



# For Lease

**22,000 SF**  
on +/- 2.56 Acres

## Property Highlights

Warehouse SF: 20,800 SF  
Usable Acreage: ~1.75 AC  
Office SF: 1,200 SF

Specs:  
Clear Height: +/- 18'-24'

Loading:  
2 Grade Level, 2 Covered Semi Docks  
75' – 160' Truck Court

Highlights:  
I-35 Frontage

Lease Rate:  
Contact Broker

# 1971 N Interstate 35

San Marcos, TX 78666



## San Marcos Flex Office / Industrial with I-35 Frontage

Located along the high-growth I-35 corridor in San Marcos, 1971 N Interstate 35 offers a functional and versatile opportunity well-suited for a range of Industrial, Outside Storage, and Manufacturing. The property benefits from direct interstate frontage, providing strong visibility and immediate regional access between Austin and San Antonio. The site supports a very functional layout, with ample parking and outdoor space that accommodates efficient circulation, equipment storage, and adaptable configurations.

Positioned within one of Central Texas' most active growth corridors, the property is surrounded by expanding residential development, retail amenities, and a strong local workforce driven by Texas State University. With seamless connectivity to Austin, New Braunfels, and San Antonio, this location offers both accessibility and long term growth potential, making it an ideal fit for a wide variety of users.

Please contact us for additional information or to schedule a tour:

**Bridger Gunderson**  
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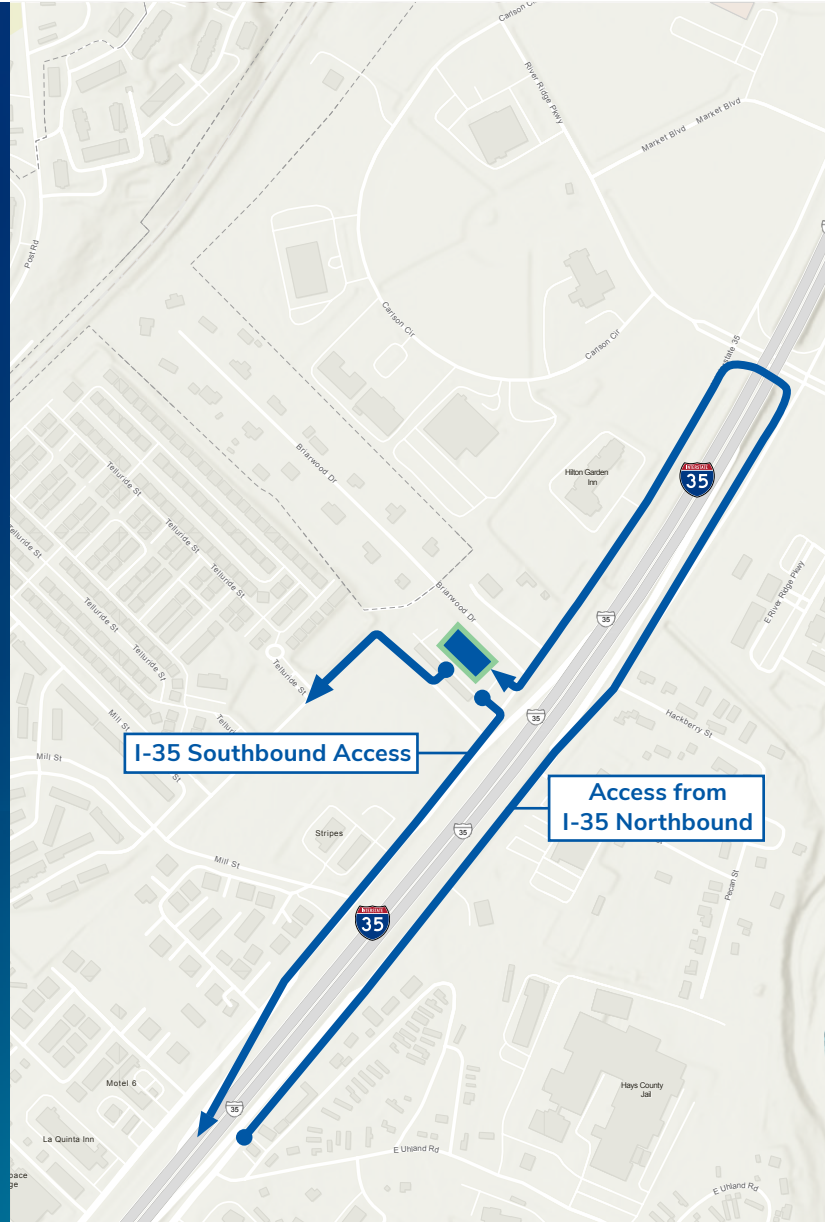
Location

## CONVENIENT SAN MARCOS CONNECTIVITY

1971 N Interstate 35 is strategically located in San Marcos with direct frontage along Interstate 35, offering excellent visibility and seamless connectivity within the Central Texas corridor. The property provides convenient access to Austin to the north and San Antonio to the south, positioning it between two of the state's fastest-growing metro areas.

Surrounded by a dynamic mix of residential growth, national retailers, and expanding commercial development, the location benefits from strong population growth and continued economic momentum in the San Marcos submarket. Its proximity to Texas State University and major regional thoroughfares makes it well-suited for office, service, and industrial users seeking accessibility, visibility, and long-term growth potential.

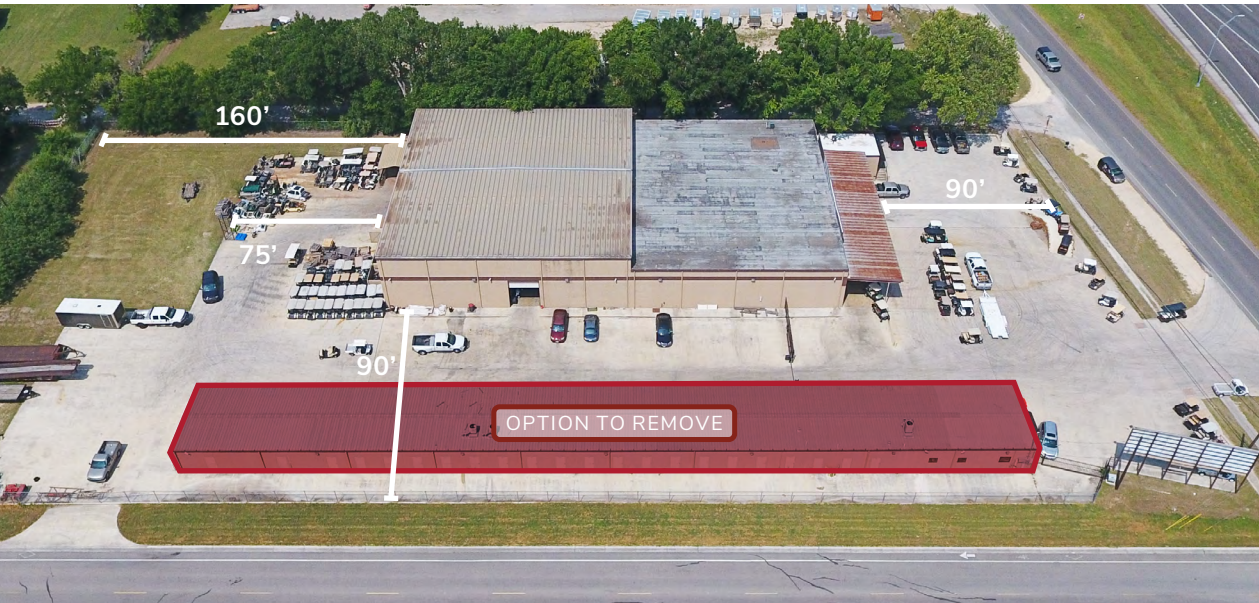
-  **I-35** · Immediate Access · 1 Min
-  **NEW BRAUNFELS** · 20 Miles · 20 Mins
-  **AUSTIN** · 30 Miles · 30 Mins
-  **SAN ANTONIO** · 50 Miles · 45-50 Mins
-  **ABIA AIRPORT** · 35 Miles · 35 Mins
-  **SAIA AIRPORT** · 45 Miles · 45 Mins



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Images



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Amenities

## RESTAURANTS

- 1 In-In-Out Burger
- 2 Chick-fil-A
- 3 P.Terry's Burger stand
- 4 Chuy's
- 5 Hopdoddy Burger Bar
- 6 Kerby Lane
- 7 Raising Canes Chicken Fingers
- 8 Texas Roadhouse
- 9 Whataburger
- 10 Pluckers Wing Bar

## HOTELS

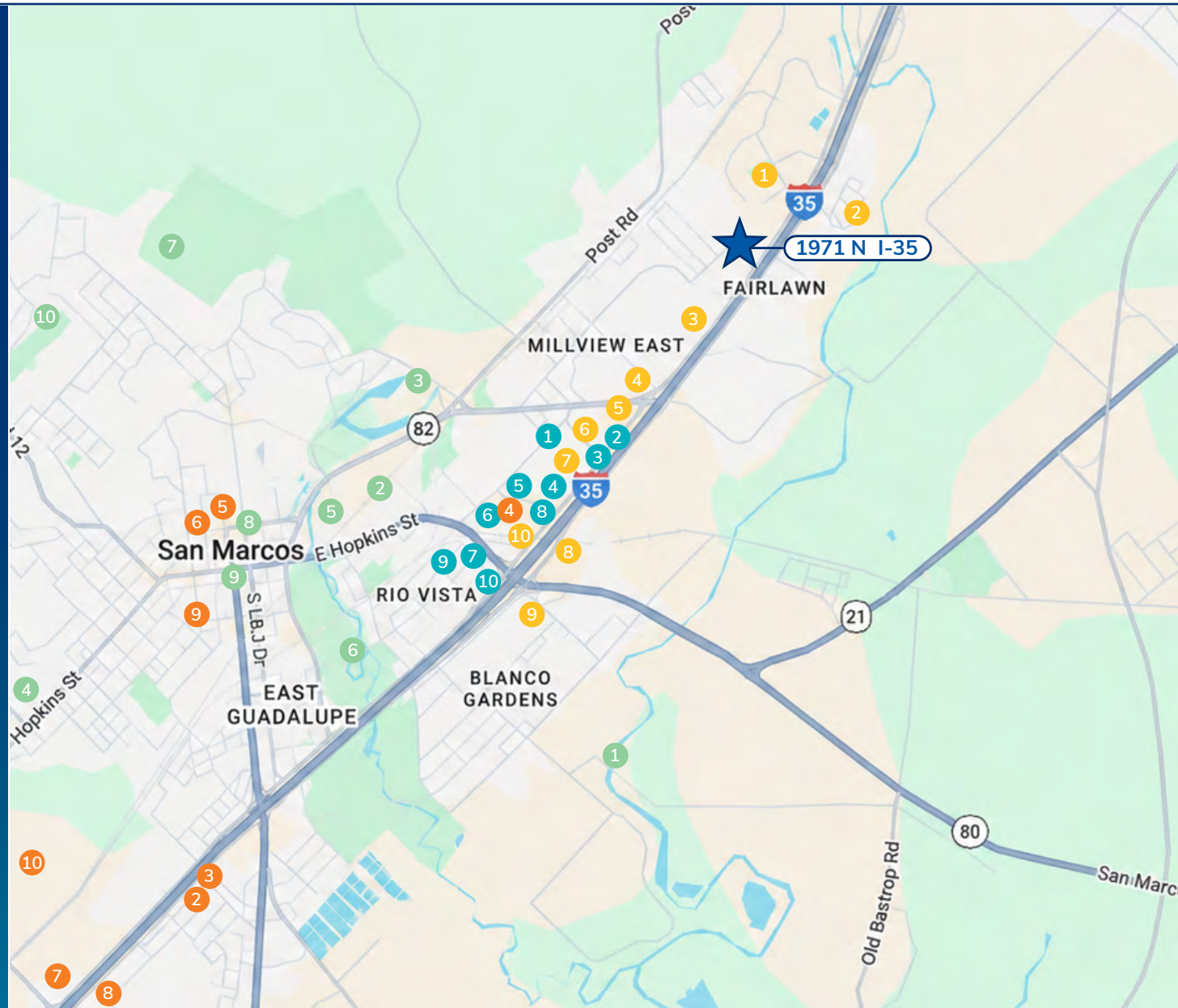
- 1 Hilton Garden Inn San Marcos
- 2 Studio 6 san Marcos
- 3 Motel 6
- 4 Quality Inn University
- 5 Howard Johnson by Wyndham
- 6 San Marcos Inn
- 7 Fairfield By Marriott Inn
- 8 Days Inn
- 9 Executive Inn & Suites
- 10 Best Western San Marcos

## THINGS TO DO

- 1 San Marcos River
- 2 Sewell Park
- 3 The Meadows Center
- 4 Purgatory Creek Natural Area
- 5 Wonder World Cave & Aventure Park
- 6 Rio Vista Park
- 7 Five Mile Dam Park
- 8 Texas State University
- 9 Downtown San Marcos (The Square)
- 10 Roughhouse Brewing

## SHOPPING

- 1 Buccees
- 2 Tanger Outlets San Marcos
- 3 San Marcos Premium Outlets
- 4 Springtown Center
- 5 Target
- 6 H-E-B
- 7 Lululemon
- 8 Nike Factory Store
- 9 2nd Chance Books
- 10 Dick's Sporting Goods



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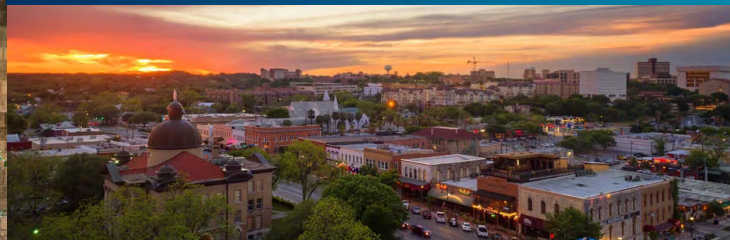
Amenities

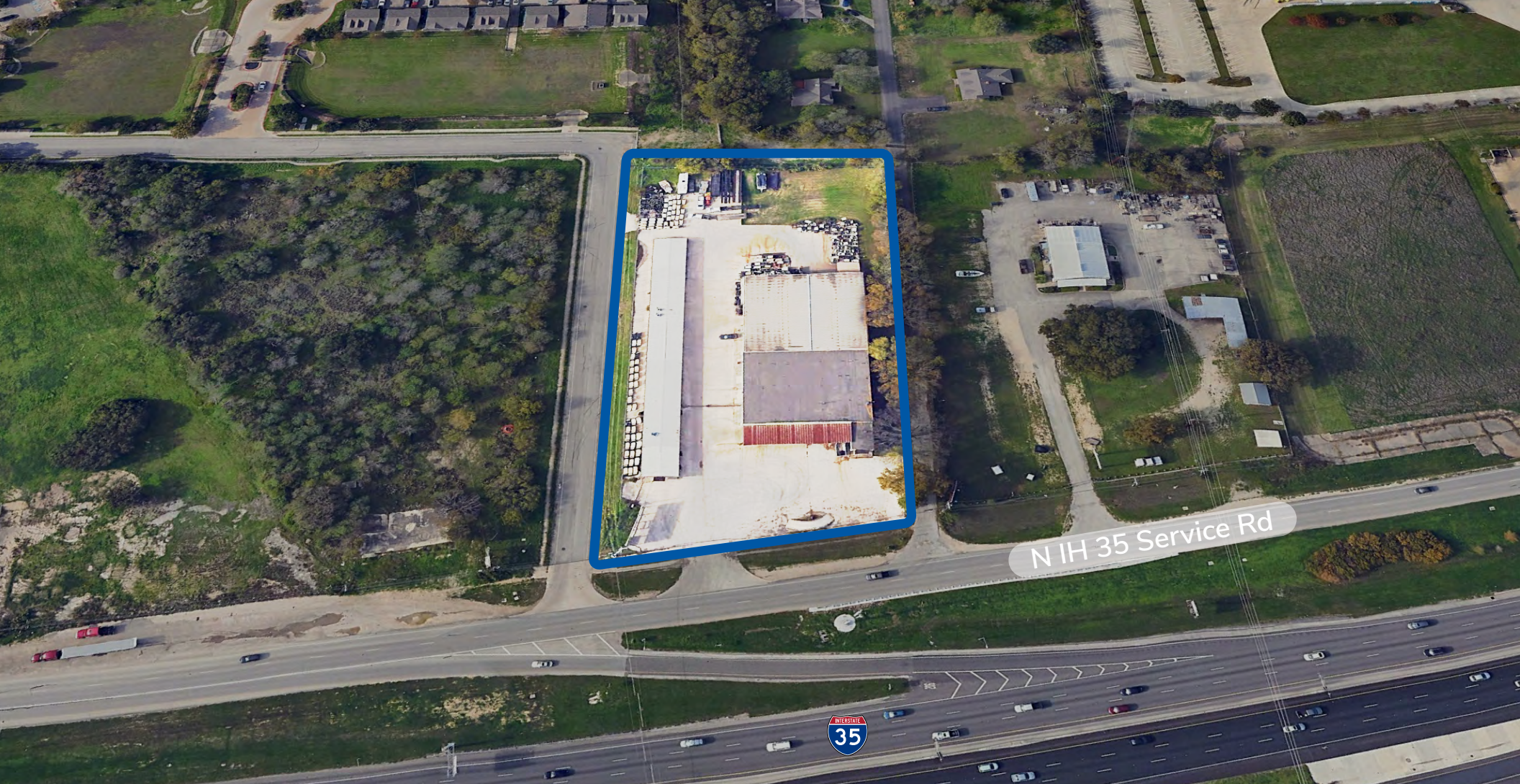


## SURROUNDED BY San Marcos' Top Amenities

Positioned along the highly traveled I 35 corridor, 1971 N Interstate 35 offers immediate access to San Marcos' top retail, dining, and entertainment destinations. Tenants are minutes from San Marcos Premium Outlets and Tanger Outlets, along with major retailers including Target, H-E-B, & Walmart. Dining options nearby range from local favorites & national restaurants to the vibrant downtown San Marcos scene.

The central location between Austin & San Antonio provides convenient regional connectivity while benefiting from the area's strong residential & student population driven by Texas State University. Nearby parks, the San Marcos River, & popular recreation spots further enhance the live-work-play environment, making the area an attractive destination for businesses, employees, & visitors alike.





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