

1600 E MCCARTY LANE  
SAN MARCOS, TX



AVAILABLE FOR LEASE  
**249,081 SF**

**3 REAR LOAD BUILDINGS**

**1 MILE EAST OF FULL INTERCHANGE ON IH 35**



# SITE OVERVIEW

PHASE 1

**343,729 SF**  
TOTAL

**127,480 SF**  
BUILDING 1

**121,601 SF**  
BUILDING 2

**94,648 SF**  
BUILDING 3

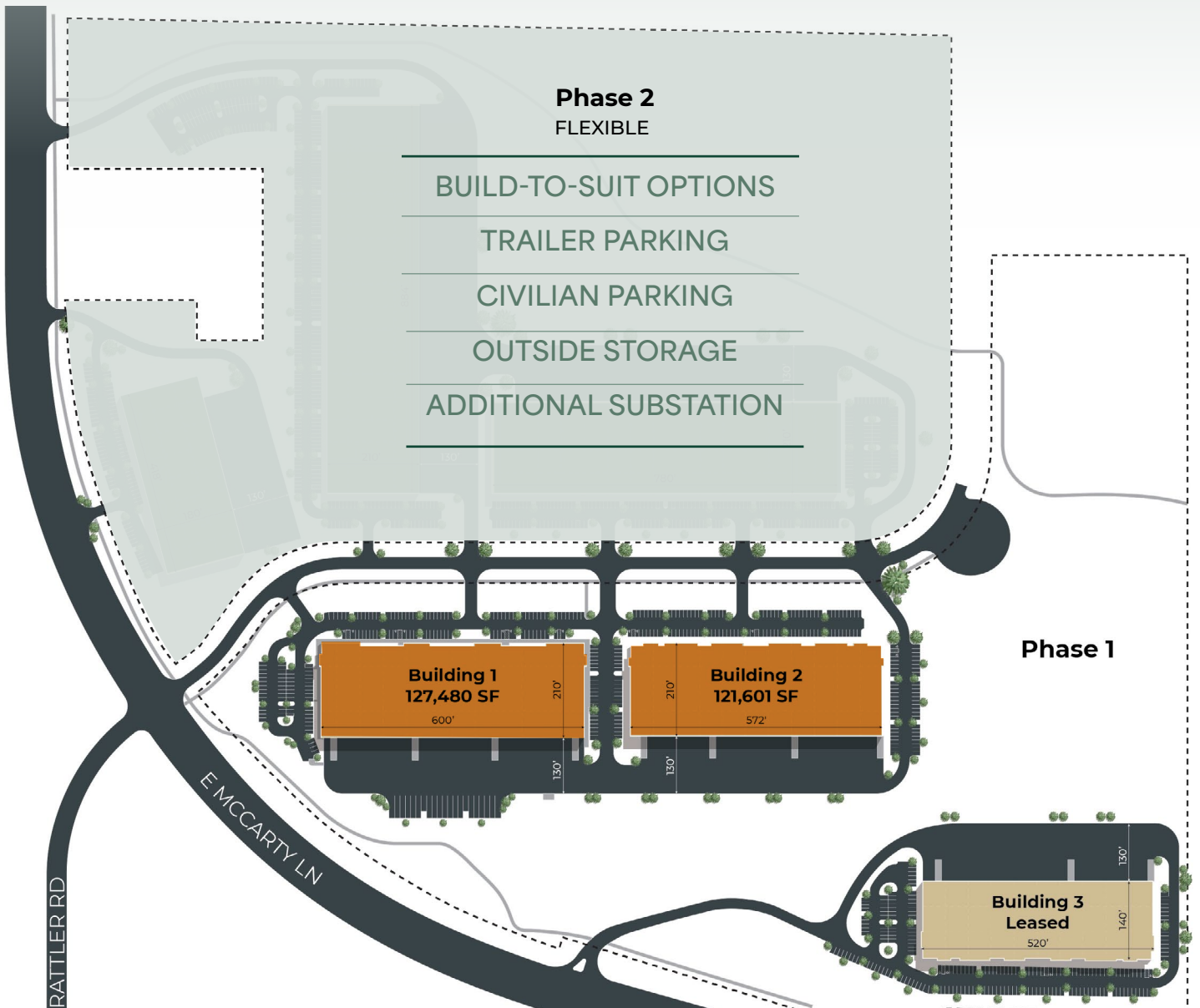
PHASE 2

**51+ ACRES**  
TOTAL

UP TO  
**424,680 SF**

**BUILT TO  
SUIT**

**FLEXIBLE  
OPTIONS**



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**MORGAN MCMAHEN**

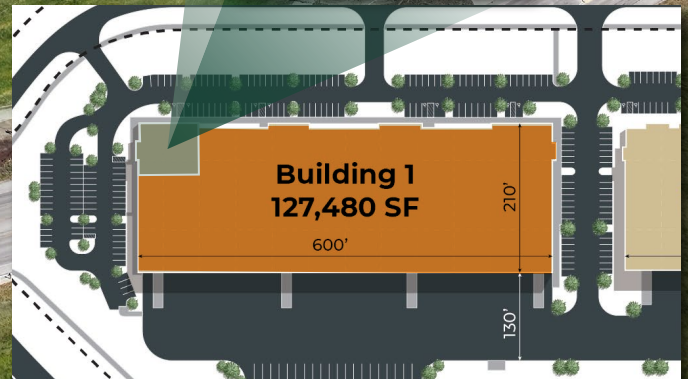
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# BUILDING 1

**BUILDING 1**  
127,480 SF



**127,480 SF**  
TOTAL

**2,316 SF**  
SPEC SUITE

**REAR LOAD**  
CONFIGURATION

**600' W X 210' D**  
DIMENSIONS

**31**  
(9' X 10')  
DOCK DOORS

**4**  
(12' X 14') OVERSIZE  
RAMP DOORS

**130'**  
TRUCK COURT DEPTH

**32'**  
CLEAR HEIGHT

**52' X 50'**  
(60' SPEED BAYS)  
COLUMN SPACING

**171**  
AUTO PARKING

**21**  
TRAILER PARKS

**ESFR**  
FIRE PROTECTION

**2,000**  
AMPS



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# SPEC SUITE



# BUILDING 2

**BUILDING 2**  
121,601 SF



**121,601 SF**  
TOTAL

**577' W X 215' D**  
DIMENSIONS

**REAR LOAD**  
CONFIGURATION

**52' X 50'**  
(60' SPEED BAYS)  
COLUMN SPACING

**30**  
(9' X 10')  
DOCK DOORS

**4**  
(12' X 14') OVERSIZE  
RAMP DOORS

**130'**  
TRUCK COURT DEPTH

**32'**  
CLEAR HEIGHT

**171**  
AUTO PARKING

**2,000**  
AMPS

**ESFR**  
FIRE PROTECTION



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# REGIONAL DISTRIBUTION REACH

## DEMOGRAPHICS

### POPULATION

	10 MILES	20 MILES
2025 POPULATION - EST.	130,745	499,948
2030 POPULATION - 5-YR PROJECT	160,636	590,281
2025 AVG HH INCOME	\$93,179	\$112,509
2030 AVG HH INCOME	\$103,642	\$124,044

### 2025 OCCUPATION

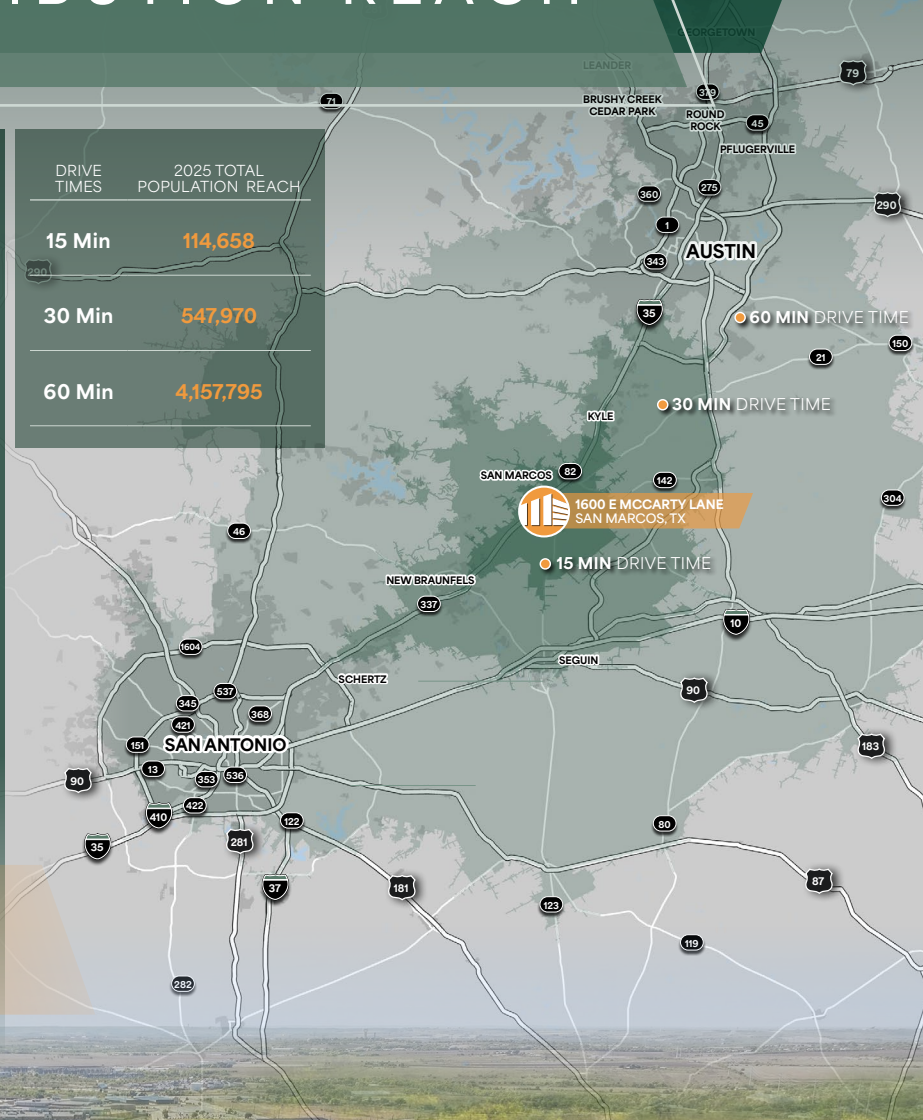
	10 MILES	20 MILES
MANUFACTURING EMPLOYEES	2,684	12,141
WAREHOUSE WORKERS	5,196	20,036



### KEY ACCESS POINTS

I-35 1 MILE	DOWNTOWN SAN MARCOS   5 MILES	DOWNTOWN AUSTIN   36 MILES
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DRIVE TIMES	2025 TOTAL POPULATION REACH
15 Min	114,658
30 Min	547,970
60 Min	4,157,795



## PHASE 1



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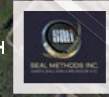
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# CORPORATE NEIGHBORS



MOCKINGBIRD HILLS



123



123



HILLS OF HAYS



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