

# FOR LEASE

2061 Clovis R Barker Rd | San Marcos, TX 78666

Industrial  
Leasing Opportunity

Offering Memorandum



**MATTHEWS**™

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

2061 Clovis R Barker Rd  
San Marcos, TX 78666



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Strategic Central Texas Location:** Situated in booming San Marcos, strategically positioned along the I-35 corridor midway between Austin and San Antonio. Offers excellent connectivity with direct access to I-35 (west) and Highway 123 (east), serving expanding submarkets like New Braunfels and Seguin. Just 2 miles from the San Marcos Premium Outlets, enhancing convenience for employees and clients.
- **Versatile Flex Space Availability:** ±40,075 SF of adaptable flex warehouse and office space across Buildings 14, 15, and 16. Ideal for distribution, light manufacturing, automotive services, or retail/showroom applications, with flexible configurations to meet tenant requirements. Part of a 161,000+ SF business park spanning ±20.92 acres.
- **Thriving Market:** Property is located 20 minutes from New Braunfels, one of the fastest-growing cities in the U.S., with a population exceeding 104,000 (2022 estimate) and a projected 2025 population of 124,157, driven by a 5.48% annual growth rate.
- **Competitive Market Edge:** Hays County's economic surge supports a wide range of industries, with the Texas Innovation Corridor attracting investments and talent. Benefit from the region's nearly 5 million residents and thriving logistics sector.
- **Strong Demographics:** Hays County features an average household income of \$143,071 and a diverse workforce of over 149,000 in the labor force, supporting robust demand for industrial and commercial spaces, with a projected 16.5% population growth over the next five years.





Distribution Center  
**H-E-B**

**DYNAMO**  
Specialty  
DISTRIBUTING  
TEXAS

**TARGET** maurices  
**JCPenney** Ashley  
HOMESTORE

Subject Property

**HE inc**  
HELDENFELS ENTERPRISES

Fullfillment Center  
**amazon**

**Copart**

Capital **Precast**

**HICKS**  
LIGHTNING PROTECTION

**EWING**  
OUTDOOR SUPPLY

123

**BUCKLEY**  
POWDER COMPANY

**Continental**

**MCCOY'S**  
BUILDING SUPPLY

**H-E-B** **BURGER KING**  
**IN-N-OUT BURGER** **TORCHY'S TACOS**

Distribution Center  
**Walmart** **sam's club**  
Supercenter

Towncenter at Creekside  
**TARGET** **BEST BUY**  
**HOBBY LOBBY** **belk** **ULTA**  
**JCPenney** **DICK'S**  
**PET SMART** **SPEC'S** **BUG-GES**  
SPORTING GOODS WINES • SPIRITS • FRESH FOODS

**+** **Resolute Baptist Hospital**  
±128 Beds

**HomeGoods** **ULTA**  
**T.J. maxx** **five BELOW**  
**DOLLAR TREE** VICTORIA'S SECRET

New Braunfels

**THE HOME DEPOT**

**✈** **New Braunfels National Airport**  
±14.5 Miles Away

Google Earth

**2061 Clovis R Barker Rd**  
San Marcos, TX 78666

**Property Details**

**Total Building SF** ±40,075 SF

**Office SF** ±8,000 SF

**Lot Size - AC** ±20.96 Park, ±3.1 Building Lot

**Coverage** 29.68% Lot

**Year Built** 2018

**Clear Height** Building 14 & 16 - 16' Eave Building 15  
- 24' Eave to 28' Eave

**Grade Level Doors** 12

**Loading Docks** 3

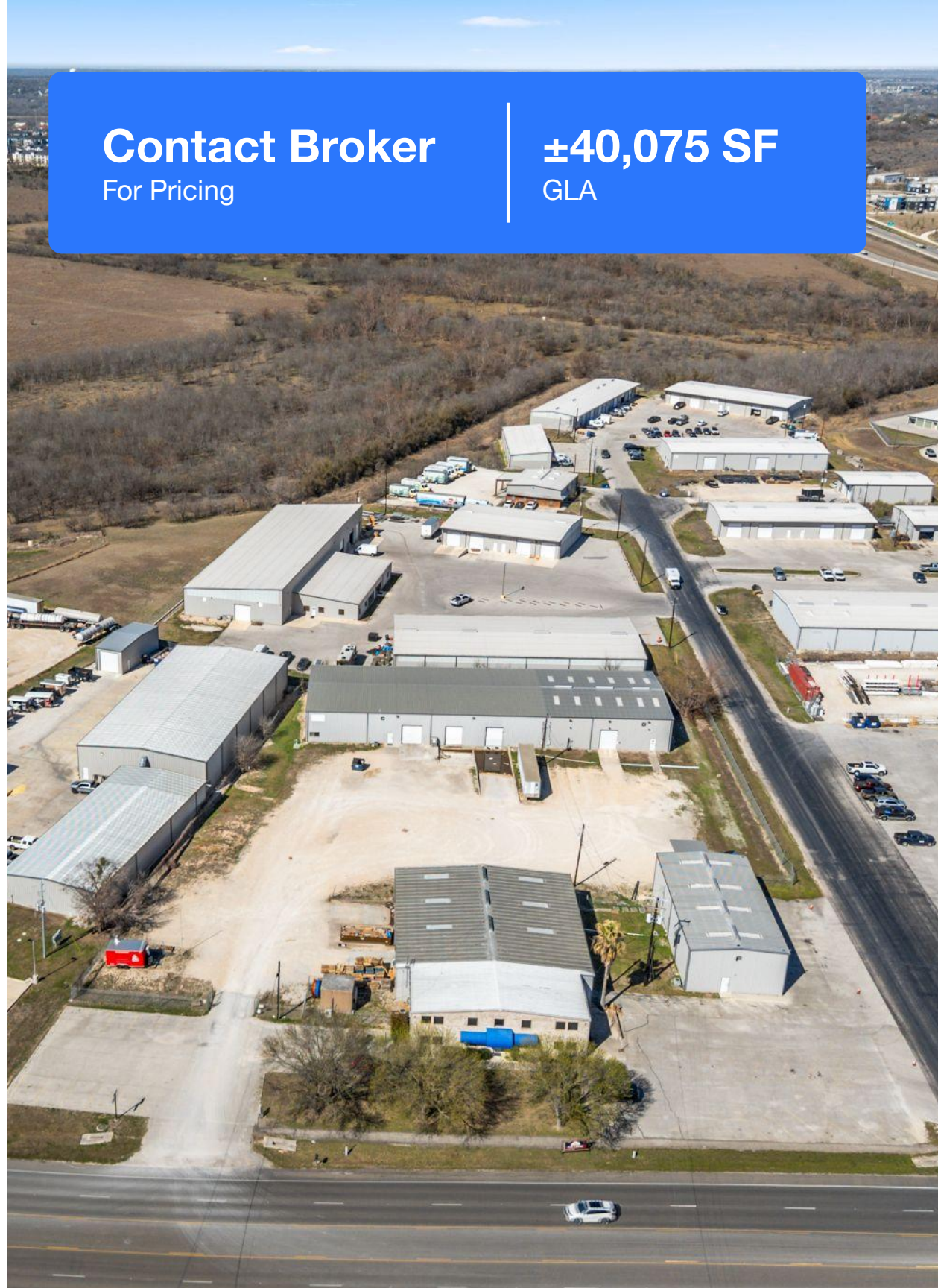
**Building 14** 11,200 SF, 2,000 SF Office  
3 Grade, 1 Dock Well

**Building 15** 21,875 SF, 5,000 SF Office  
6 Grade, 1 Dock Well

**Building 16** 7,000 SF, 1,000 Office  
3 Grade. 1 Dock Well

**Contact Broker**  
For Pricing

**±40,075 SF**  
GLA



# EXTERIOR PHOTOS



# WAREHOUSE PHOTOS



# WAREHOUSE PHOTOS



# OFFICE PHOTOS



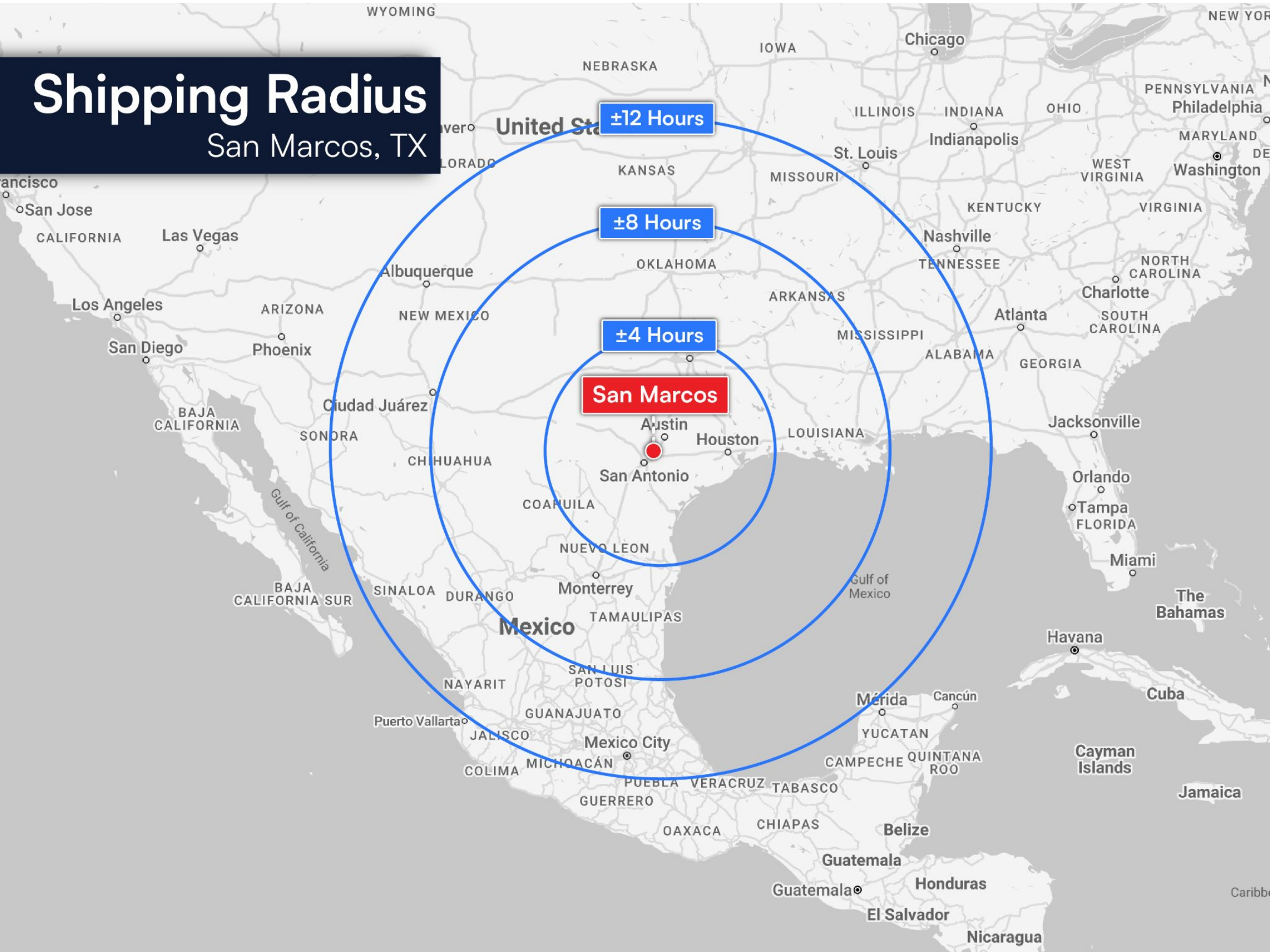
# Drive Time

Texas Map



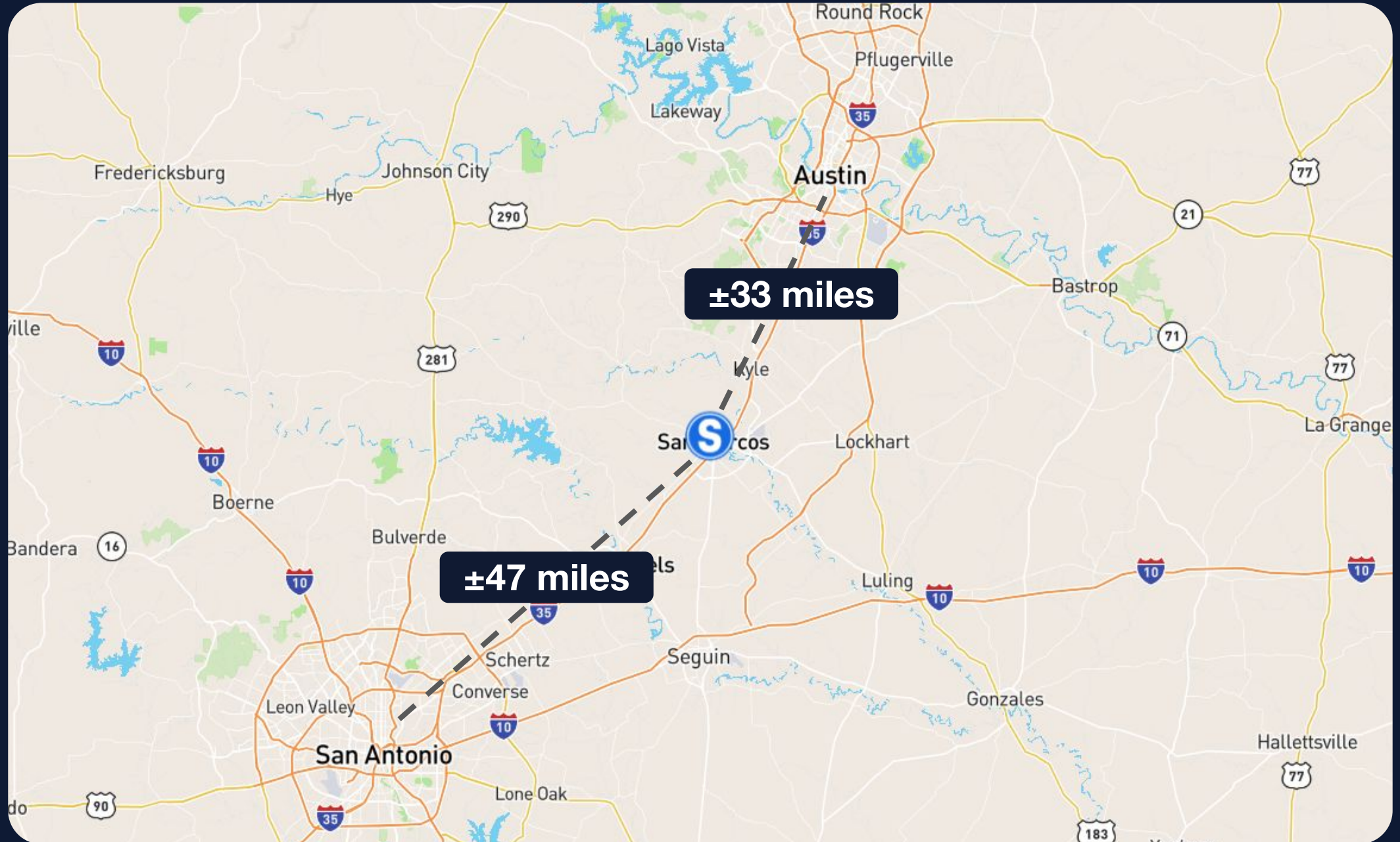
# Shipping Radius

San Marcos, TX



# MARKET OVERVIEW

2061 Clovis R Barker Rd  
San Marcos, TX 78666



# SAN MARCOS, TX

## Market Demographics



**67,553**  
Total Population

**\$54,227**  
Median HH Income

**25,332**  
# of Households

**28.4%**  
Homeownership Rate

**37,290**  
Employed Population

**34.8%**  
% Bachelor's Degree

**24.3**  
Median Age

**\$286,300**  
Median Property Value

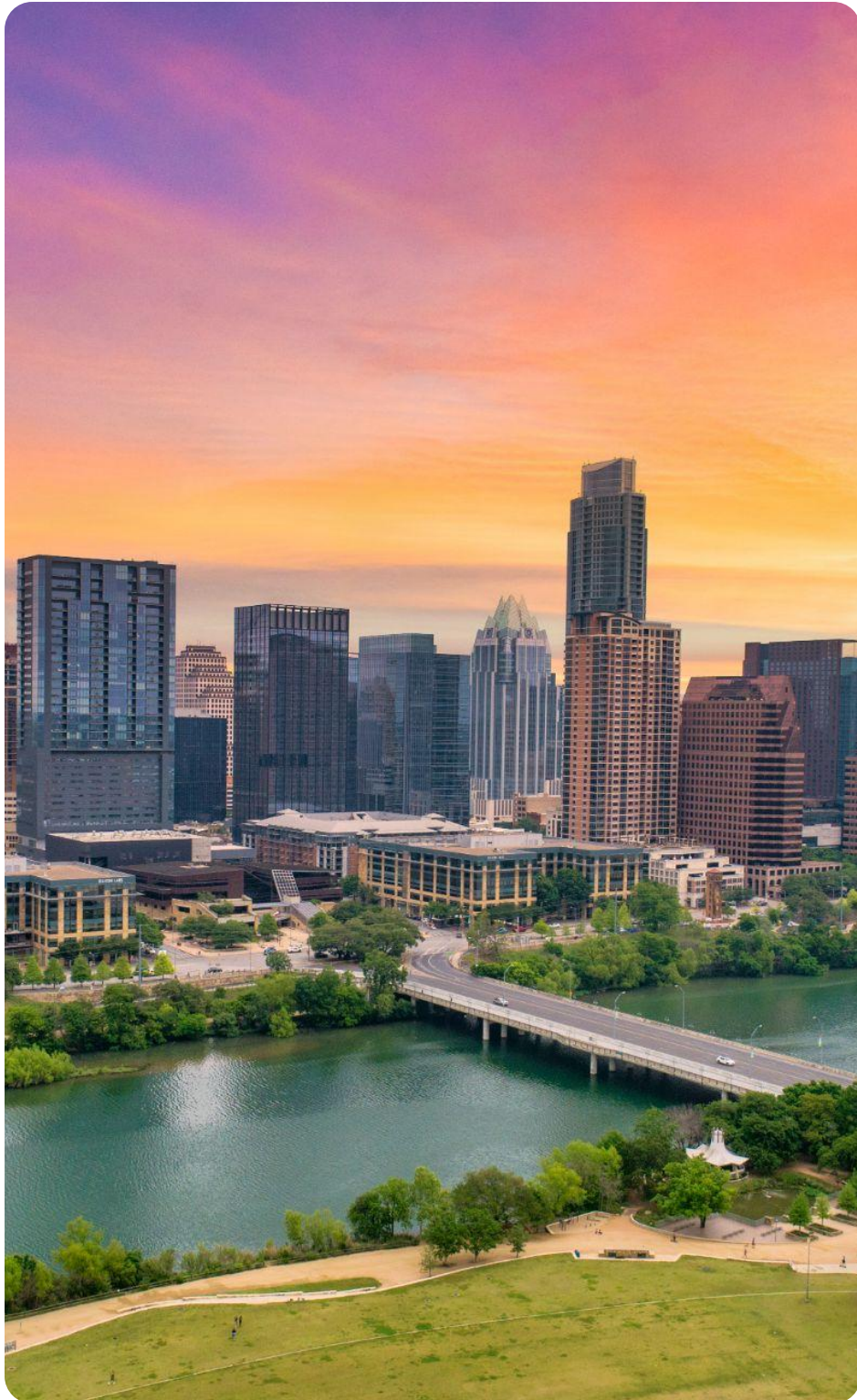
## Local Market Overview

San Marcos, Texas, is a growing community located between San Antonio and Austin along the I-35 corridor. Its strategic position makes it a key hub for both commuters and businesses seeking access to the two major metropolitan areas. The city is home to **Texas State University**, which plays a major role in shaping the local economy and culture.

With a youthful median age, San Marcos maintains a diverse and dynamic population. The community benefits from steady residential, commercial, and industrial growth, as well as a thriving retail and tourism sector centered around the San Marcos River and the Premium Outlets. The local economy continues to expand, supported by strong population growth and an influx of new developments across housing and business sectors. Its central location, skilled workforce, and growing infrastructure make San Marcos one of the most attractive markets for investment and expansion in Central Texas. The city's consistent growth and economic diversity continue to strengthen its regional influence and long-term stability.

## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	39,814	89,711	147,610
Current Year Estimate	33,154	80,841	129,029
2020 Census	25,806	71,010	107,530
Growth Current Year-Five-Year	20.09%	10.97%	14.40%
Growth 2020-Current Year	28.47%	13.84%	19.99%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	16,621	38,393	60,411
Current Year Estimate	13,220	32,913	50,613
2020 Census	9,994	27,947	40,460
Growth Current Year-Five-Year	25.72%	16.65%	19.36%
Growth 2020-Current Year	32.28%	17.77%	25.09%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$83,955	\$77,886	\$95,171



### **Local Market Overview - Austin, TX MSA**

Austin, Texas continues to experience sustained economic growth, driven by a diverse mix of innovation, infrastructure, and institutional stability. The region benefits from its central geographic location, access to major transportation corridors, and a business-friendly environment that has attracted a steady stream of corporate relocations and expansions. Anchored by a highly educated workforce and the University of Texas at Austin, the city draws talent across the technology, healthcare, and professional services sectors. With over \$248 billion in regional gross domestic product and ranking as the #1 U.S. city for growth between 2019 and 2023, Austin’s market fundamentals remain among the strongest in the country. The city’s appeal is further supported by quality-of-life factors, including cultural amenities, relative affordability compared to coastal metros, and ongoing infrastructure improvements.

### **Economic Drivers - Austin, TX MSA**

Austin’s economy is driven by a nationally recognized technology ecosystem—commonly referred to as “Silicon Hills”—which has positioned the city as a central hub for innovation in the Southwest. The region boasts a strong concentration of companies across enterprise software, semiconductors, biotechnology, and corporate research and development, creating a highly specialized and competitive business environment. This thriving tech sector is further bolstered by the presence of global employers such as Tesla, which operates a major Gigafactory in the area, and Dell Technologies, a legacy tech anchor headquartered nearby. These firms, along with significant public sector institutions and major healthcare systems, contribute to a balanced employment base across both private and government sectors.

In recent years, Austin has seen increased investment in data infrastructure, advanced manufacturing, and logistics. Projects like hyperscale data centers and next-generation production facilities highlight the city’s growing role in the national supply and innovation network. This diversification strengthens economic resilience and supports long-term growth. Backed by the University of Texas at Austin and ongoing infrastructure improvements, Austin continues to attract talent and capital, maintaining its position as one of the most dynamic metro economies in the U.S.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2061 Clovis R Barker Rd, San Marcos, TX, 78666 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date