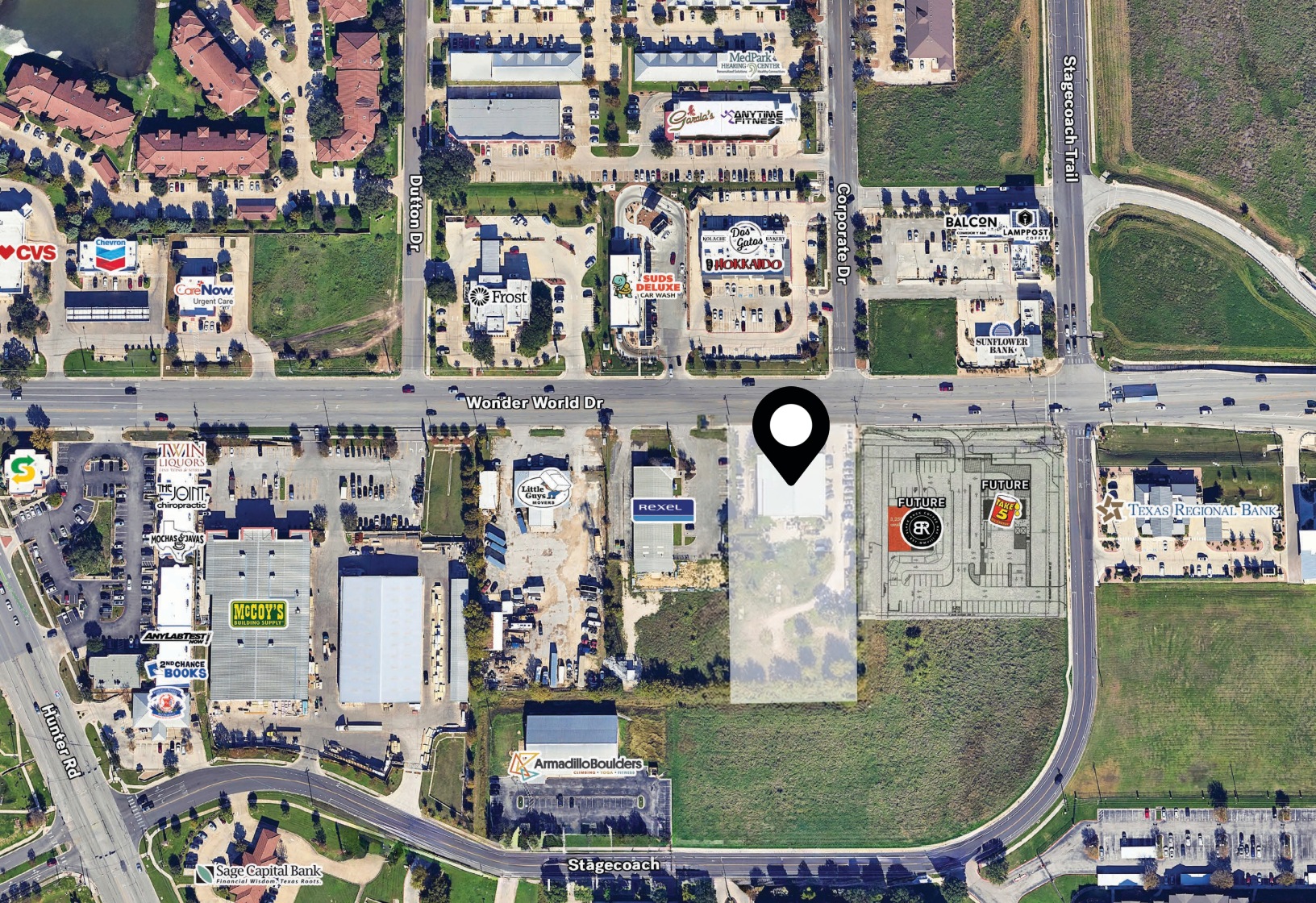




Prime Multi or Single Tenant Industrial Flex Space for Lease

9,800± sf | Located in the Heart of San Marcos on Wonder World Drive





Property Highlights

PROPERTY TYPE: Industrial Flex

ADDRESS & LOCATION: 290 Wonder World Drive, San Marcos, Texas 78666

SIZE: 9840 Sq. Ft on 1.88 Acres of Land

SUITES: 101, 103, & 105

LEASE TERMS: \$22/sf NNN

ZONING & USE: G-C Legacy Zoning

PARKING INFORMATION: 30+ Spaces

TRAFFIC COUNTS: +-33,048 Cars Per Day

Immediate Access to IH-35

Minutes to Texas State and San Marcos Premium Outlets



290 Wonder World Drive presents a highly visible industrial flex building offering exceptional frontage along one of San Marcos' primary commercial corridors. The property consists of a ±9,800-square-foot warehouse situated on a generous ±1.88-acre parcel, providing a rare combination of immediate usability and excess land in a rapidly growing submarket.

The building features a steel construction with clear-span warehouse space suitable for a wide range of industrial, service, automotive, and flex uses. With G-C Legacy zoning, the property allows for a broad array of commercial applications, and the site layout supports single-tenant occupancy or potential demising for multiple users, subject to tenant requirements and approvals. Surface parking is available on site, with room for 30+ vehicles.

The rear section of the property is available as an additional leasable area and may be utilized for parking, storage, or other approved ancillary uses. Strategically positioned along Wonder World Drive with traffic counts exceeding 33,000 vehicles per day, the property benefits from strong visibility and convenient access to I-35, placing it squarely within the Austin–San Antonio prime growth corridor. The site is surrounded by major retailers, financial institutions, medical services, and dense residential development, and is located just minutes from Texas State University and the San Marcos Premium Outlets.

MATTHEW DITLOW

VICE PRESIDENT | DEVELOPMENT SERVICES

512.590.0929

MATTHEW.DITLOW@KUPERSIR.COM

Kuper Sotheby's International Realty is an RBCU company. © MMXXV Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC. Kuper Sotheby's International Realty is a subsidiary of RBCU Services LLC. RBCU Services LLC is affiliated with Randolph-Brooks Federal Credit Union (RBCU). An Equal Opportunity Company. Equal Housing Opportunity. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.