

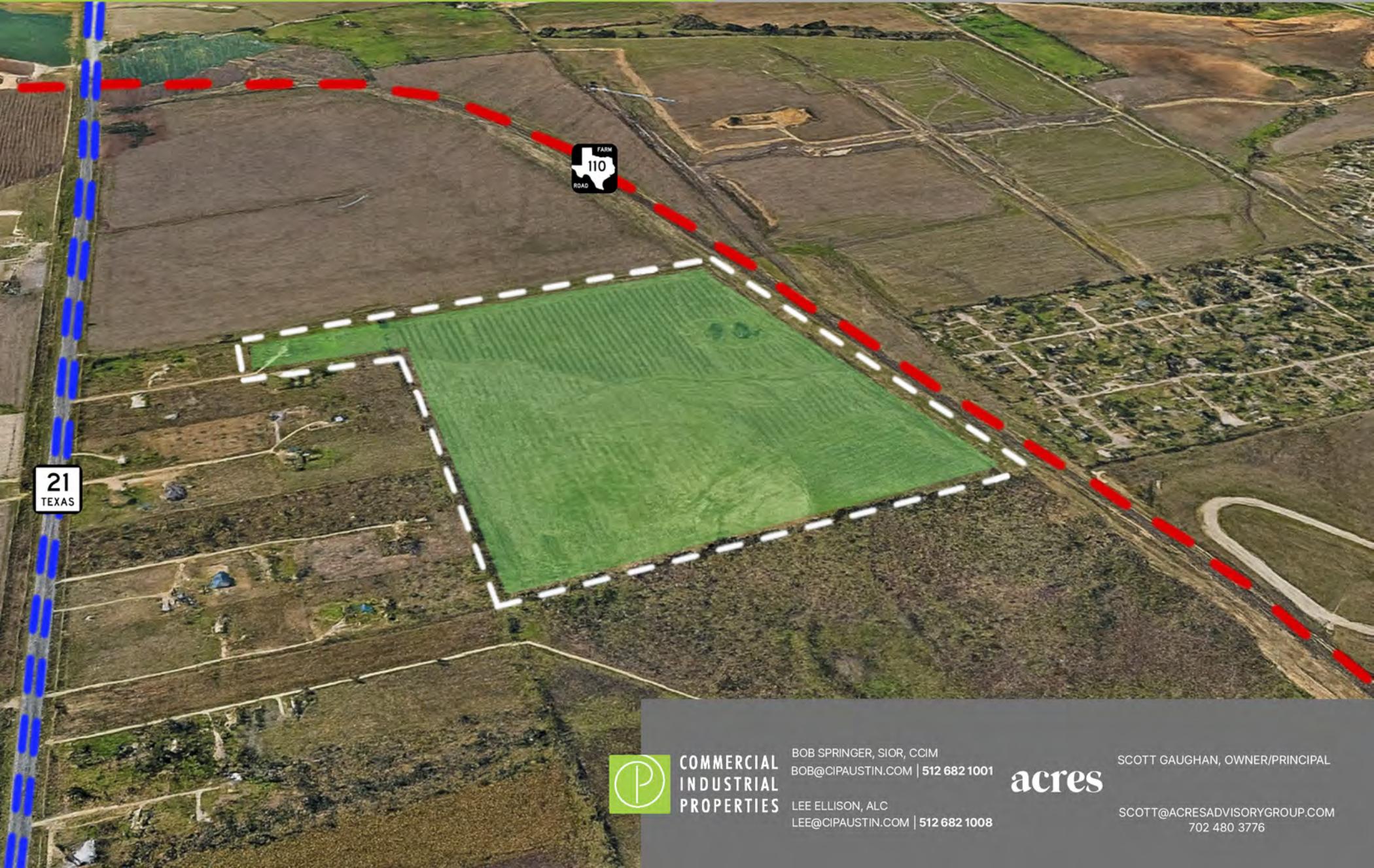
FOR SALE

ADVANCED MANUFACTURING/ DATA CENTER SITE

LOCATED IN CENTRAL TEXAS

ATX-SMTX-SATX

+/- 102.6 ACRES



21
TEXAS

FARM
ROAD
110



COMMERCIAL
INDUSTRIAL
PROPERTIES

BOB SPRINGER, SIOR, CCIM
BOB@CIPAUSTIN.COM | 512 682 1001

LEE ELLISON, ALC
LEE@CIPAUSTIN.COM | 512 682 1008

acres

SCOTT GAUGHAN, OWNER/PRINCIPAL

SCOTT@ACRESADVISORYGROUP.COM
702 480 3776



COMMERCIAL
INDUSTRIAL
PROPERTIES

acres

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PROPERTY HIGHLIGHTS

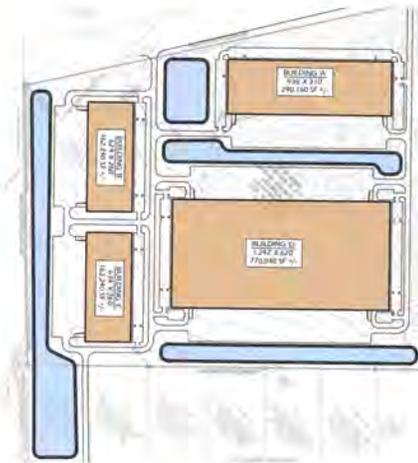


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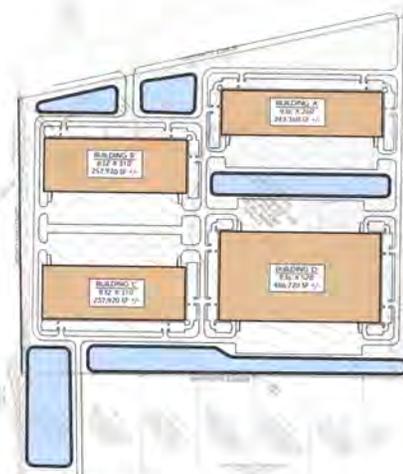
PROPERTY SNAPSHOT

- **Location-** Located on the Eastside of FM 110; just 3 miles east of the I-35
- **Zoning-** Fully approved for Light Industrial
- **Size** +/- 102.6 Acres
- **Utilities-** Water and Sewer to site, Power Provider PEC (Up to 60 MW)
- **Opportunity Zone-** Located in a federally designated Opportunity Zone, offering potential tax benefits for long-term investors.
- **Pricing-** Call Broker



SCENARIO 1

This plan features a large-format single-building layout totaling over 770,000 SF, with additional buildings pushing the site's capacity near or beyond 1 million SF. Perfect for a major user or high-efficiency logistics facility, proving the site's versatility for large-scale development.



SCENARIO 2

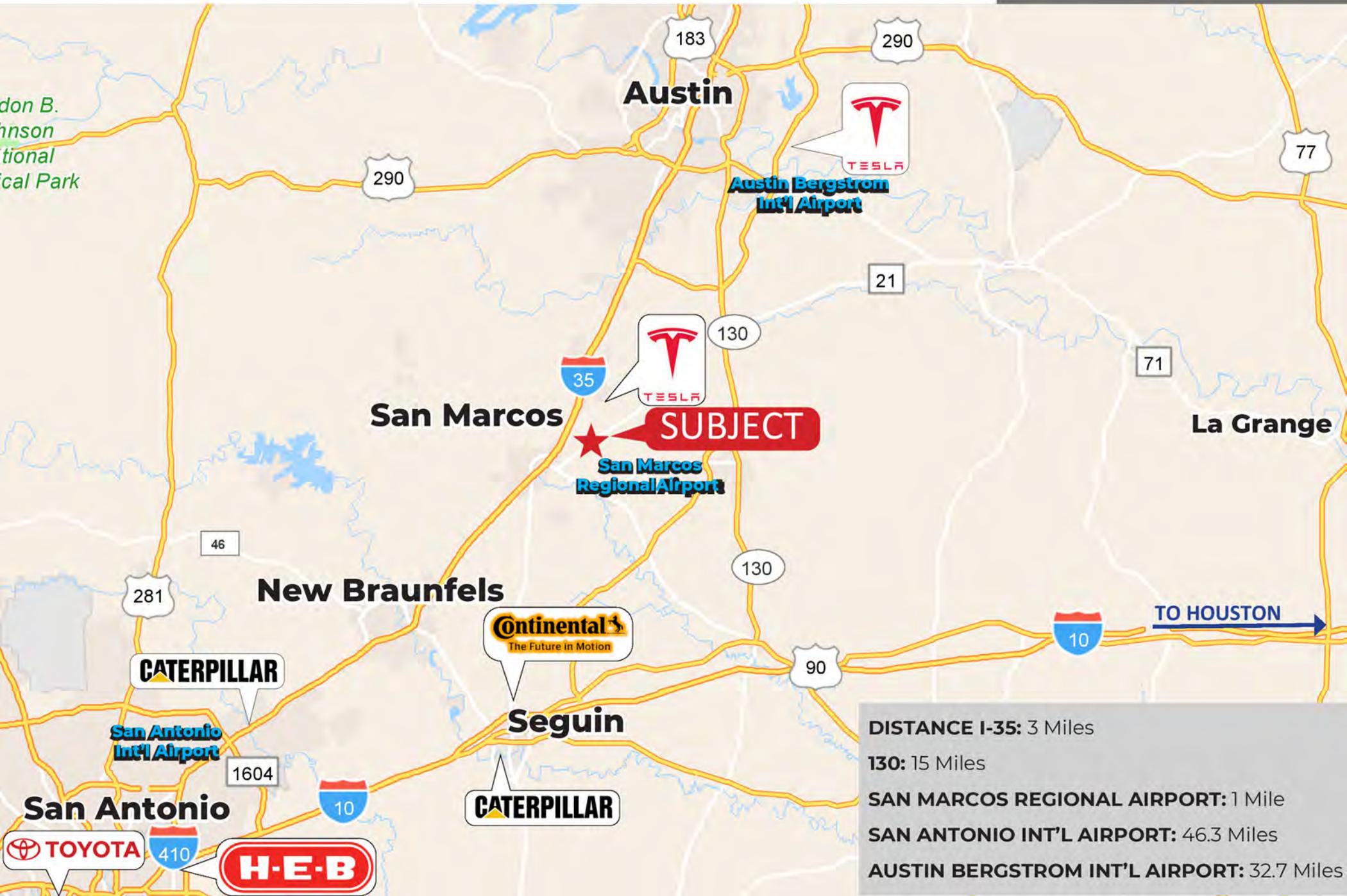
This concept showcases a flexible multi-building layout with four separate structures ranging from 240,000 to nearly 490,000 square feet. Ideal for accommodating multiple users, phased development, or mid-size tenants while still maximizing the site's buildable potential.

SAN MARCOS REGIONAL MAP



COMMERCIAL
INDUSTRIAL
PROPERTIES

acres



DISTANCE I-35:	3 Miles
130:	15 Miles
SAN MARCOS REGIONAL AIRPORT:	1 Mile
SAN ANTONIO INT'L AIRPORT:	46.3 Miles
AUSTIN BERGSTROM INT'L AIRPORT:	32.7 Miles

INFRASTRUCTURE & SITE READINESS

- 01 Fully approved development agreements
(Light Industrial)**
- 02 +/- 102.6 acres available**
- 03 Proven area for manufacturing and logistics
(Amazon, Tesla)**
- 04 Water and sewer stubbed to site**
- 05 Power Provided by PEC (up to 60 MW)**
- 06 Direct Access to FM 110, I-35, Hwy 21 and 80**





POWER ADVANTAGE



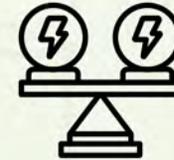
Scalable Power Backbone

Infrastructure supports future expansion with dual-feed options for uninterrupted operations and energy resilience.



Up to 60 MW

Reliable industrial-scale power already available from Pedernales Electric Cooperative (PEC), up to 60 MW



Supports high-load industries

Ideal for energy-intensive sectors like semiconductors, EV manufacturing, robotics, data centers, and clean energy hardware.

STRATEGIC LOCATION

Positioned Between Austin and San Antonio

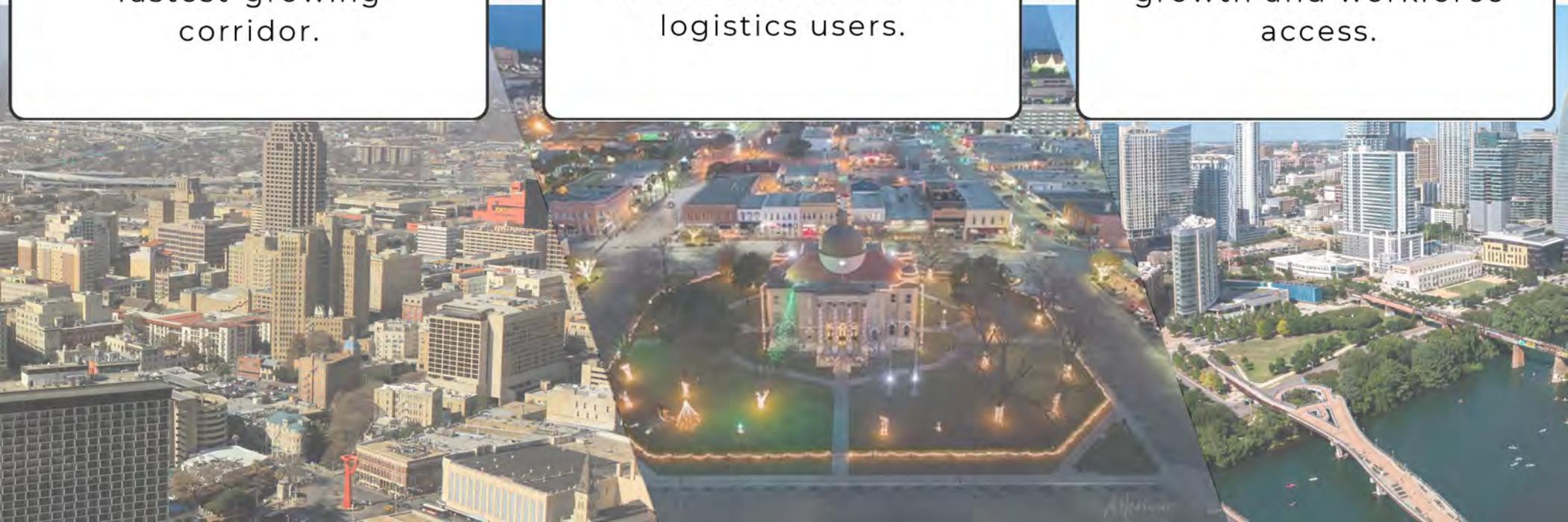
Located in San Marcos with direct access to I-35, FM 110, and key highways, Loop 110 sits at the center of Texas's fastest-growing corridor.

Prime Logistics Connectivity

Across from San Marcos Regional Airport near FedEx and UPS hubs, the site connects to major freight networks, ideal for distributors and logistics users.

Part of the Texas Innovation Megaregion

Anchored in a booming economic zone expected to exceed 8 million people by 2050, ideal for long-term growth and workforce access.



INCENTIVES & ECONOMIC ADVANTAGE

Workforce Development Support via TWC

- Custom job training and hiring incentives through TWC
- Helps build tailored pipelines for advanced manufacturing talent

Located in a Federal Opportunity Zone

- Offers long-term capital gains tax benefits for investors
- Drives project-level ROI and broader investment appeal

Eligible for Local & State Incentives

- Chapter 380 (City) and Chapter 381 (County) programs
- Includes abatements, infrastructure cost-sharing, and fee waivers

Fast-Track Permitting

- San Marcos supports streamlined review and approvals
- Reduces entitlement timelines and risk for developers

LABOR FORCE & WORKFORCE PIPELINE

Deep & Diverse Talent Pool

- Over 2.5 million people within a 60-mile radius of the site
- Skilled labor in manufacturing, logistics, automation, and robotics
- Young, growing population with strong in-migration and low unemployment



University & Technical Pipeline

- Texas State, UT Austin, and A&M produce top-tier engineering talent
- 173,000+ students regionally, plus trade training in welding and CNC
- Aligned programs in mechatronics, supply chain, and advanced manufacturing

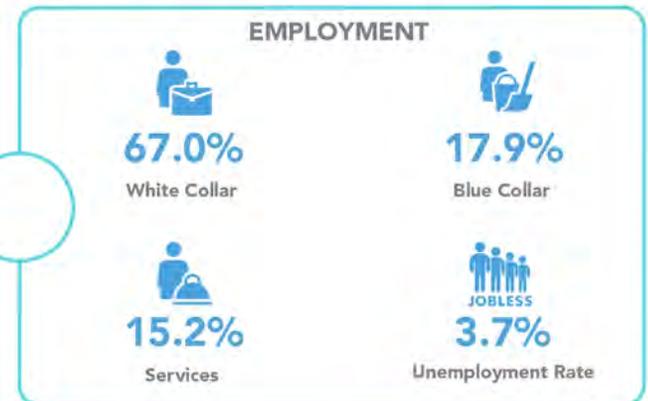
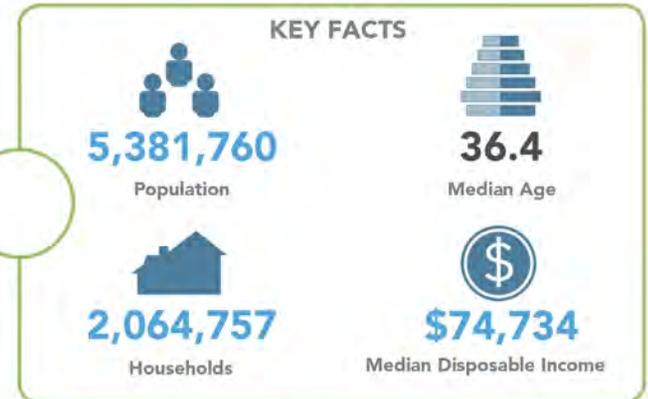
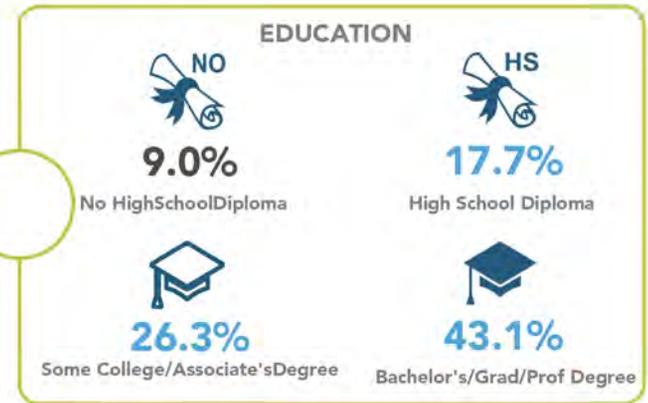
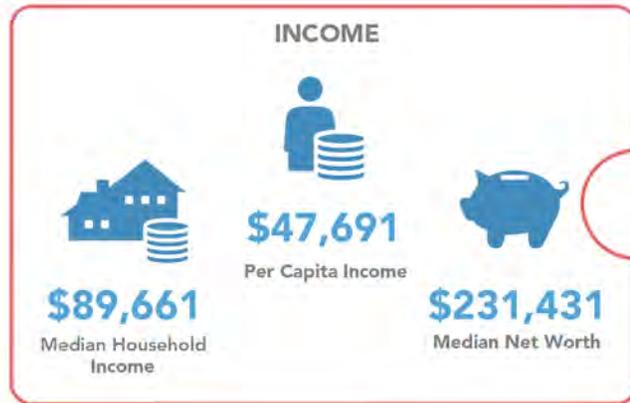
Workforce Development Incentives

- TWC offers grants, custom job training, and hiring reimbursements
- Employers can partner with colleges for tailored workforce programs
- Support structured for long-term labor continuity and industry fit



REGIONAL INFOGRAPHIC

Austin & San Antonio MSAs
Area: 12,432.99 square miles



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).

TARGET INDUSTRIES

Aerospace & Defense

Secure, high-precision inventory



Industrial Machinery

Large, specialized equipment storage



Electronics & Semiconductors

Controlled, high-density environments



Renewable Energy

Battery, turbine, and solar panel handling



Automotive Manufacturing

Just-in-time delivery for assembly lines



High-Tech Electronics

Efficient component flow (smartphones, computing)



Medical & Biotech

Regulatory-compliant, temperature-sensitive storage



R&D Facilities

Flexible storage for experimental parts





MARKET URGENCY & TIMING

Power-Ready & Entitled Land Is Scarce

Shovel-ready industrial sites with real grid capacity are quickly disappearing

Regulatory Delays Increasing Elsewhere

New state policies are extending permitting and entitlement timelines for other sites

Site Offers a Fast-Track Alternative

Fully entitled, infrastructure-ready, and scalable with lower risk and faster ROI

REACH OUT TO US AT



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acres

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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Commercial Industrial Properties, LLC</u>	<u>9007597</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Springer</u>	<u>627720</u>	<u>bob@cipaustin.com</u>	<u>(512) 682-1001</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Robert Springer / Lee Ellison</u>	<u>627720 / 430895</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date