

930 Luciano Flores Blvd

Light Industrial | 19,718 SF For Lease

San Antonio: 44 Miles



Austin: 32 Miles

123
TEXAS

CBRE

IH-35 and HWY 123 | San Marcos, TX



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.

Property Highlights

- + Total Land Area: 1.91 Acres
- + Ingress/Egress: 3 Access Points
- + Tenant Improvement Allowance Available
- + Perimeter Fencing
- + Total Buildings Size: 28,656 SF
- + Building 2 available for no additional base rent

Building 1 - 19,718 SF

- + 21 Extra-Wide Grade Level Doors
- + 10 Drive-Thru Bays
- + Dock High Loading
- + Low Office Ratio
- + \$10.50 NNN

Building 2 - 8,938 SF

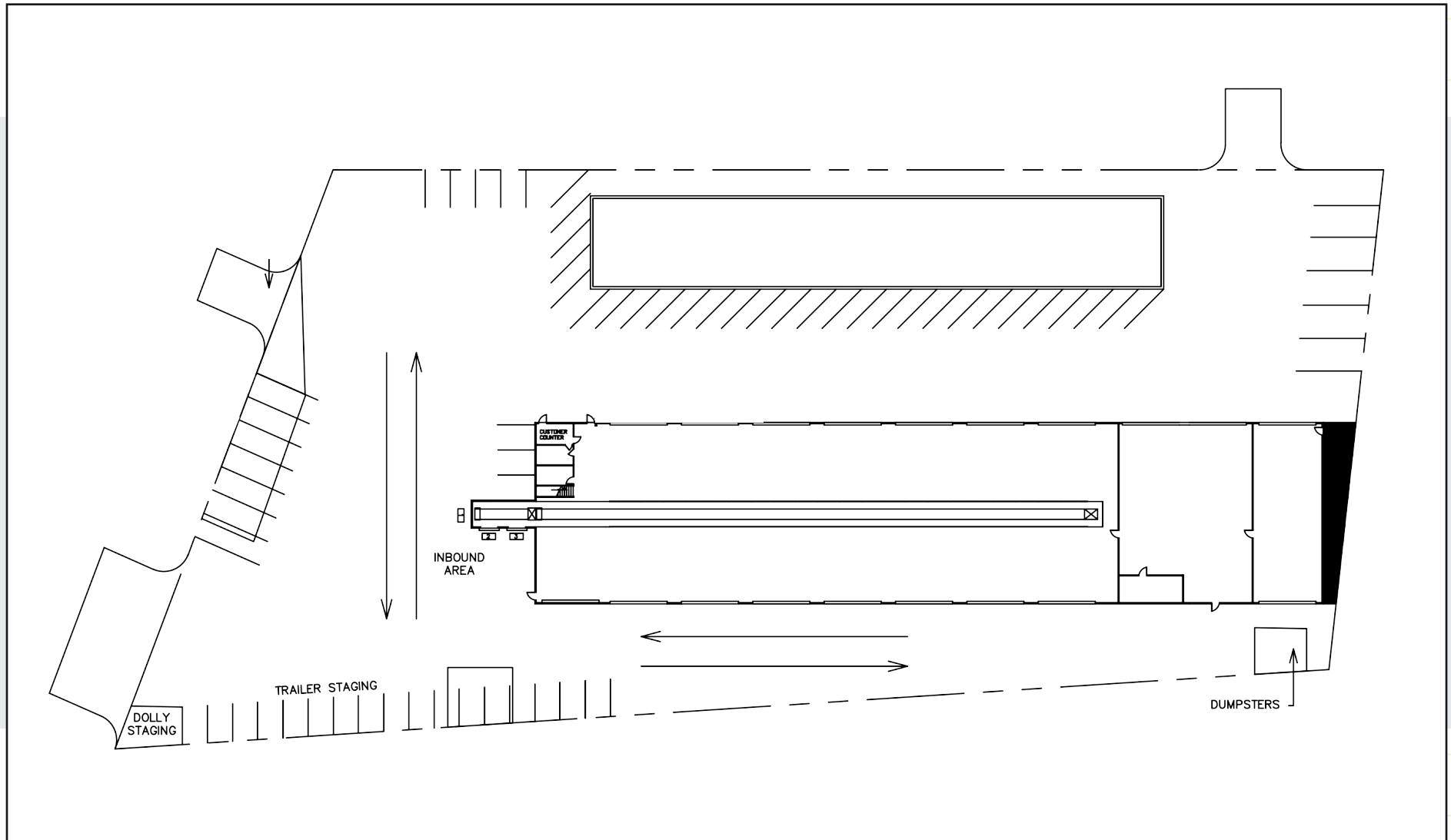
- + Dry Storage
- + 11 Overhead Doors
- + No Base Rent
- + Will Demolish (providing more yard)

Property Photos



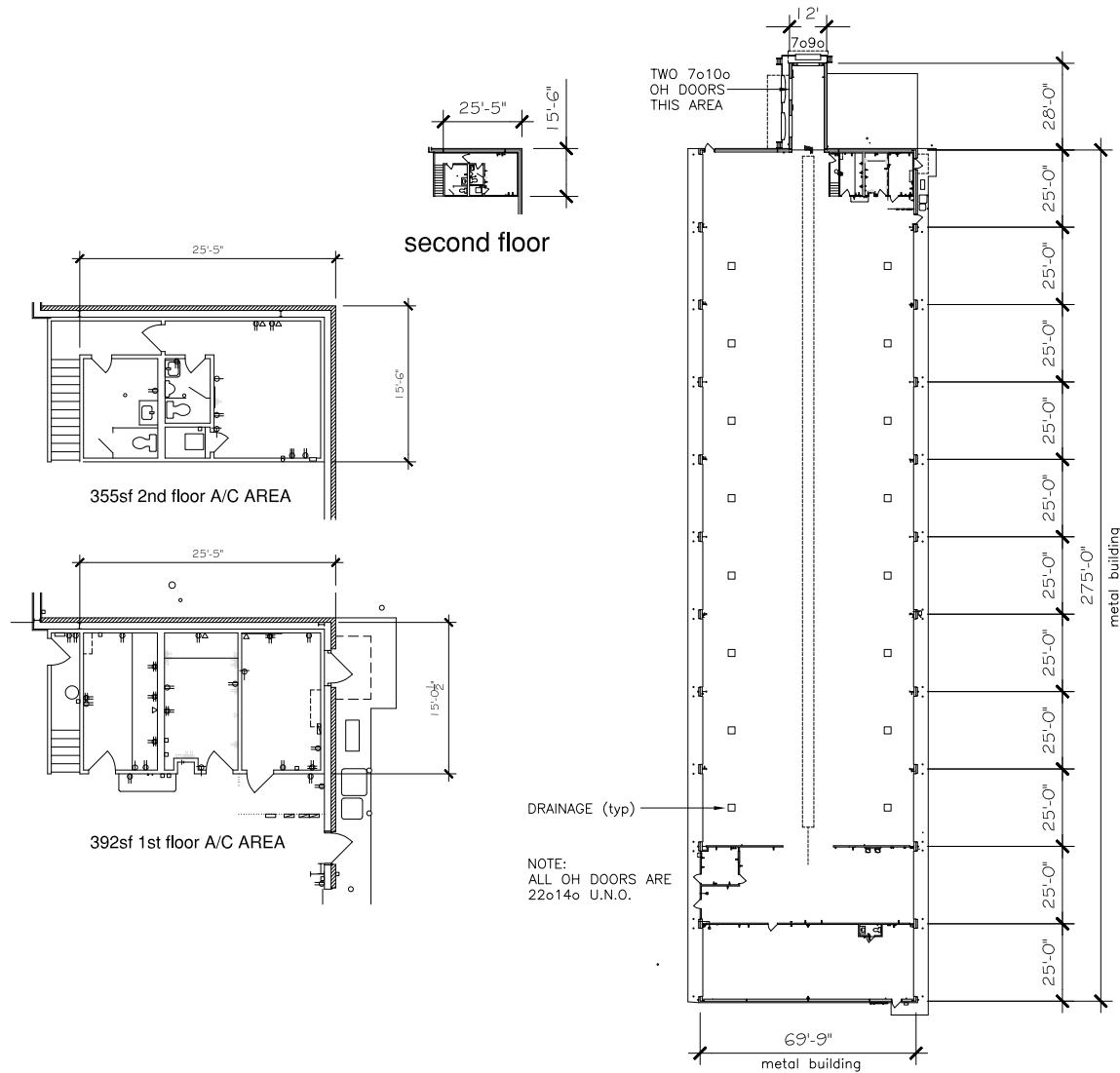
Site Plan

Total Building Size: 28,656 SF



Floor Plan

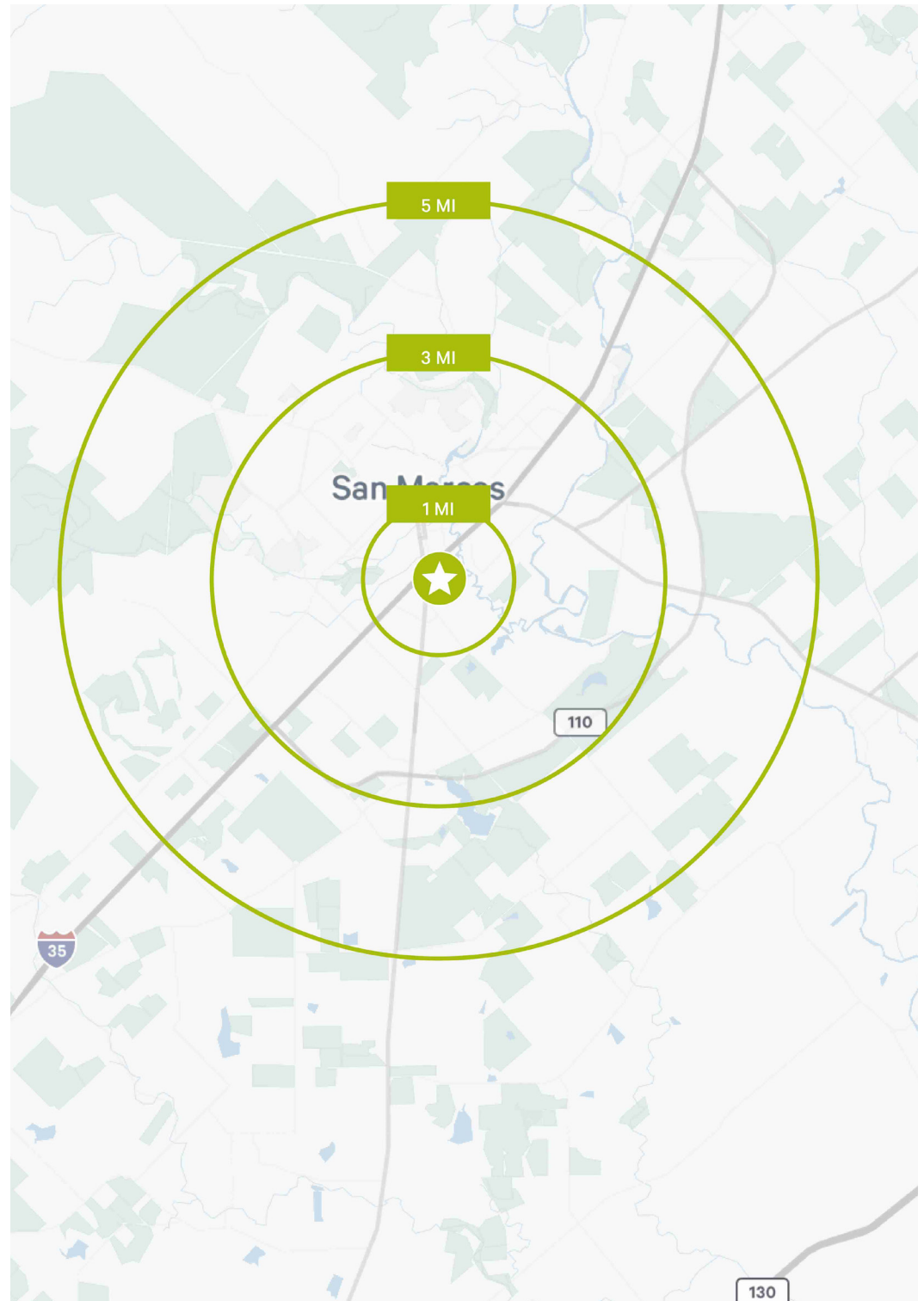
19,969 SF



- + 392 SF 1st floor A/c area
- + 355 SF 2nd floor A/c area
- + 747 SF A/c Area (window a/c office south end building not included)
- + 19,222 SF Warehouse Area

Area Demographics

	1 Mile	3 Miles	5 Miles
Total Population	7,286	58,656	81,163
Daytime Population	9,932	69,918	89,629
Estimated Households	2,791	24,713	32,665
Avg. HH Income	\$67,957	\$67,092	\$74,931



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