

CBRE

FOR SUBLEASE

# SAN MARCOS

## INDUSTRIAL

### PROPERTY ADDRESS

111 McCarty Lane  
San Marcos, Texas 78666

15,500 SF  
OFFICE / WAREHOUSE

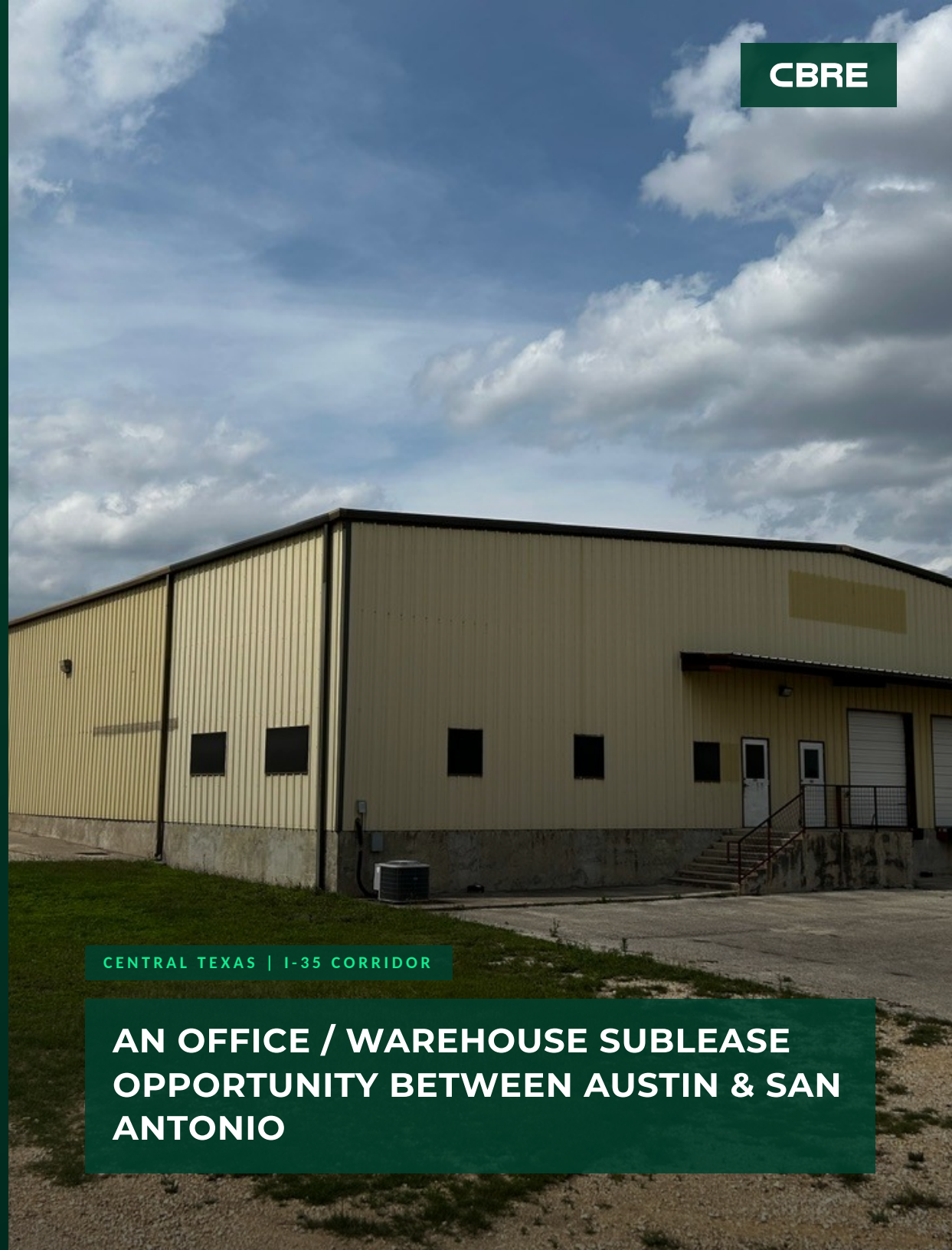
16-20'  
CLEAR HEIGHT

4  
DOCK DOORS (8'x10')

1  
DRIVE-IN DOOR

CENTRAL TEXAS | I-35 CORRIDOR

**AN OFFICE / WAREHOUSE SUBLEASE  
OPPORTUNITY BETWEEN AUSTIN & SAN  
ANTONIO**



# SAN MARCOS INDUSTRIAL



# 15,500 SF

OFFICE / WAREHOUSE • FOR SUBLEASE

## PROPERTY FEATURES

- Gross Rental Rate: \$17.45 / SF
- Clear Height: 16' - 20'
- Loading: 4 Dock Doors (8' x 10') + 1 Drive-In
- Office: Approximately 10% Office Finish
- Outside Storage: 650' Fenced Yard
- Lease Expiration: April 2028

Positioned halfway between Austin and San Antonio, San Marcos Industrial offers tenants a rare small-bay sublease opportunity in one of Central Texas's most active logistics submarkets.

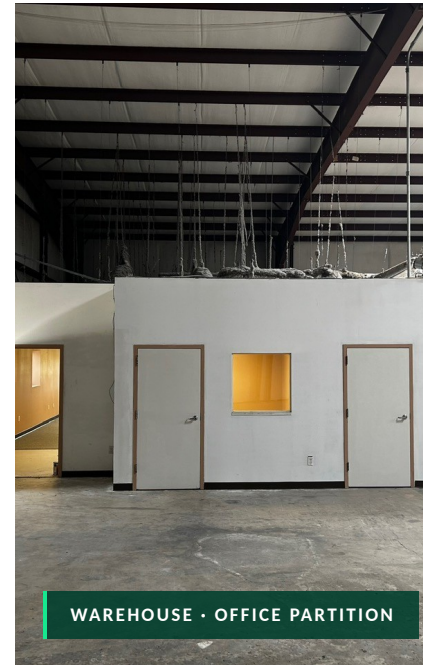
# TAKE A CLOSER LOOK



SAN MARCOS INDUSTRIAL • PROPERTY PHOTOS • 03



WAREHOUSE • CLEAR SPAN



WAREHOUSE • OFFICE PARTITION



OFFICE SPACE



OFFICE SUITE

# BUILDING HIGHLIGHTS

111 MCCARTY LANE • SAN MARCOS, TEXAS 78666

|                          |                                 |                             |                            |
|--------------------------|---------------------------------|-----------------------------|----------------------------|
| <b>TOTAL SF</b>          | 15,500 SF                       | <b>AVAILABILITY</b>         | For Sublease               |
| <b>GROSS RENTAL RATE</b> | \$17.45 / SF                    | <b>LEASE EXPIRATION</b>     | April 2028                 |
| <b>CONFIGURATION</b>     | Office / Warehouse              | <b>OFFICE SF</b>            | Approximately 10%          |
| <b>CLEAR HEIGHT</b>      | 16' – 20'                       | <b>TYPE OF CONSTRUCTION</b> | Concrete Tilt / Metal      |
| <b>DOCK DOORS</b>        | 4 @ 8' × 10'                    | <b>DRIVE-IN DOORS</b>       | 1                          |
| <b>OUTSIDE STORAGE</b>   | 650' Fenced Yard                | <b>POWER</b>                | 3-Phase, Heavy Industrial  |
| <b>PARKING</b>           | Dedicated On-Site               | <b>SUBMARKET</b>            | San Marcos / I-35 Corridor |
| <b>ZONING</b>            | Industrial (City of San Marcos) |                             |                            |



## WHY SAN MARCOS INDUSTRIAL

- Rare small-bay sublease opportunity
- 650' fenced outside storage yard
- Halfway between Austin & San Antonio
- Strong regional demographics & talent
- Immediate access to Texas State & Outlets

# DIRECT I-35 ACCESS

## DRIVE TIMES

**I-35****INTERSTATE 35**

30 sec • 0.25 miles

**★****DOWNTOWN SAN MARCOS**

6 min • 2.5 miles

**✈****AUSTIN-BERGSTROM INTL**

40 min • 34 miles

**AUS****AUSTIN (DOWNTOWN)**

35 min • 33 miles

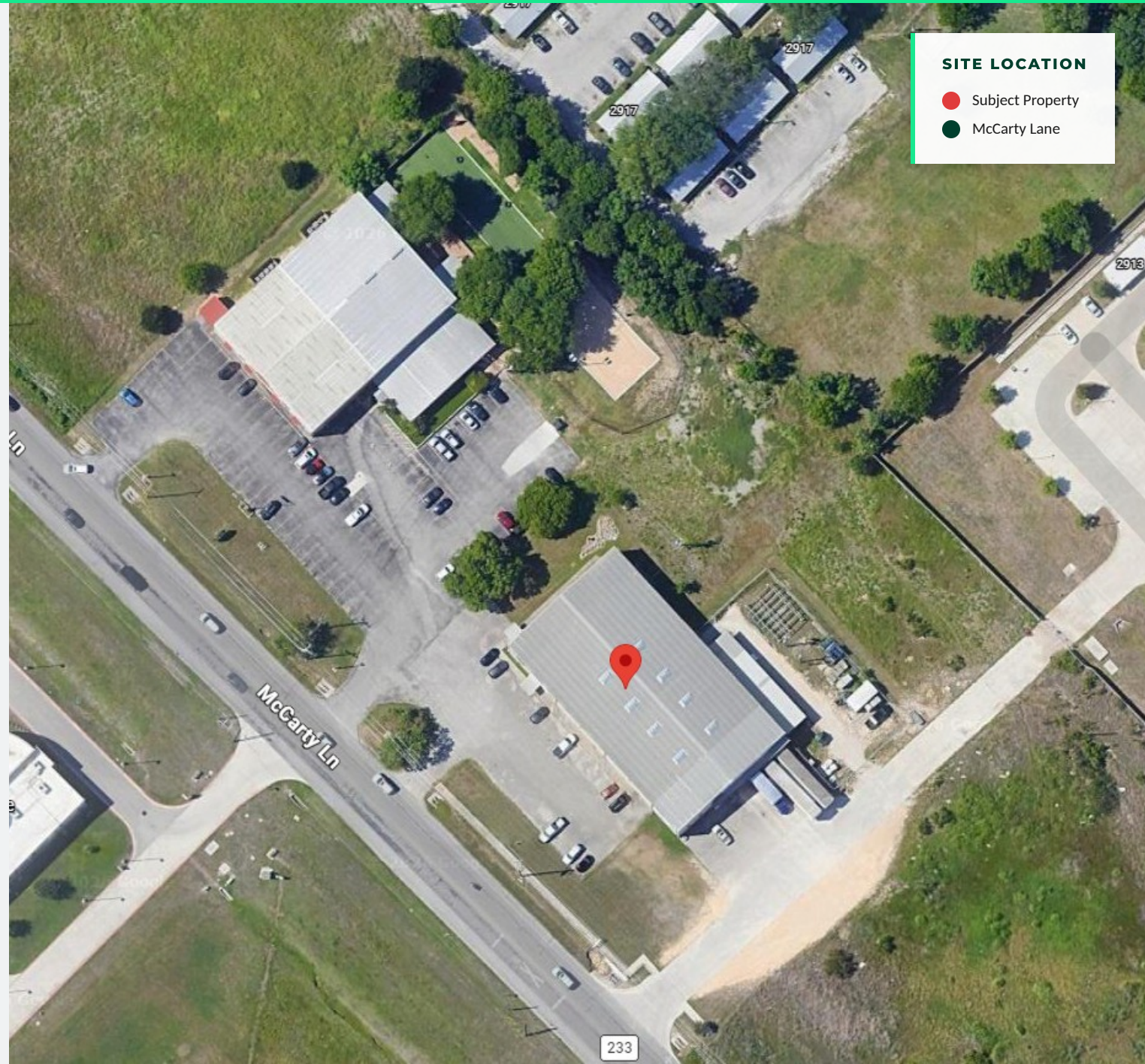
**SAT****SAN ANTONIO (LOOP 1604)**

45 min • 41 miles

**130****SH-130 TOLL**

12 min • Direct I-35 Connection

## SITE LOCATION

 Subject Property McCarty Lane

# IN THE HEART OF SAN MARCOS

## REGIONAL CONTEXT

## POSITIONED IN THE I-35 CORRIDOR

111 McCarty Lane sits minutes from Interstate 35 with quick connectivity to downtown San Marcos, Texas State University, the San Marcos Premium Outlets, and SH-130.

The property benefits from its location in a rapidly expanding industrial corridor just south of the urban core.

## NEARBY DESTINATIONS

|                        |         |
|------------------------|---------|
| Downtown San Marcos    | ~2.5 mi |
| Texas State University | ~3 mi   |
| SM Premium Outlets     | ~4 mi   |
| Interstate 35          | 0.25 mi |
| SH-130 Toll Connection | ~5 mi   |

# BEST OF BOTH WORLDS



A COLLEGE TOWN MEETS A LOGISTICS POWERHOUSE

## SAN MARCOS IS MORE THAN A MAP DOT.

San Marcos has quietly become one of Central Texas's most compelling industrial submarkets — a rare combination of college-town energy, population growth, and logistics infrastructure rivaling much larger metros. Located along the I-35 corridor between the two fastest-growing MSAs in the country, tenants gain access to a deep regional labor pool, a vibrant consumer base, and immediate connectivity to the broader Texas Triangle.

### 38K<sub>+</sub>

#### COLLEGE WORKFORCE

Texas State University brings one of the largest student populations in Texas — a steady pipeline of young, educated labor.

### I-35

#### LOGISTICS CORRIDOR

Along the I-35 corridor at the midpoint of Austin & San Antonio, with easy access to SH-130 — the fastest highway in the U.S.

### #1

#### RETAIL & AMENITIES

Anchored by San Marcos Premium Outlets & Tanger — one of the largest outlet-shopping destinations in the U.S.

# ACCELERATED GROWTH

## IN THE PATH OF GROWTH.

Hays County, home to San Marcos, has ranked among the fastest-growing counties in the United States for the past decade. The submarket sits in the path of the Austin–San Antonio corridor boom, with world-class employers investing heavily within a short drive.

# 85<sub>mph</sub>

### SH-130 TOLL

Fastest highway in the nation

# #1

### GROWTH COUNTY

Hays County among fastest-growing in the U.S.

# 7M<sub>+</sub>

### REGIONAL REACH

Consumers within a 90-minute drive

### SUBMARKET MOMENTUM

## WORLD-CLASS NEIGHBORS.

The region has attracted major employers including Tesla, Samsung, Amazon, and FedEx — all within a short drive of San Marcos Industrial. Combined with the consumer draw of Texas State University and the San Marcos Premium Outlets, this submarket offers a rare combination of logistics connectivity, labor depth, and retail visibility.

### MAJOR REGIONAL EMPLOYERS

|                        |       |
|------------------------|-------|
| Tesla (Giga Texas)     | 28 mi |
| Samsung (Taylor)       | 60 mi |
| Amazon                 | 18 mi |
| FedEx Ground           | 14 mi |
| Texas State University | 3 mi  |
| SM Premium Outlets     | 4 mi  |



**CBRE**

FOR SUBLEASE

# SAN MARCOS INDUSTRIAL

111 McCarty Lane  
San Marcos, Texas 78666

FOR ADDITIONAL INFORMATION

**GREG MARBERRY**

First Vice President



512.422.0013



[greg.marberry@cbre.com](mailto:greg.marberry@cbre.com)

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners.

111 MCCARTY LN • SAN MARCOS, TX