

6,255 SF AVAILABLE

320 Barnes

320 BARNES DRIVE | SAN MARCOS, TX | 78666

LOCATED IN SAN MARCOS



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ABOUT 320 BARNES

320 Barnes Drive ("320 Barnes") is a well located, stabilized, multi-tenant, small bay flex/showroom industrial building totaling 32,475 square feet located on 5 acres just south of Wonder World Drive and located one block to the west of I-35 with excellent access to and from the interstate.

320 BARNES DRIVE

- Suite 109: 6,255 SF - Available 10/1/2022



www.liveoak.com



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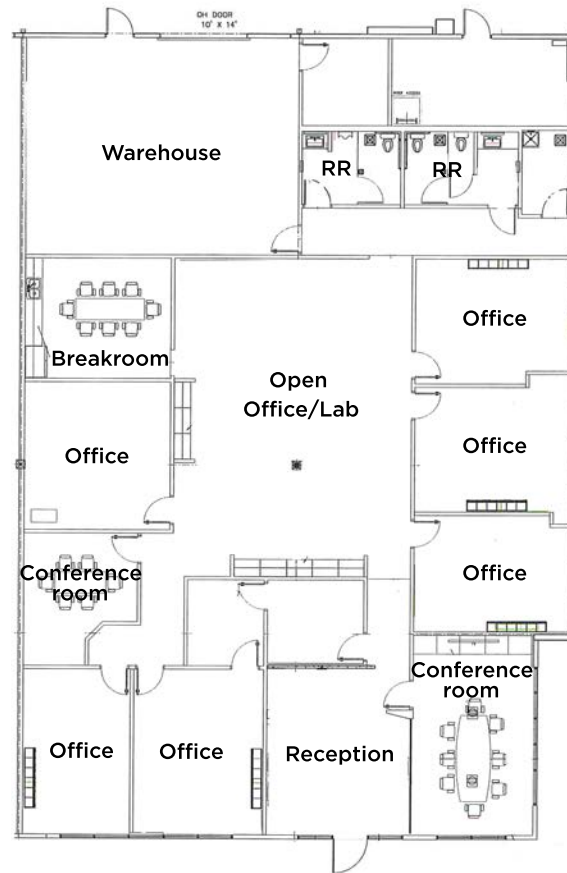
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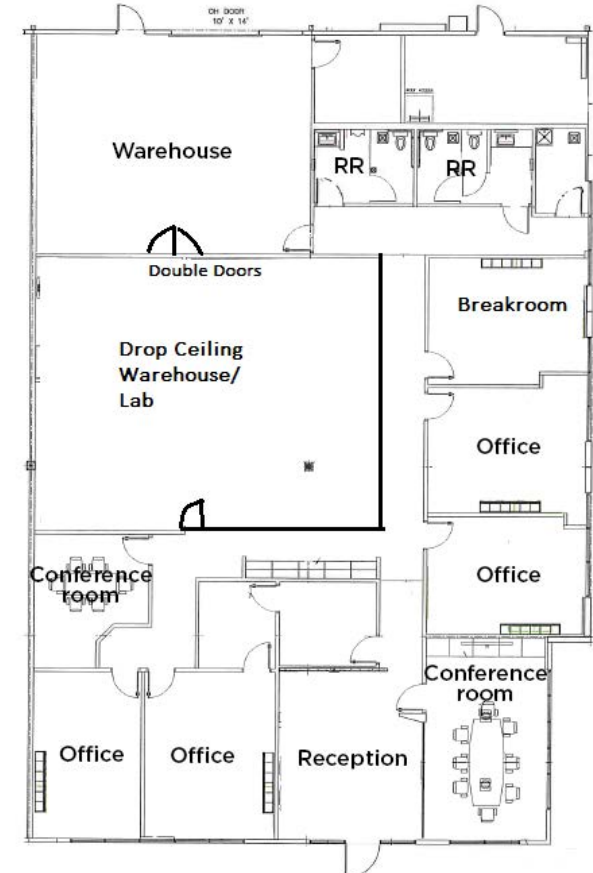
6,255 SF AVAILABLE

SUITE 109

Square Feet	6,255 SF
Loading	10' x 14' Overhead Door
Clear Heights	20'
Office/Warehouse	100% Office
Parking	3.33/1000
Available Beginning	10/1/2022



Option 1
Current floorplan



Option 2
Make-ready floorplan priced and ready to be performed depending on tenant's layout

The information contained herein was obtained from sources deemed reliable. Live Oak, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



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SITE ACCESS

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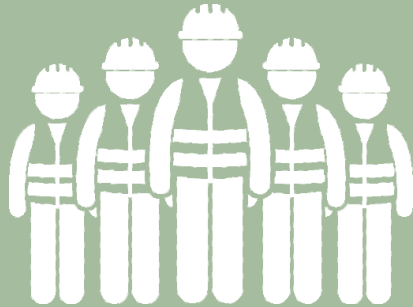
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TEXAS INNOVATION CORRIDOR

The Heart of Texas Innovation Ecosystem

★Buda ★Dripping Springs ★Kyle ★Lockhart ★Luling ★San Marcos ★Umland ★Wimberley

The region of communities between two major metropolitan cities of innovation and along the corridor of Interstate 35 and SH130 is known as the Heart of Texas Innovation Corridor.



2.4 MILLION+
workers within
regional labor force



4.6 MILLION+
total population in
the Corridor



6 MILLION+
projected in 2031
total population

Key Industries

- ★ Business Service & Support
- ★ Information Technology
- ★ Materials Science
- ★ Destination Attraction

- ★ Regional Distribution
- ★ Life Sciences
- ★ Aerospace, Aviation, Security & Defense

TEXAS INNOVATION CORRIDOR

Talent & Workforce Pipeline

- ★Emerging Research Institution and Majority-Minority Serving Institution with 38K+ students
- ★Home to industry disruptors and the only Technology Park (STAR Park) in Texas



- ★Affordable, flexible 2-year college in one of the largest community college systems in Texas.
- ★Recipient of \$1.8M Texas Workforce Commission Skills Development Fund Grant for specialized training.



- ★Home of Gary Jobs Corp, the largest Job Corps program in the United States.
- ★No-cost education and career technical training programs for more than 15 trades and industries.



Transportation

- ★Within 1 hour to two major international airports (Austin / San Antonio).
- ★Close proximity to major highways: I-35, I-10, SH130.
- ★Rail access available throughout Union Pacific and BNSF
- ★San Marcos Regional Airport developing with new Master Plan.



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LOCATION & DRIVE TIMES





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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer, and
 - 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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Doug Thomas	515612	doug@liveoak.com	512.472.5000
Designated Broker of Firm	License No.	Email	Phone
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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