



TR TRITEXAS™ LOGISTICS PARK

1 LAND SITES AVAILABLE

FOR SALE, BUILD-TO-SUIT & LEASE

±46-131 NET ACRES AVAILABLE

MASTER PLANNED BUSINESS PARK
SAN MARCOS, TEXAS

Scarborough Lane
DEVELOPMENT

partners



MEGA SITE

2,000+ AC Master Planned Industrial Park

LOCATION

Direct Access to Loop 110 and three Miles from IH-35. Union Pacific Railway & San Marcos Regional Airport adjacent to property.

PHASE I SITE STATUS

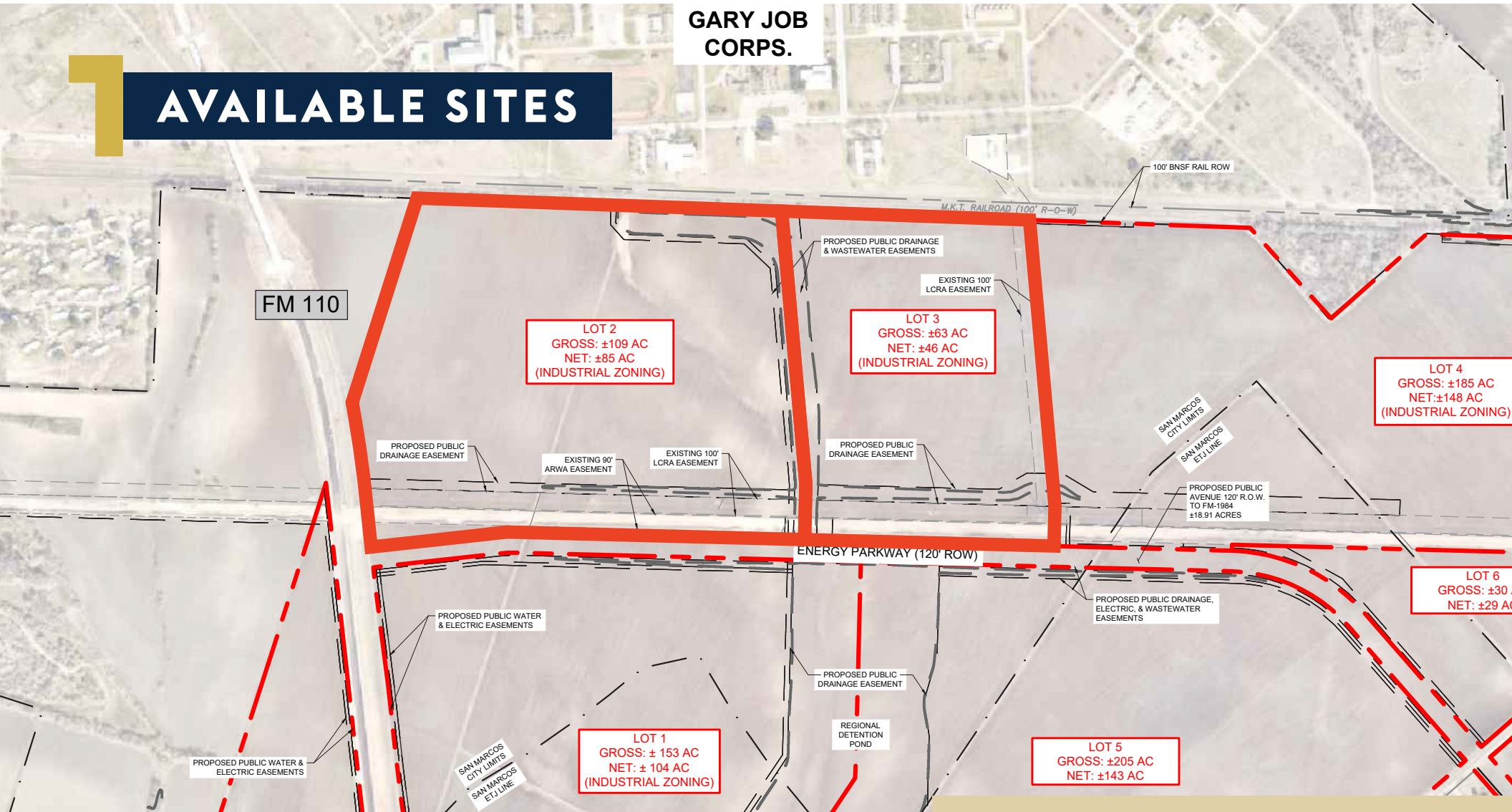
736 Acres in City Limits Zoned Heavy Industrial
Entitled Land - Development Agreement with City
Roadway & Utilities Designed
Development Ready

UTILITIES ON SITE

Water: 12" & 16" waterline (City of San Marcos)
Wastewater: approved design of 18" wastewater main for Phase I
Electrical: 22 MVA substation with 345KV & 69 KV (being upgraded in addition to existing 138 KV) transmission line adjacent to site

**GARY JOB
CORPS.**

AVAILABLE SITES



LOT DESCRIPTIONS

Lot 2: ±85 AC Net (±109 AC Gross)

Lot 3: ±46 AC Net (±63 AC Gross)

LOCATION

Lots 2 & 3 are located at the entrance to AXIS, new, master planned business park with direct access to new spine road

CENTRAL LOCATION



TEXAS TRIANGLE

is projected to grow by 3.5 million between now and 2030. The entire area will become one giant metropolis with a 19 percent growth in residents—from 18.14 million in 2015 to 21.65 million in 2030—bringing it close to the current population of the New York City metro area (20.18 million people).

(U.S. Census Bureau and forecasts from the Texas Office of the State Demographer)

#1

JOB CREATOR IN THE NATION; TEXAS IS PROJECTED TO ADD ONE MILLION JOBS BY 2023
(Forbes)

#2

LARGEST WORKFORCE IN THE US
(U.S. Census Bureau)

50+

FORTUNE 500 COMPANY HQ

LOCATION	MILES	DRIVE TIME
Hwy 35	3 miles	5 min
Hwy 130	20 miles	20 min
Austin	30 miles	30 min
San Antonio	57 miles	52 min
Port of Corpus Christi	170 miles	2 hr 48 min
Houston	172 miles	2 hr 45 min
Port of Houston	200 miles	3 hr 20 min
Laredo (US-Mexico Border)	219 miles	3 hr 26 min
Dallas	230 miles	3 hr



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