

377,300 SF

Available April 2026



Construction Photo Update:
Taken 2.12.26

Developed By
LEDO CAPITAL GROUP



Leased By
STREAM

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CMAT
SAN MARCOS BUSINESS PARK
DLVL

435 AIKEN DRIVE
SAN MARCOS, TEXAS 78666

Visit SanMarcosBP.com For More Info

Available For Lease, Sale or Build-To-Suit

- Strategic distribution location between Austin & San Antonio
- IH-35 visibility & immediate access
- Access & infrastructure complete
- Heavy power available
- Zoning L1 - Light Industrial
- ±7.14 and 15.69 acre pad sites available



1.73 Acres Available For Outside Storage

Building A
204,464 SF
15.685 Acres
(Entitled)

Building B
84,000 SF
7.14 Acres
(Entitled)

Building C
377,300 SF
280' x 1,340'



Utilities

Electricity: Pedernales Electric
 Water/
 Sewer: City of San Marcos
 Gas: CenterPoint Energy

Zoning

L1 - Light Industrial

- Three-Building, Class A Industrial Campus Setting; able to accommodate users ranging from 20,000 SF to 665,764 SF across all three buildings.
- Available for lease or sale to users of entitled lots or buildings on a build-to-suit
- LI (Light Industrial) Zoning. Permitted uses include distribution, manufacturing, assembly, Flex/R&D, showroom, and outside storage
- Regional connectivity to Loop 110 and Hwy 80.

Quickly Growing Market. Serving Austin & San Antonio

30 Minutes

60 Minutes



594,834

2025 Total
Population



12.45%

2025-2030
Expected Growth
Rate



3,888,584

2025 Total
Population



6.85%

2025-2030
Expected Growth
Rate



\$128,935

Average Household
Income



34

Median Age



\$118,000

Average Household
Income



35.9

Median Age



69.3%

Some College



63.30%

White Collar
Workforce



68.8%

Some College



66.4%

White Collar
Workforce

Digital rendering of the STEM classroom building

Why San Marcos?

Nestled along I-35 between Austin and San Antonio, Hays County is the fastest growing county in the nation with 58% growth rate since 2010. Large employers including Amazon, Tesla, Frito Lay, and HEB, have distribution centers nearby. San Marcos is also home to Texas State University with a student population of more than 38,000 and bustling tourism centered around the San Marcos River and its swimming, canoeing, and tubing.



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 Ingress
 Egress

Ingress / Egress

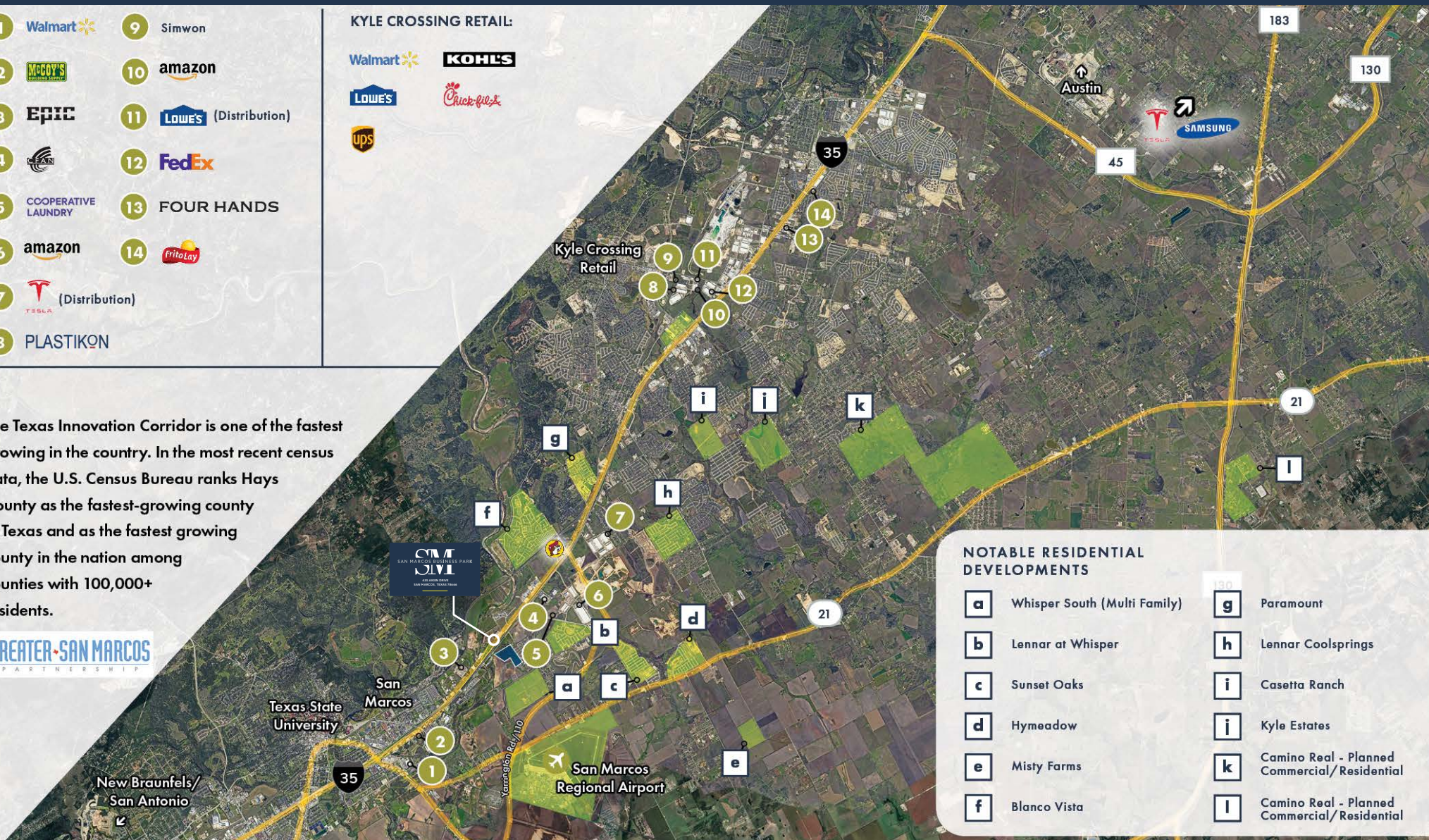
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- 1 Walmart
- 2 MCGY'S
- 3 EPIC
- 4 CEN
- 5 COOPERATIVE LAUNDRY
- 6 amazon
- 7 TESLA (Distribution)
- 8 PLASTIKON
- 9 Simwon
- 10 amazon
- 11 LOWE'S (Distribution)
- 12 FedEx
- 13 FOUR HANDS
- 14 FritoLay

KYLE CROSSING RETAIL:

- Walmart
- LOWE'S
- ups
- KOHL'S
- Chick-fil-A

The Texas Innovation Corridor is one of the fastest growing in the country. In the most recent census data, the U.S. Census Bureau ranks Hays County as the fastest-growing county in Texas and as the fastest growing county in the nation among counties with 100,000+ residents.



NOTABLE RESIDENTIAL DEVELOPMENTS

- a** Whisper South (Multi Family)
- b** Lennar at Whisper
- c** Sunset Oaks
- d** Hymeadow
- e** Misty Farms
- f** Blanco Vista
- g** Paramount
- h** Lennar Coolsprings
- i** Casetta Ranch
- i** Kyle Estates
- k** Camino Real - Planned Commercial/ Residential
- l** Camino Real - Planned Commercial/ Residential

Drive Times

Destination	Distance	Drive Time
IH-35	Immediate	1 Minute
San Marcos Airport	5 Miles	5 Minutes
Downtown Austin	27 Miles	30 Minutes
Austin Airport	35 Miles	33 Minutes
Tesla Gigafactory	35 miles	33 Minutes
IH-10	48 Miles	43 Minutes

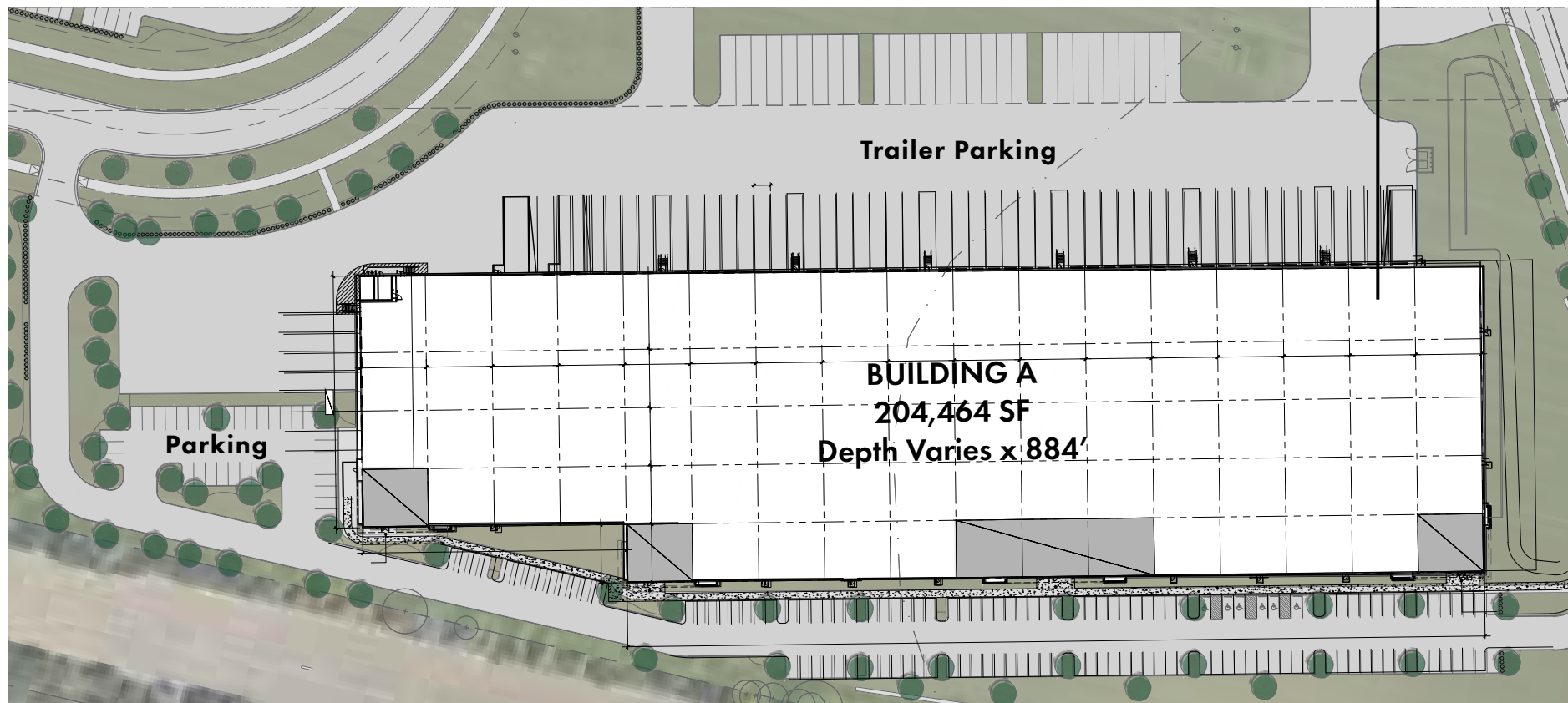
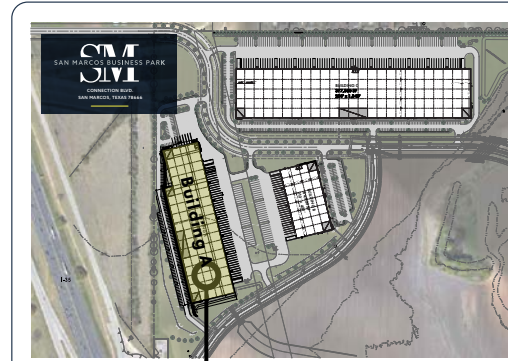
Destination	Distance	Drive Time
SA Airport	47 Miles	45 Minutes
Downtown SA	52 Miles	48 Minutes
Toyota Plant	65 Miles	1 Hour
Houston	167 Miles	2.5 Hours
Laredo	209 Miles	3.5 Hours
Dallas	221 Miles	4 Hours

Fully Entitled

Available For Sale or Lease

Building A 204,460 SF Fully Entitled on ±15.68 Acres

- Bldg Depth: 196' - 240'
- Trailer Stalls: 30
- Rear Load
- 32' Clear Height
- Power: 480v 3-phase
- Dock Doors: 43
- ESRF Sprinklers
- Roof Insulation: R-9
- Truck Court: 185'
- Adjacent ±1.73 acre available for IOS/Parking

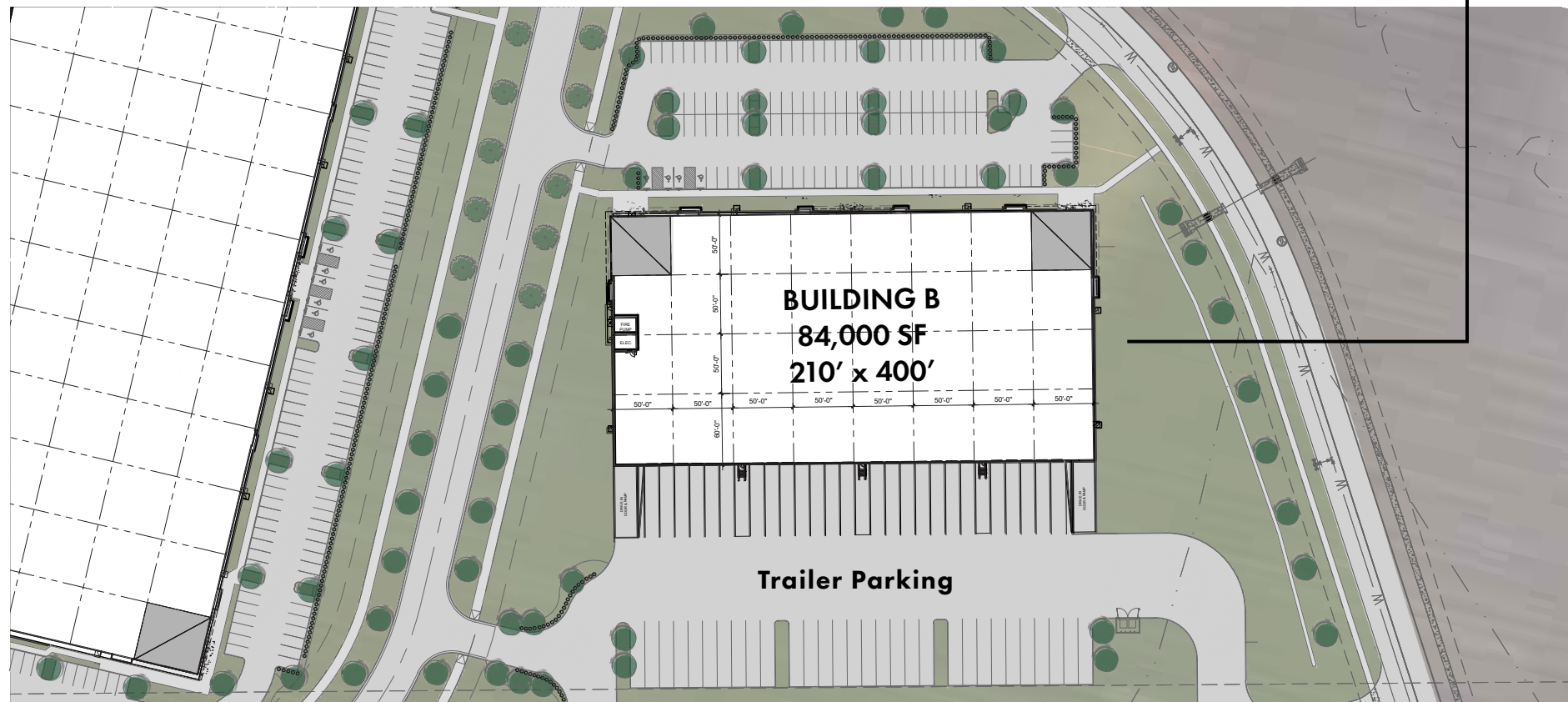
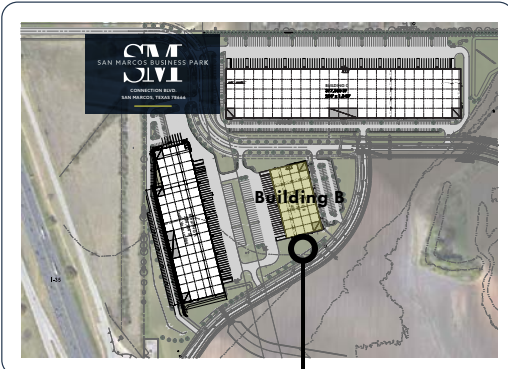


Fully Entitled

Available For Sale or Lease

Building B 84,000 SF Fully Entitled on ±7.136 Acres

- Bldg Depth: 210'
- Trailer Stalls: 33
- Rear Load
- 32' Clear Height
- Power: 480v 3-phase
- Dock Doors: 25
- ESFR Sprinklers
- Roof Insulation: R-9
- Truck Court: 185'



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