

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SALE

1910 IH-35 South, San Marcos, TX 78666

FOR SALE: \$2,495,000



11,500 SF | 1.65 ACRES

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OFFERING MEMORANDUM

1910 IH-35 SOUTH

San Marcos, TX 78666

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

1910 IH-35 SOUTH

San Marcos, TX 78666

Located along the highly trafficked Interstate 35 corridor, 1910 IH-35 South in San Marcos, Texas presents a rare opportunity to acquire a strategically positioned commercial/industrial asset in the direct path of Central Texas' explosive growth.

The property consists of an approximately 11,500 square foot industrial/flex facility situated on 1.65 acres, offering a functional layout supported by 3-phase power, ample yard/parking capacity, and heavy commercial zoning (HC)—a combination that allows for a wide range of uses.

San Marcos continues to experience robust population and economic growth, supporting long-term value appreciate and demand for well-located commercial assets.





San Marcos, TX



San Marcos, TX sits squarely in Central Texas between Austin and San Antonio along the I-35 corridor — one of the fastest-growing economic axes in the U.S. It's best known as a college city anchored by Texas State University, which fuels local culture, workforce talent, consumer demand, and demographic youth. Beyond academia, its strategic location supports logistics, retail, and service industries — evidenced by significant industrial park development and large retail investments scheduled through 2026 and beyond. Residents and visitors alike enjoy the San Marcos River, vibrant outlet shopping, and a rapidly diversifying retail and food scene that's expanding with the growing population.



DEMOGRAPHIC SUMMARY

SAN MARCOS, TX

POPULATION

San Marcos

68,920

State: Texas 30.3 Million

MEDIAN AGE

San Marcos

25.5 Years

State: Texas 35.5 Years

MEDIAN HOUSEHOLD INCOME

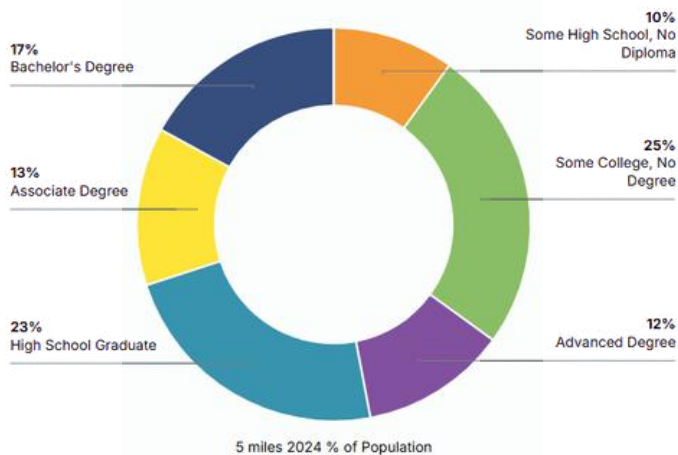
San Marcos

\$51,030

State: Texas \$76,292

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



2024 STATISTICS

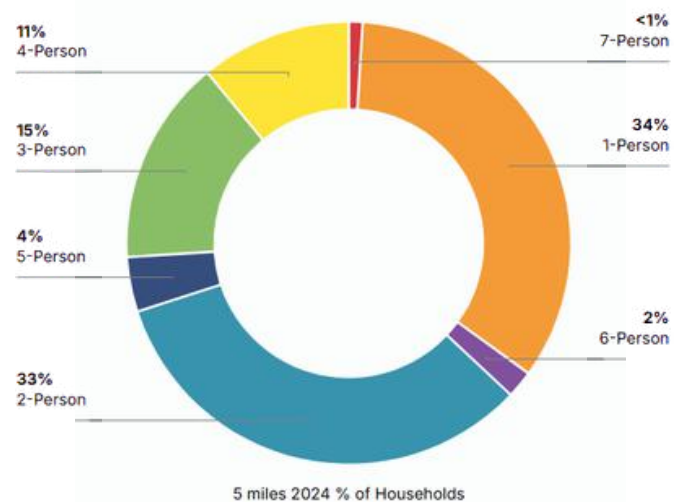
	2 Mile	5 Mile	10 Mile
Population 2024	30,168	85,192	134,575
Total Households	11,561	33,655	50,541
Avg Household Size	2.3	2.3	2.5
Avg Household Income	\$58,650	\$59,438	\$75,248

ECONOMIC INDICATORS

3.8% San Marcos/Austin MSA Unemployment Rate

4.6% U.S. Unemployment Rate

HOUSEHOLDS



San Marcos

27,606

State: Texas 10.75 Million



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 35 (I-35) – Major north-south interstate running straight through San Marcos, linking directly to Austin (north) and San Antonio (south). It's the backbone of regional mobility for commuting, freight movement, and pass-through traffic on the I-35 corridor.

Texas State Highway 123 (SH 123) – Connects San Marcos southeast to I-10 and other regional destinations; important for goods movement and regional connectivity.

Texas State Highway 80 (SH 80) – East-west connector through San Marcos, serving local traffic, industry access, and linking smaller communities.

Loop 82 / Local Routes – City loop providing alternative access through downtown and around campus, useful for local logistics and intra-city circulation.



AIRPORT PROXIMITY

San Marcos Regional Airport (KHYI) – Public use airport ~4 nautical miles east of downtown; serves as an aviation reliever for both Austin-Bergstrom and San Antonio International airports, offering general aviation and business aviation access with significant runway capacity.

Austin-Bergstrom International Airport (AUS) – ~21 miles northeast, the primary commercial international airport serving the region, with broad domestic and international flight options within easy drive.

San Antonio International Airport (SAT) – ~50 miles south, major commercial airport with extensive domestic and international routes, accessible via I-35 for broader air travel flexibility.

SITE OVERVIEW

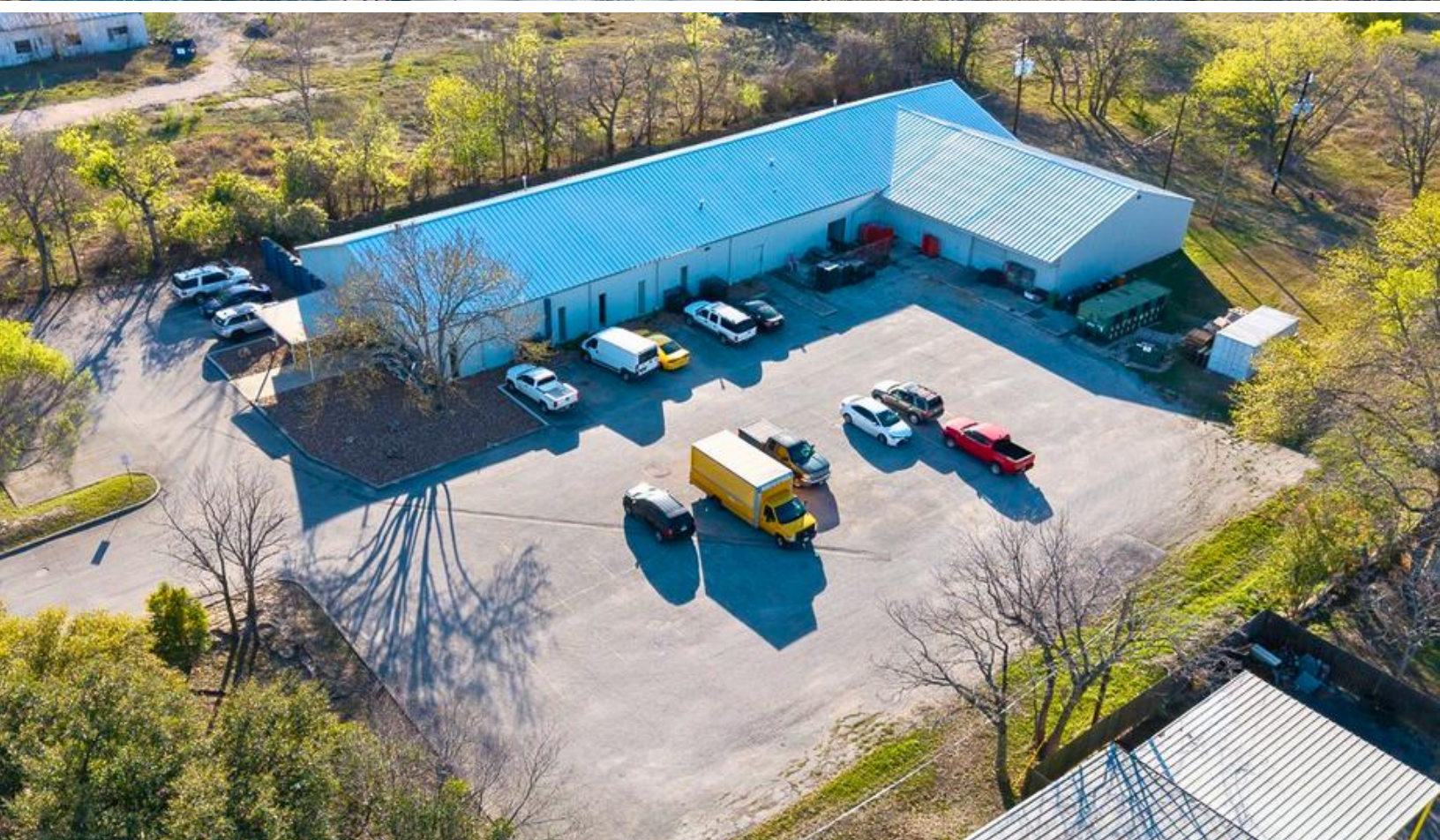
SITE

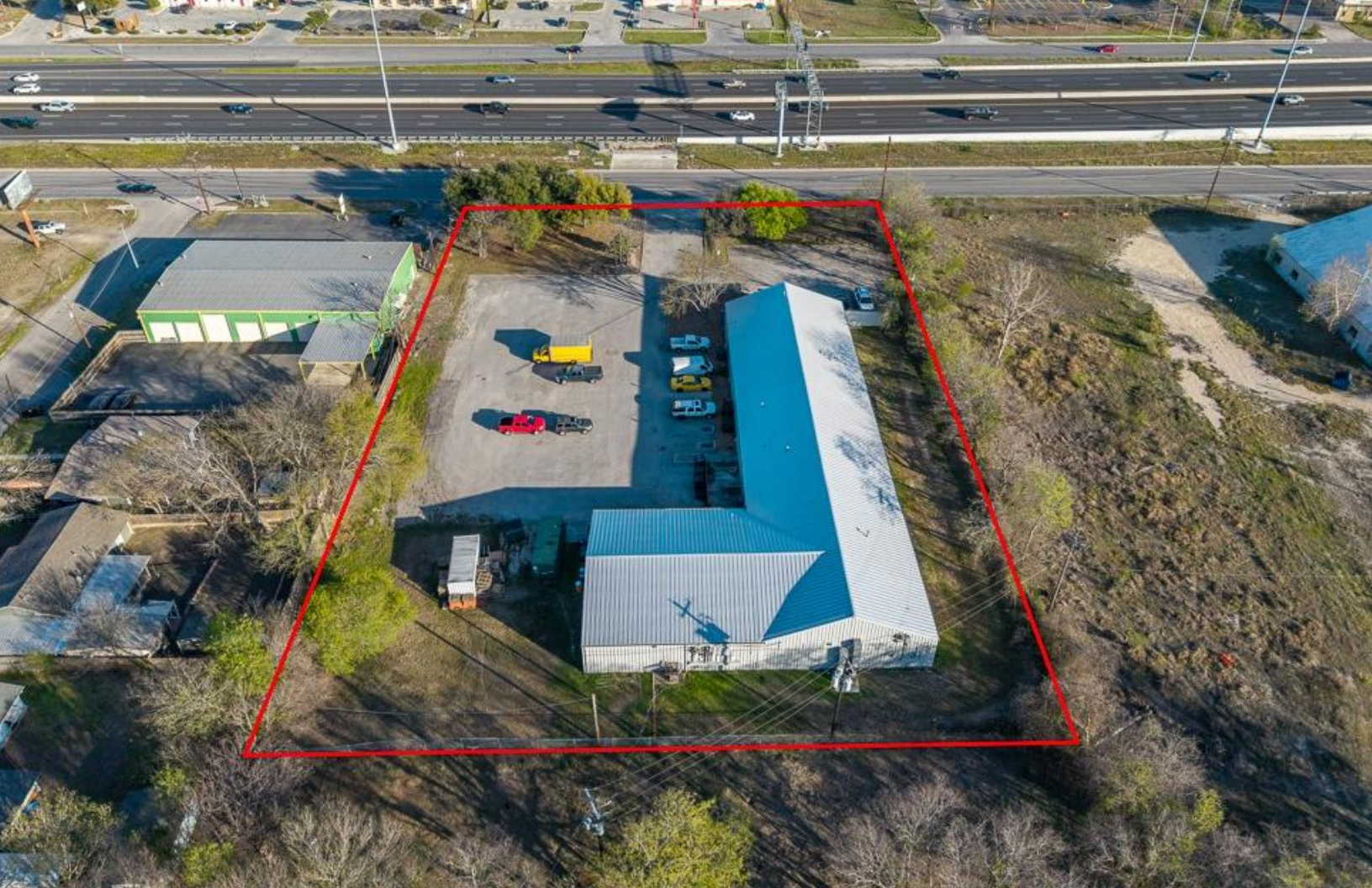
Property Type:	Industrial
Zoning:	HC or Heavy Commercial
Total SF:	11,500 SF
Acres:	1.65 AC
Stories:	1
Drive Ins:	1 tot./10' w x 10' h
Construction:	Metal
Parking:	42 Surface Spaces
Water Line:	8"
Power:	3 Phase

OPERATING EXPENSES

Taxes:	\$31,648.65
Insurance:	\$6,419.00
Utilities:	\$42,276.00
TOTAL	\$80,343.65















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