

17-72 ACRES

**Industrial, Commercial,
Residential**

Old Bastrop Rd. & IH-35 in San Marcos, Texas

**Available
For Sale**



| **72.8 Acres**

| **Easy Access**

To IH-35

| **Demisable**

To 17 Acres

| **OCL Zoning**

De Annexed From ETJ

| **Utilities Available**

Sewer, water, gas,
electric, telecomm

| **Frontage**

2,222 FT of frontage
along Old Bastrop Rd.
arterial



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| Ingress/Egress
& Nearby Neighbors



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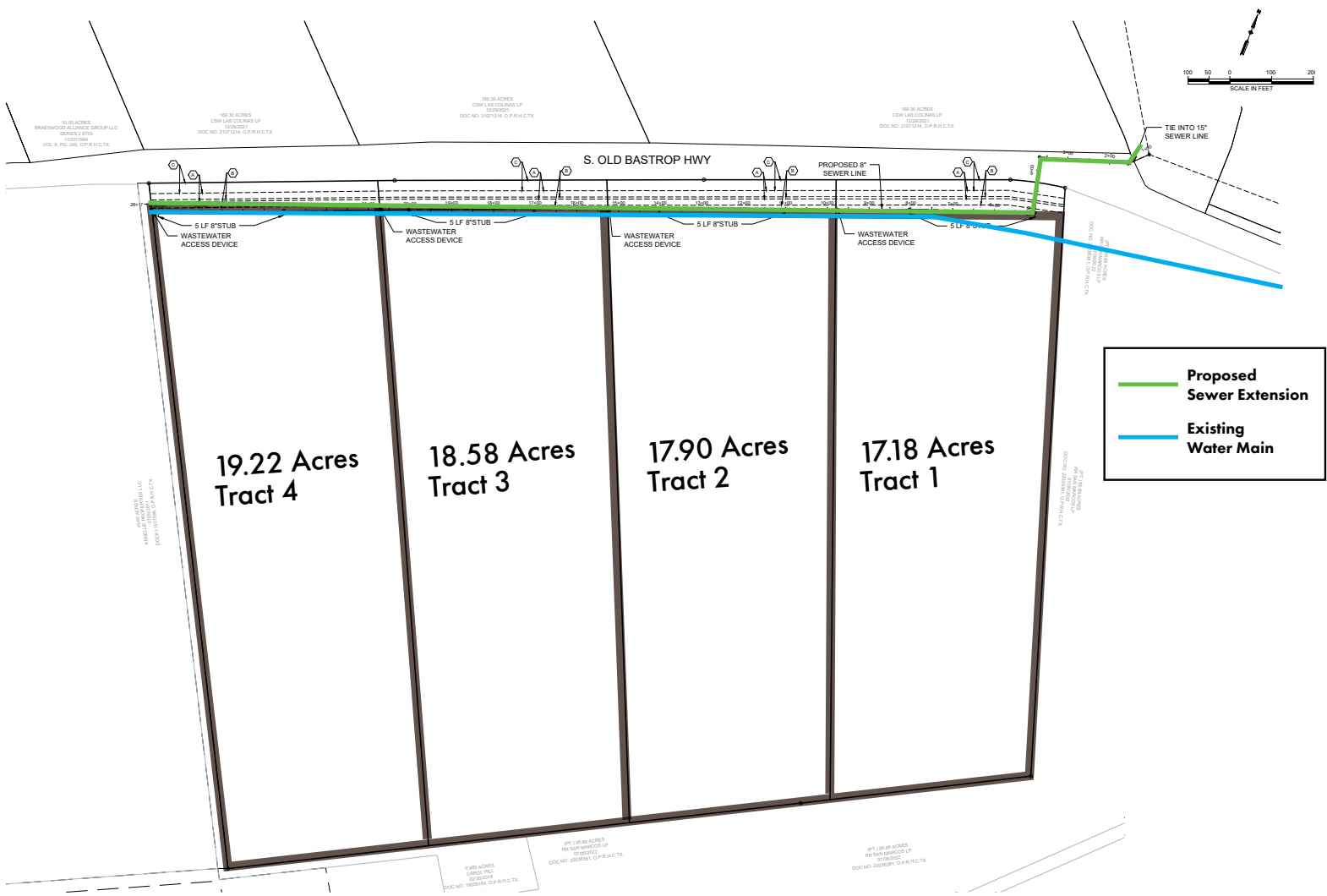
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Proposed Sewer Main Extension

and Potential Demising Options



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I-35	2 Miles
San Marcos	9 Miles
IH-10	21 Miles
Loop 1604	26 Miles
Loop 410	32 Miles
Downtown Austin	39 Miles
ABIA Airport	41 Miles
Downtown San Antonio	41 Miles
Tesla Gigafactory	46 Miles
Navistar Plant	53 Miles
Toyota Plant	58 Miles



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