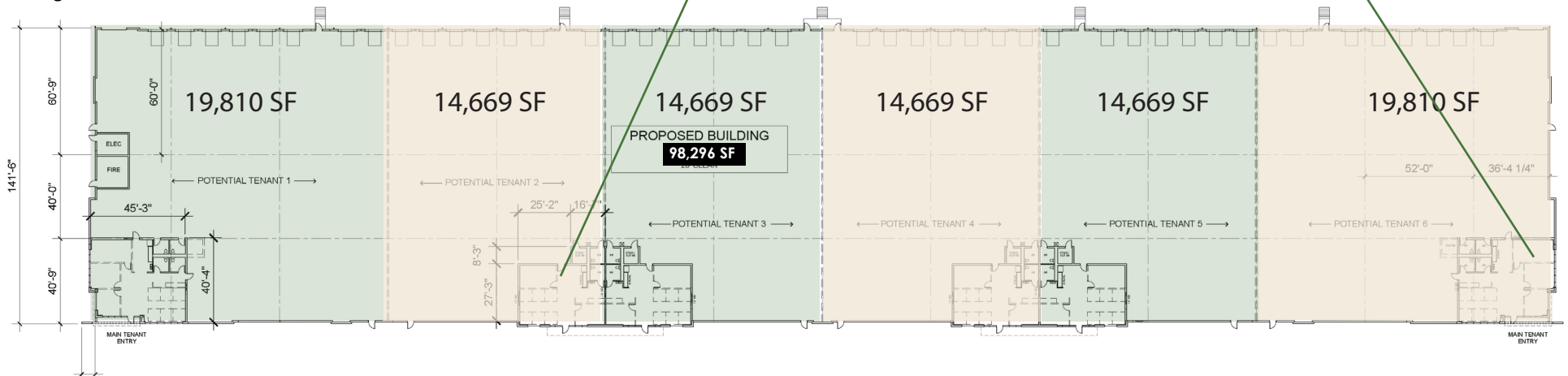
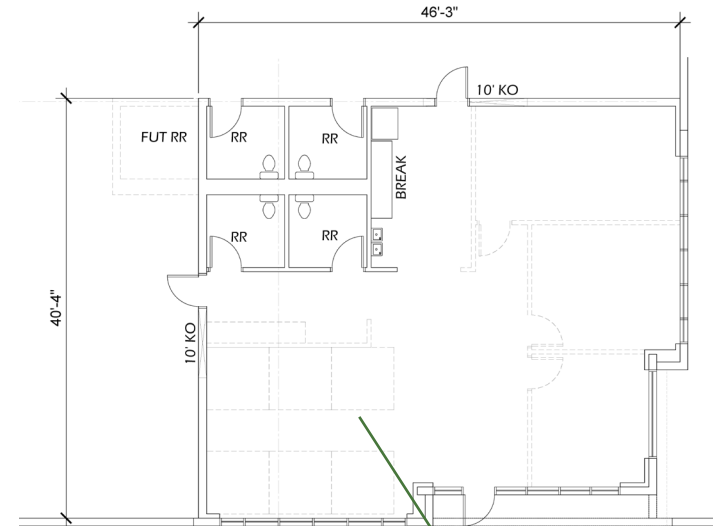
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Dock High

Spec Office 1,368 SF



Spec Office 1,865 SF



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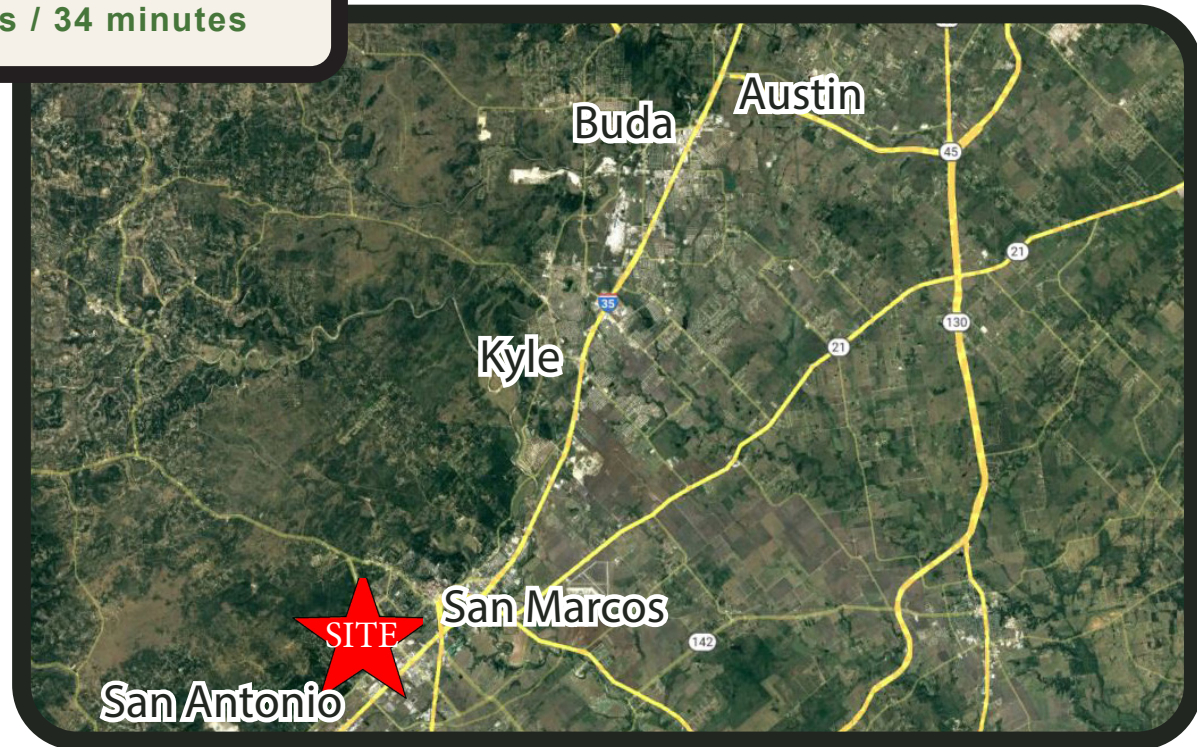
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SITE  
LOCATION

## DRIVE TIMES

AUSTIN: 28 miles / 26 minutes

SAN ANTONIO: 35 miles / 34 minutes



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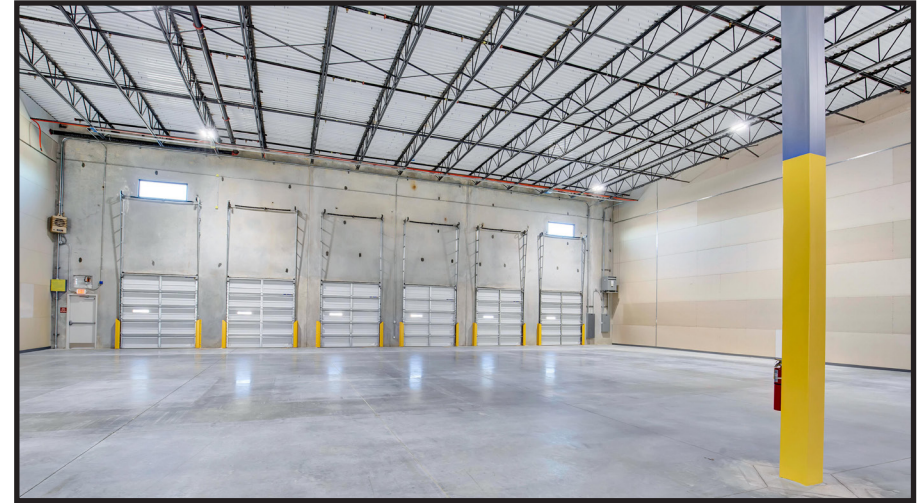
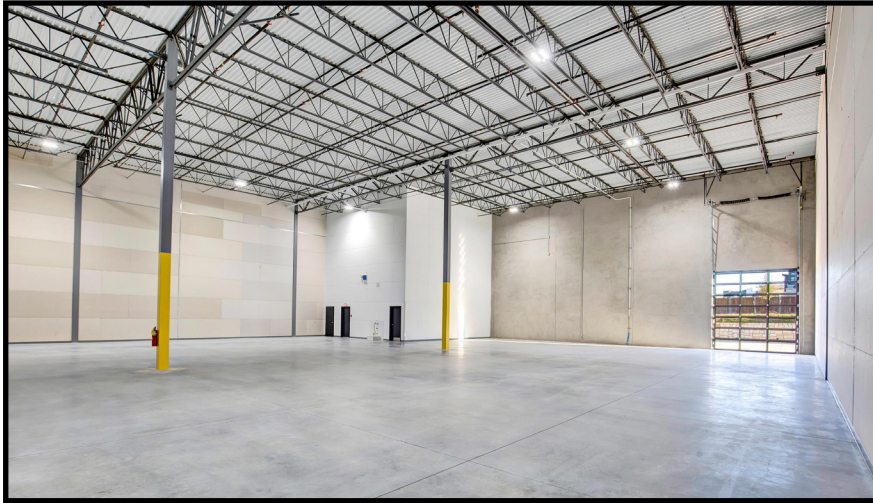


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INTERIOR  
RENDERING



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LOCATION MAP  
INGRESS/EGRESS



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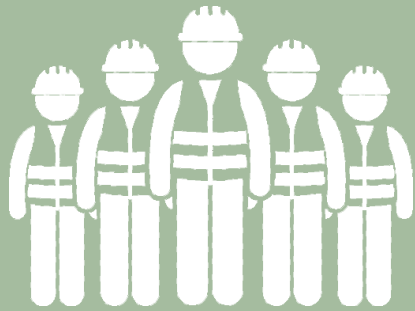
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STRATEGIC  
LOCATION

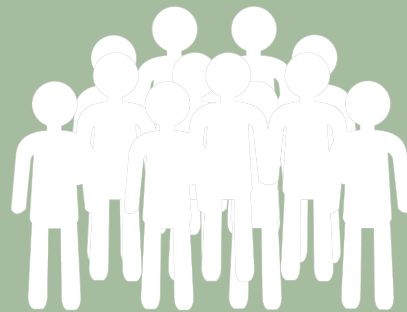
## The Heart of Texas Innovation Ecosystem

Buda - Dripping Springs - Kyle - Lockhart - Luling - San Marcos - Umland - Wimberley

The region of communities between two major metropolitan cities of innovation and along the corridor of Interstate 35 and SH130 is known as the Heart of Texas Innovation Corridor.



**2.4 MILLION+**  
workers within  
regional labor force



**4.6 MILLION+**  
total population in  
the Corridor



**6 MILLION+**  
projected in 2031  
total population

## Key Industries

- ★ Business Service & Support
- ★ Information Technology
- ★ Materials Science
- ★ Destination Attraction
- ★ Regional Distribution
- ★ Life Sciences
- ★ Aerospace, Aviation, Security & Defense



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STRATEGIC  
LOCATION

## Talent & Workforce Pipeline

- ★ Emerging Research Institution and Majority-Minority Serving Institution with 38K+ students.
- ★ Home to industry disruptors and the only Technology Park (STAR Park) in Texas.
- ★ Affordable, flexible 2-year college in one of the largest community college systems in Texas.
- ★ Recipient of \$1.8M Texas Workforce Commission Skills Development Fund Grant for specialized training.
- ★ Home of Gary Jobs Corp, the largest Job Corps program in the United States.
- ★ No-cost education and career technical training programs for more than 15 trades and industries.



## Transportation

Within 1 hour to two major international airports (Austin / San Antonio).

Close proximity to major highways:

I-35, I-10, SH130.

Rail access available through Union Pacific and BNSF.

San Marcos Regional Airport developing with new Master Plan.





# 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Live Oak - Gottesman, LLC

590102

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

doug@liveoak.com

Email

512.472.5000

Phone

Doug Thomas

Designated Broker of Firm

515612

License No.

doug@liveoak.com

Email

512.472.5000

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_