

FOR SALE

RIVER RIDGE INDUSTRIAL LOT ±6.01 ACRES



COMMERCIAL
INDUSTRIAL
PROPERTIES

Bob Springer, SIOR, CCIM

Principal

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512 682 1000

9130 Jollyville Rd.
Suite 300
Austin, TX 78759
ciptexas.com

FOR SALE

SUMMARY

IH 35 North | San Marcos, TX



SIZE: ±6.07 acres

LEGAL DESCRIPTION: RIVER RIDGE LOT 15 6.075 AC

ZONING: LI - Light Industrial

[GOOGLE MAPS LINK](#)

DESCRIPTION:

A rare opportunity to acquire a highly visible ±6-acre industrial tract within the River Ridge Business Park. Exit 207, River Ridge Parkway off-ramp, this site offers exceptional access, circulation, and exposure to over 135,000 vehicles per day.

Surrounded by major employers such as Grifols, Epic Piping, Ember, and Texas State University, the location benefits from a thriving business ecosystem and proximity to downtown San Marcos. Zoned Light Industrial, the property is ideal for a range of uses including industrial, flex, warehousing, or manufacturing developments.

Located midway between Austin and San Antonio, the area continues to experience rapid growth fueled by residential, industrial, and educational investment along the IH-35 corridor. This tract presents developers and owner-users with a compelling opportunity to capitalize on one of Texas's most dynamic and expanding regions.



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CLOSE UP AERIAL

IH 35 North | San Marcos, TX



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AERIAL MAP

IH 35 North | San Marcos, TX



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WATER/WW MAP

IH 35 North | San Marcos, TX



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All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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AREA MAP

IH 35 North | San Marcos, TX



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REGIONAL MAP

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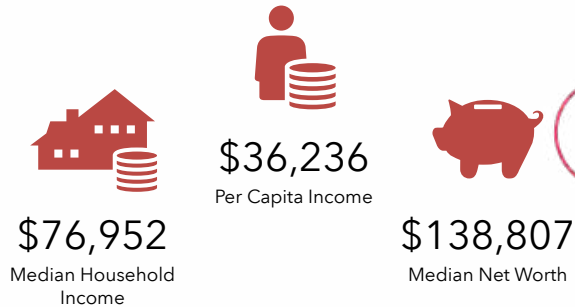
INFOGRAPHIC

IH 35 North | San Marcos, TX

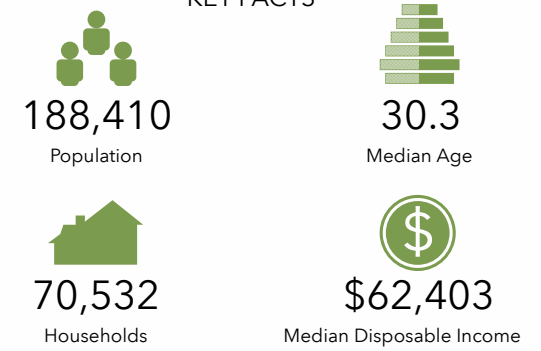
Industrial Employment Overview

Drive time of 20 minutes

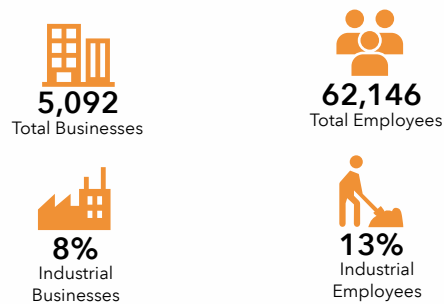
INCOME



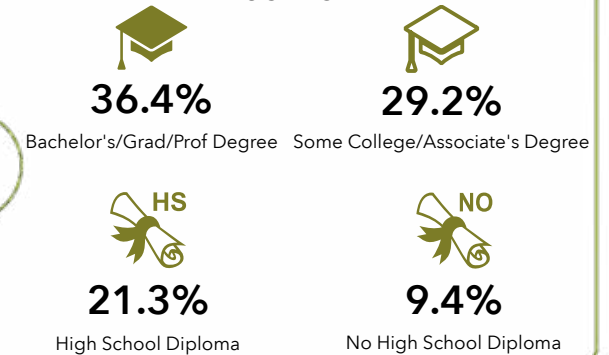
KEY FACTS



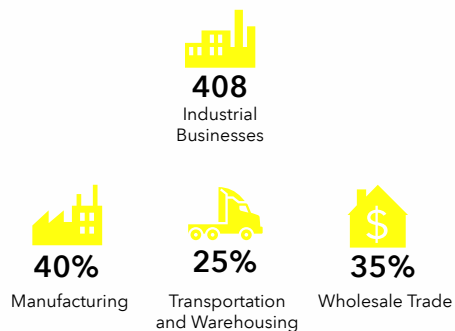
BUSINESS EMPLOYMENT SNAPSHOT



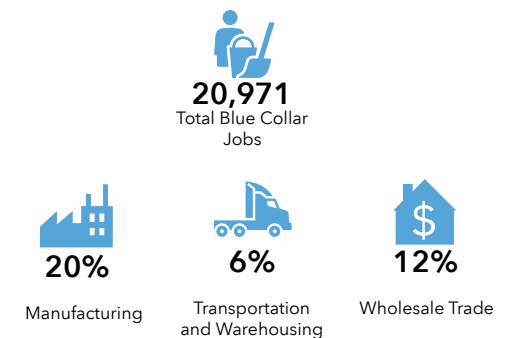
EDUCATION



INDUSTRIAL BUSINESSES



INDUSTRIAL EMPLOYMENT



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

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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.

2-10-2025



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. **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.

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.

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

Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date