

Interstate Business Center

1942 S. IH 35 | SAN MARCOS, TX | 78666

12,474 SF - 73,732 SF AVAILABLE

SAN MARCOS SUBMARKET



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ABOUT INTERSTATE BUSINESS CENTER

Interstate Business Center is an Industrial building containing 124,032 square feet in San Marcos. The property is located on the IH 35 frontage and is just north of Wonder World Drive. Located 3 miles north of Amazon's Fulfillment Center, near Outlet Malls and many other retail and hospitality properties.

INTERSTATE BUSINESS CENTER

- Suite 101: 14,800 SF
- Suite 104: 23,376 SF
- Suite 105: 12,474 SF
- Suite 106/108: 23,082 SF

Maximum Contiguous: 73,732 SF



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SUITE 101	
Square Feet	14,800 SF
Loading	Dock High & Grade Level
Office	Approximately 1,330 SF
Availability	Immediately

*Yard space available

SUITE 104	
Square Feet	23,376 SF
Loading	Dock High & Grade Level
Office	Approximately 2,038 SF
Availability	4/1/2024

*Yard space available

SUITE 105	
Square Feet	12,474 SF
Loading	Grade Level
Office	Approximately 900 SF
Availability	4/1/2024

*Yard space available

SUITE 106/108	
Square Feet	23,082 SF
Loading	Grade Level & Overhead
Office	100% warehouse
Availability	4/1/2024

*Up to 3 acres of yard space available



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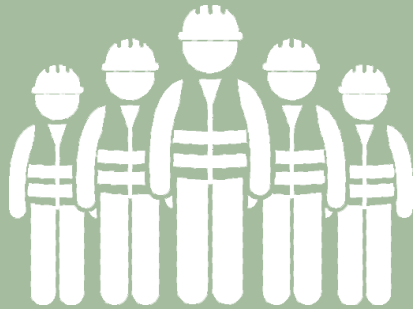
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STRATEGIC LOCATION

The Heart of Texas Innovation Ecosystem

★ Buda ★ Dripping Springs ★ Kyle ★ Lockhart ★ Luling ★ San Marcos ★ Uhland ★ 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



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STRATEGIC LOCATION

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 through Union Pacific and BNSF.

San Marcos Regional Airport developing with new Master Plan.



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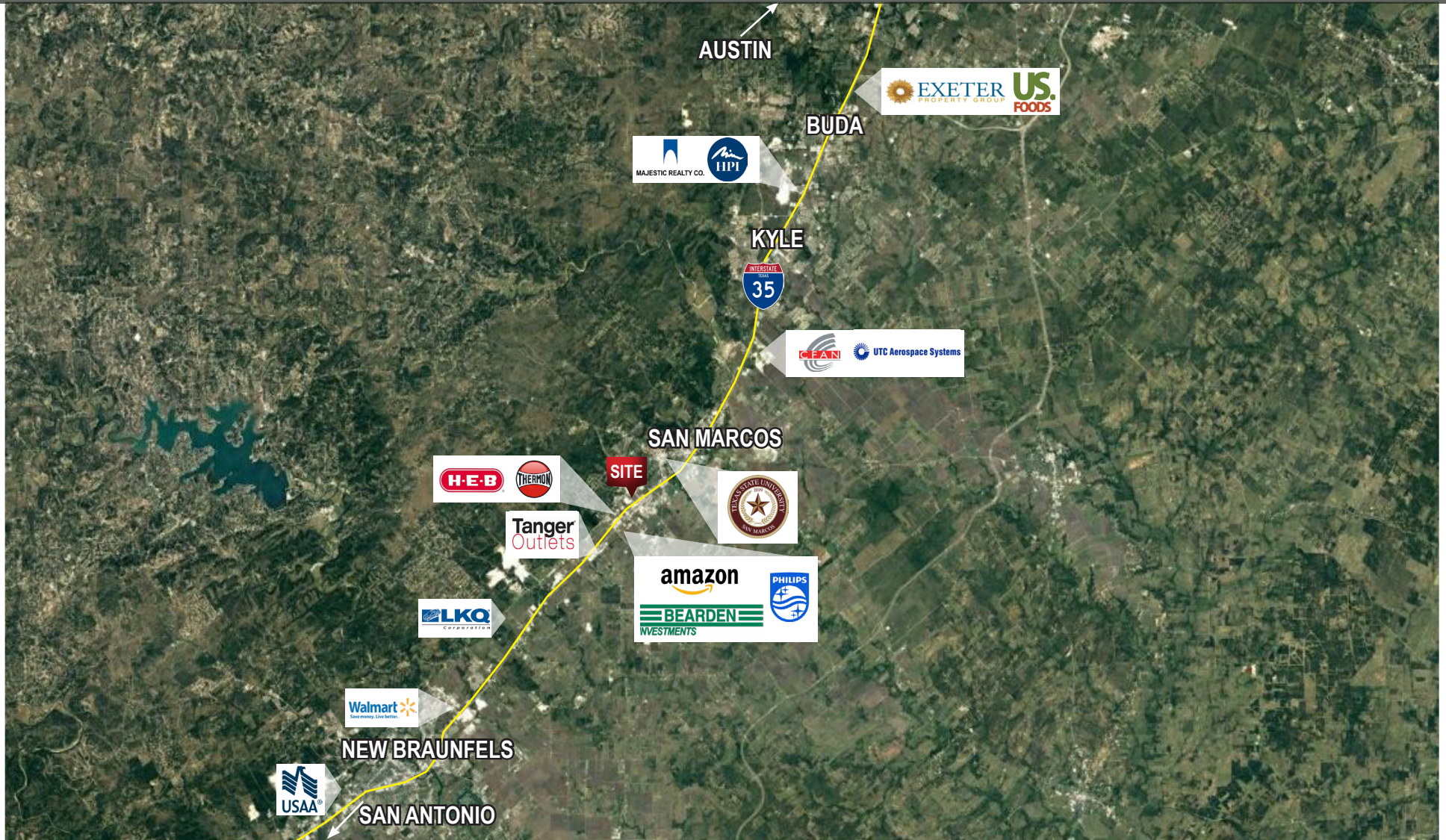
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Information About Brokerage Services

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 Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____