

CONSTRUCTION COMPLETE!

377,300 SF AVAILABLE



Developed By
LEDO CAPITAL GROUP



Leased By
STREAM

Kevin Cosgrove | Executive Vice President | 210.298.8527
Sam Owen | Managing Director & Partner | 512.481.3030
Luke Watson | Senior Associate | 512.481.3056



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



San Marcos Business Park Alternate Site Plan



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.

CMAT
SAN MARCOS BUSINESS PARK

OLVI

435 AIKEN DRIVE
SAN MARCOS, TEXAS 78666

Site Plan



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.



SAN MARCOS BUSINESS PARK



435 AIKEN DRIVE
SAN MARCOS, TEXAS 78666

Quickly Growing Market. Serving Austin & San Antonio

30 Minutes



594,834

2025 Total
Population



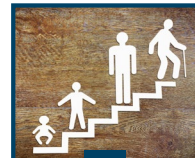
12.45%

2025-2030
Expected Growth
Rate



\$128,935

Average Household
Income



34

Median Age



69.3%

Some College



63.30%

White Collar
Workforce

60 Minutes



3,888,584

2025 Total
Population



6.85%

2025-2030
Expected Growth
Rate



\$118,000

Average Household
Income



35.9

Median Age



68.8%

Some College



66.4%

White Collar
Workforce

**Available For Lease, Sale
or Build-To-Suit**



SAN MARCOS BUSINESS PARK

435 AIKEN DRIVE
SAN MARCOS, TEXAS 78666



Ingress / Egress

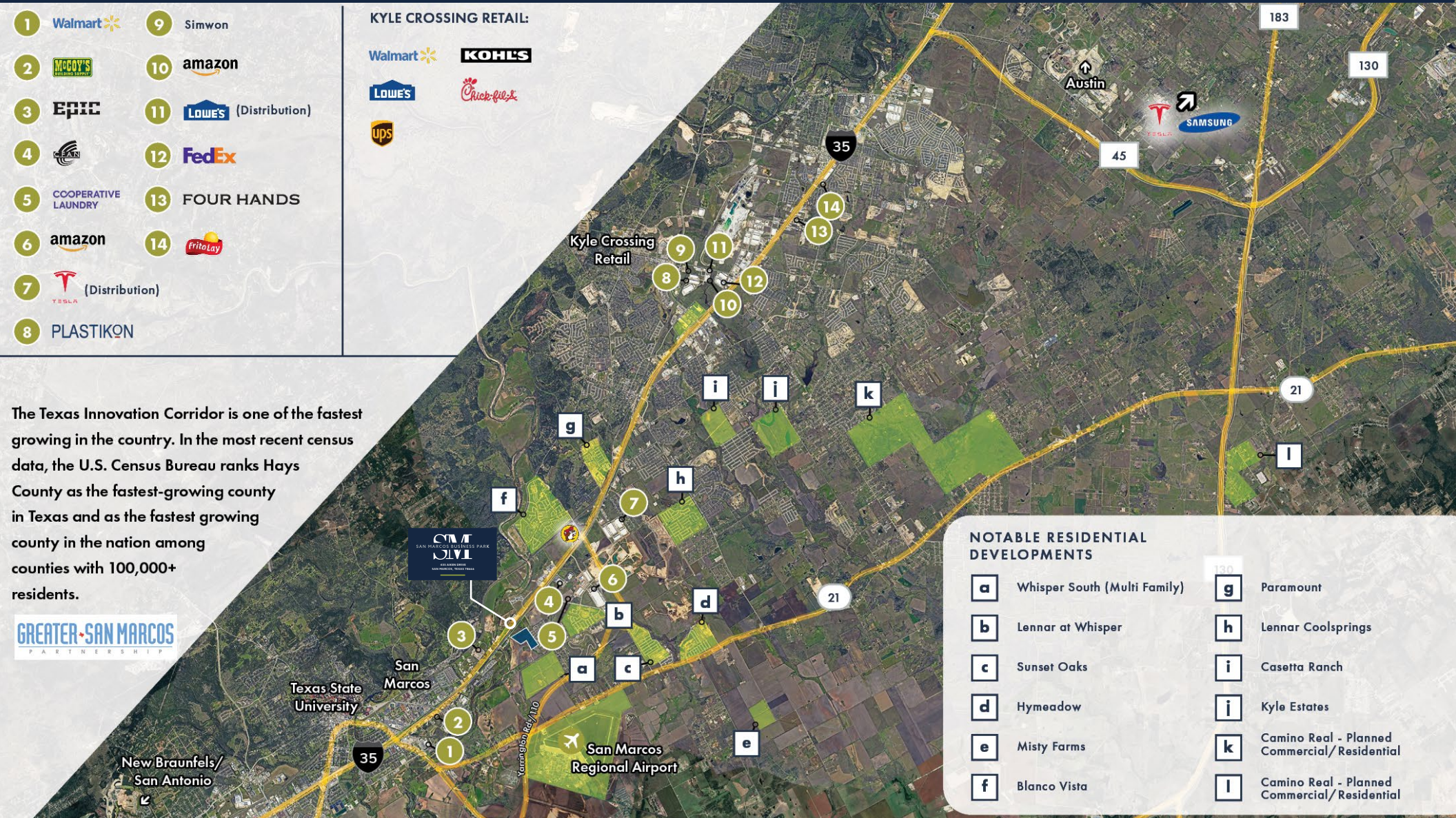
Available For Lease, Sale
or Build-To-Suit

- 1 Walmart
- 2 McGoy's
- 3 EPIC
- 4 K&N
- 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) | g Paramount |
| b Lennar at Whisper | h Lennar Coolsprings |
| c Sunset Oaks | i Casetta Ranch |
| d Hymeadow | j Kyle Estates |
| e Misty Farms | k Camino Real - Planned Commercial/Residential |
| f Blanco Vista | l Camino Real - Planned Commercial/Residential |

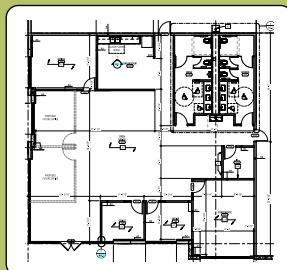
Drive Times

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

Now Available

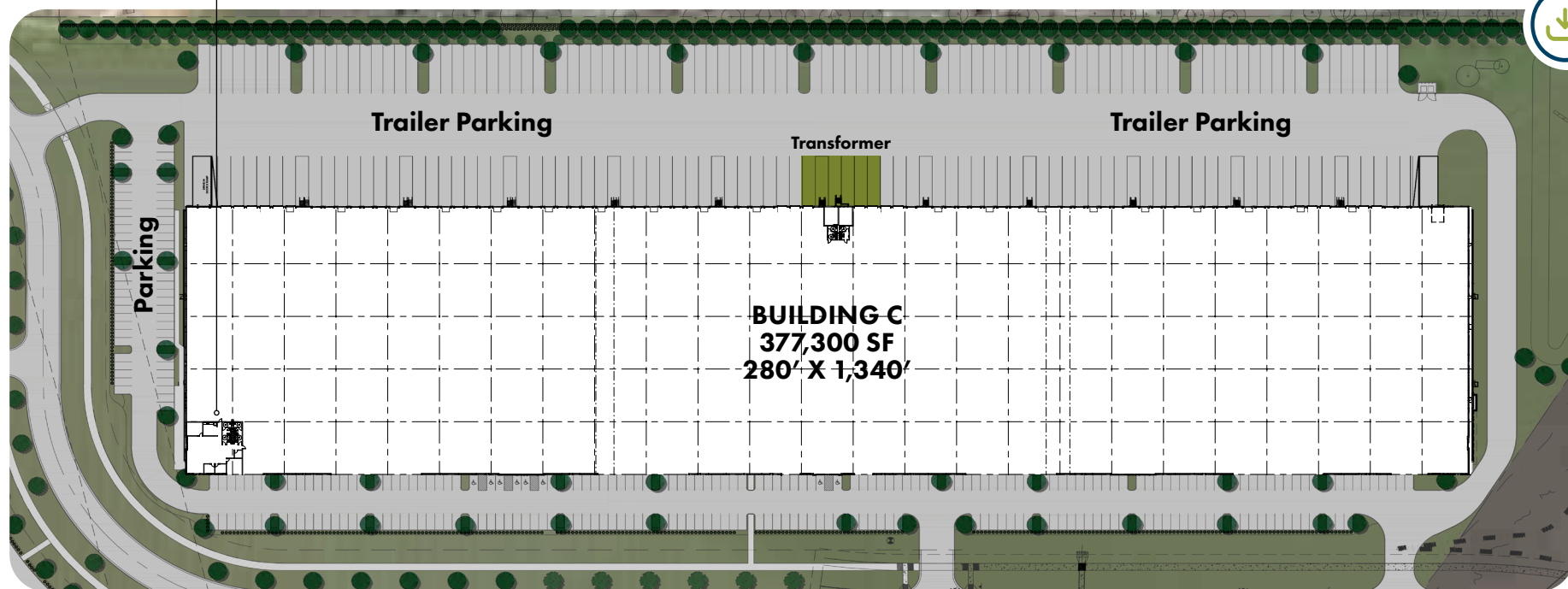
Available For Sale or Lease



Spec Office

Building C 377,300 SF

- Bldg Depth: 280'
- Trailer Stalls: 104
- Rear Load
- 36' Clear Height
- Power: 480v 3-phase
3,000 Amps
- Dock Doors: 80
- Ramped Doors: 2
- ESFR Sprinklers
- Auto Parking: 374 Spaces
- Roof Insulation: R-9
- Truck Court: 185'
- Spec Office: 3,100 SF
- Slab Thickness: 7"
- Levelers: 19 ESM Series
35,000lb mechanical pit
levelers



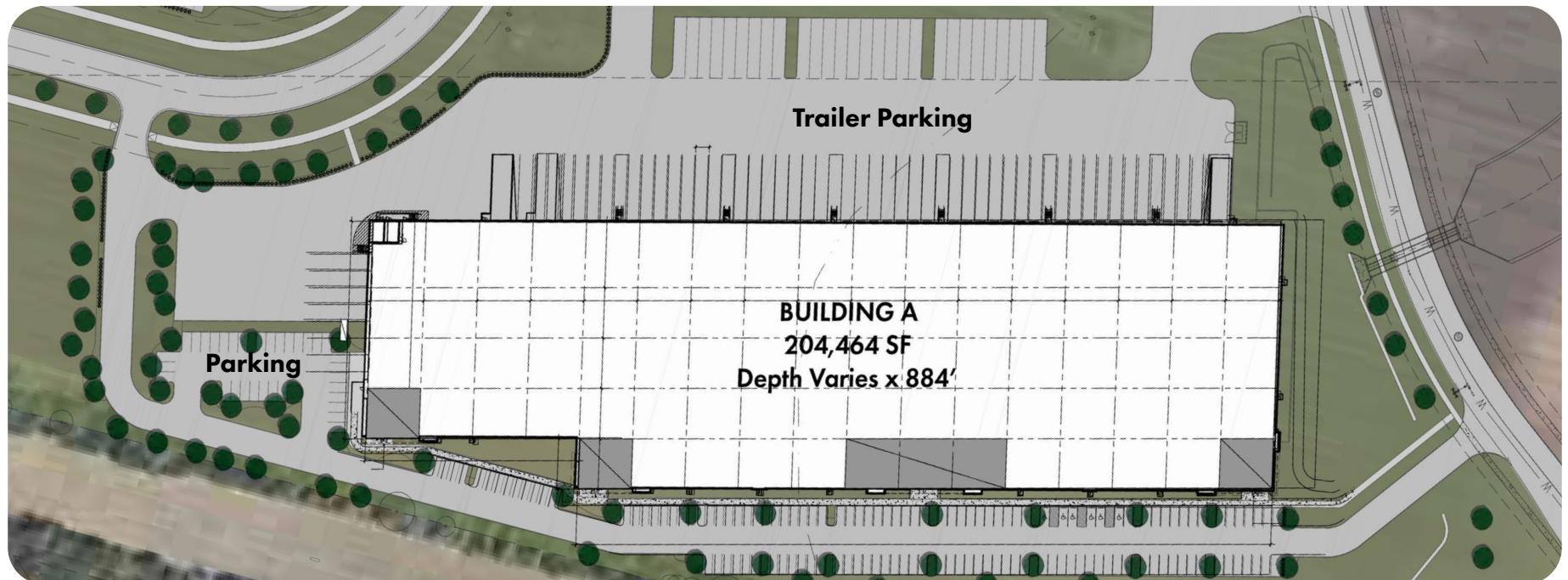
Fully Entitled

**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
- ESFR Sprinklers
- Roof Insulation: R-9
- Truck Court: 185'
- Adjacent ±1.73 acre available for IOS/
Parking



Fully Entitled

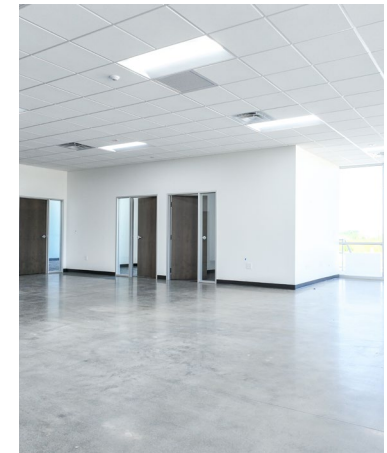
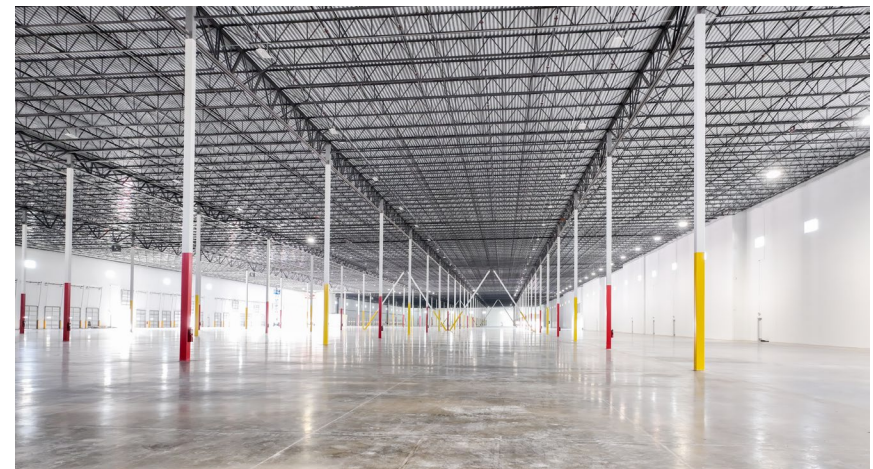
**Available For Sale
or Lease**

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'





SM
SAN MARCOS BUSINESS PARK
SLV
435 AIKEN DRIVE
SAN MARCOS, TEXAS 78666

Visit SanMarcosBP.com For More Info

Developed By
LEDO CAPITAL GROUP



Leased By
STREAM

Kevin Cosgrove
Executive Vice President
210.298.8527

Sam Owen
Managing Director & Partner
512.481.3030

Luke Watson
Senior Associate
512.481.3056