

110 LOOP | ±97 ACRES

HIGHWAY 21 and LOOP 110

SAN MARCOS, TX



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A hands-on approach to real estate development at every stage of the process.

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LOOP 110

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I-35 ACCESS &
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SITE SUMMARY



UTILITIES

Utilities at or near site



OPPORTUNITY ZONE

Properties are located within an opportunity zone



FRONTAGE TO MAJOR HIGHWAY

Loop 110 highway currently under construction, expected completion Q4 2022



FUTURE OF SAN MARCOS REGIONAL AIRPORT

Runway path/expansion is underway – vision is to make this a cargo airport



ZONING

Zoning has been approved to “Light Industrial”





LOOP 110 | CURRENTLY IN CONSTRUCTION | SOUTH PORTION COMPLETED

THE \$36.5 MILLION PROJECT INCLUDES A SECTION OF NEW ROADWAY FROM SH 80 TO I-35 WITH ONE LANE IN EACH DIRECTION, 10-FOOT SHOULDERS AND A BRIDGE OVER SH 21. THE PROJECT IS EXPECTED TO BRING MANY OPPORTUNITIES TO HAYS COUNTY AND THE REGION.

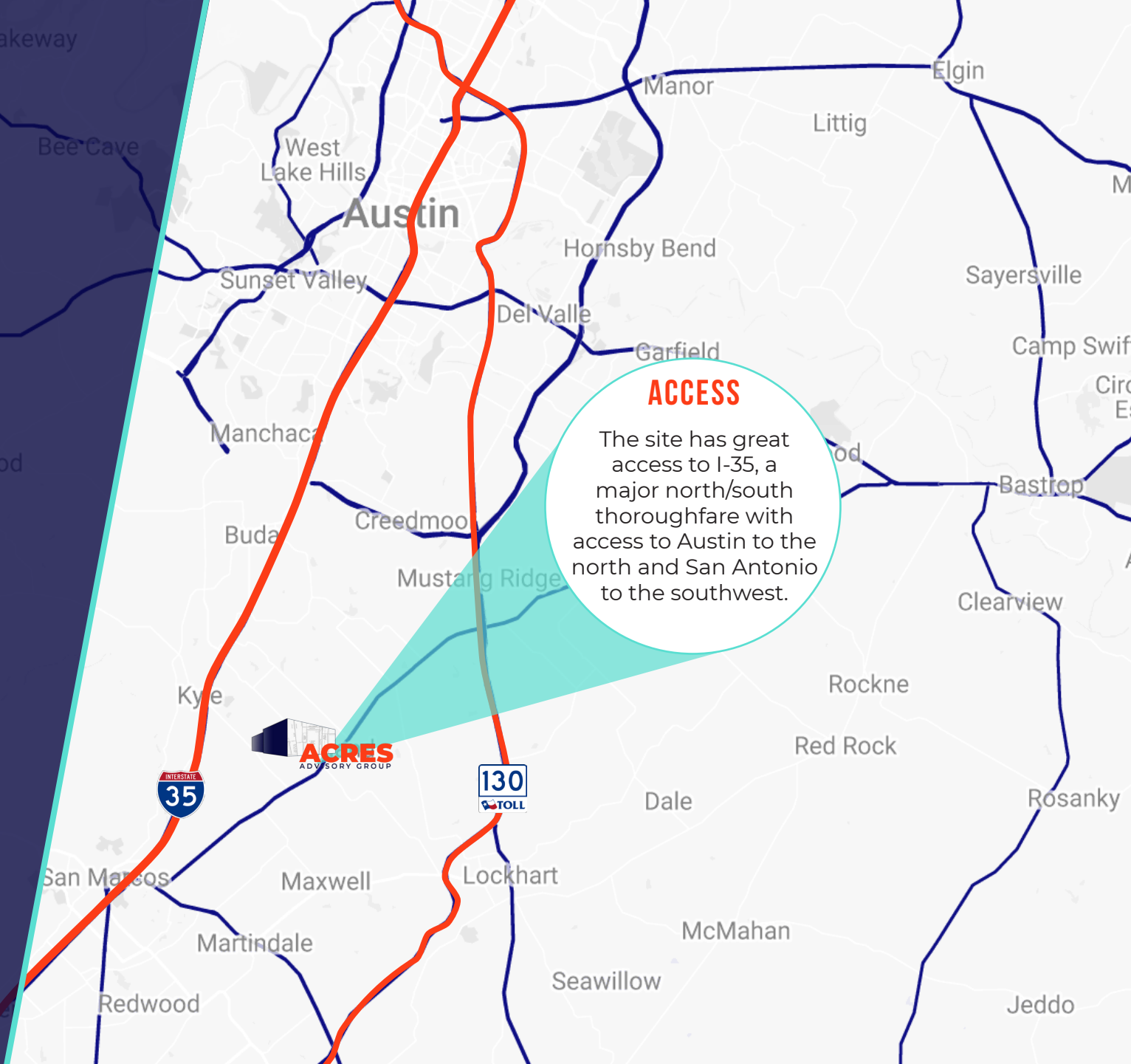
The site has Loop 110 frontage. FM 110 will circumvent the center of San Marcos, and is 11.25 miles long. It is located on the eastern edge of San Marcos and Hays County and connects IH 35 at McCarty Lane on the south side of the city with Yarrington Road at IH 35 on the city's north end. It provides a safe alternative for drivers who are passing through San Marcos on their way to I-35, SH 130, I 10 or local destinations such as the outlet malls and San Marcos Municipal Airport.

DRIVE TIMES

Texas State University	10 min
Urban Mining	15 min
Amazon Fulfillment Center	20 min
Iron Ox	25 min
Tesla Gigafactory	25 min
Visionary Fiber Technologies	30 min
San Marcos Regional Airport	<1 min
Lockhart	20 min
San Antonio	1 hour
Austin	30 min
Houston	2 hours

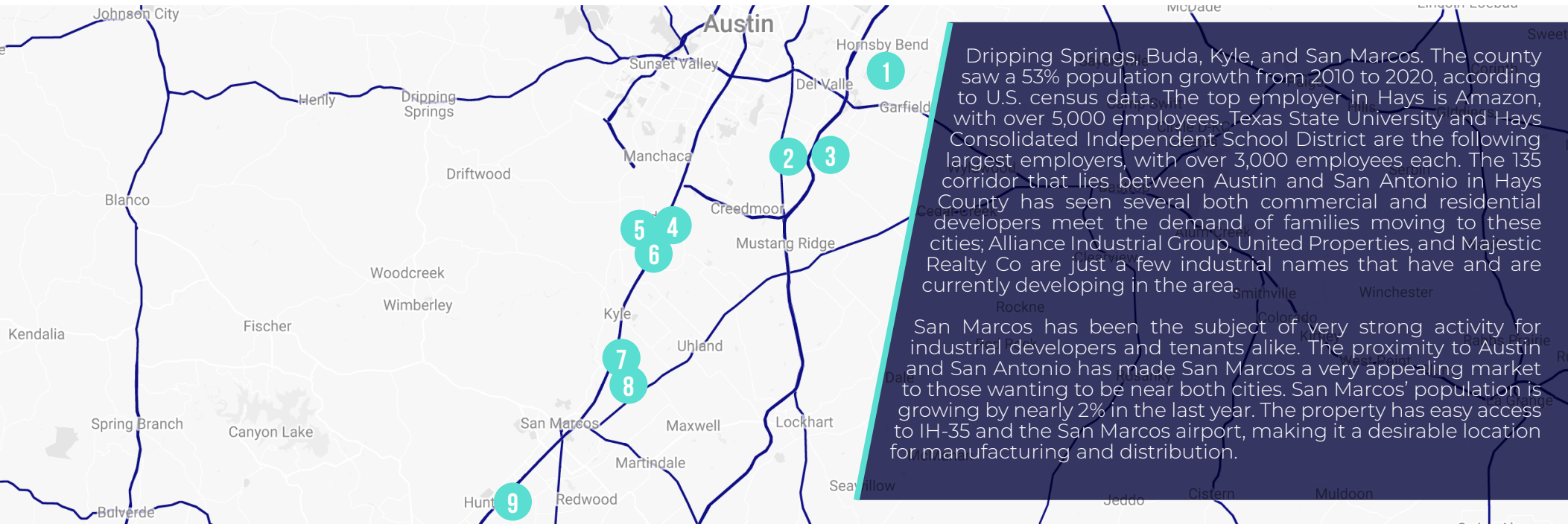
DISTANCES FROM SITE

Austin	30 miles
New Braunfels	20 miles
San Antonio	50 miles
Corpus Christi	190 miles
Houston	165 miles
Laredo	210 miles
Dallas / Ft. Worth	220 miles



INDUSTRIAL USE LAND COMPARABLES

NO.	LAND	SIZE (AC)	SALE DATE	PRICE	PRICE/SF	SUBMARKET	BUYER	SELLER
1	Lovett 130	185	2021 Q3	\$32,234,400.00	\$4.00	East	Lovett Industrial	CSW Development
2	Raceway 183 Track	19.90	2020 Q2	\$7,701,596.00	\$9.00	SE	Keating	Holt Catapillar
3	ATX 130	67	2021 Q4	\$27,725,940.00	\$9.50	SE	Jackson Shaw	Industry East LLC
4	United Buda	78	2021 Q1	\$9,343,620.00	\$2.75	Buda	United Properties	Sunfield
5	Goforth Tract	56.75	2021 Q4	\$13,596,165.00	\$5.50	Buda	Stream	RSCR LLC
6	Stonefield	21.74	2021 Q4	\$5,445,217.80	\$5.75	Buda	EastGroup	John Coleman Horton III
7	Yarrington Rd	100	2021 Q4	\$28,314,000.00	\$6.50	San Marcos	Alliance	Yarrington Materials Company
8	Stonelake San Marcos	63.49	2022 Q4	\$16,593,746.00	\$6.00	San Marcos	Stonelake Capital Partners	La Salle Holdings
9	Las Colinas	150	Under Contract	\$34,303,500.00	\$5.25	San Marcos	Lovett Industrial	CSW Development

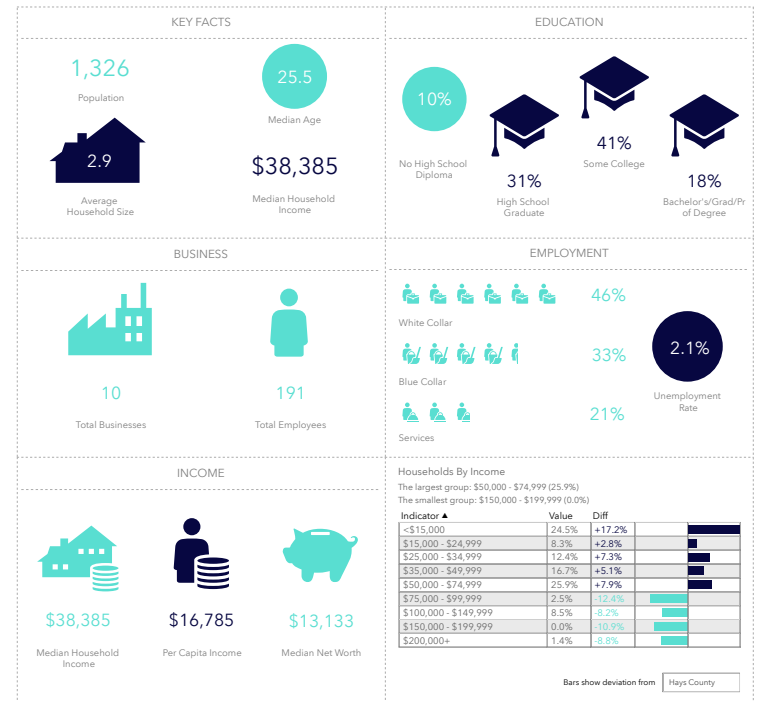


SAN MARCOS MARKET OVERVIEW

THE FASTEST GROWING COUNTY IN TEXAS AND THE FASTEST-GROWING COUNTY IN THE COUNTRY AMONG COUNTIES WITH OVER 100,000 RESIDENTS - THE REGION HAS BEEN CALLED "THE NEXT GREAT METROPOLIS" BY FORBES.

Located at the gateway to the Texas Hill Country, San Marcos was recognized as the fastest growing city in the U.S from 2013 to 2015. It is midway between the two major metros of San Antonio and Austin. The spring-fed San Marcos River provides a refreshing playground for swimming, canoeing, tubing, and glass bottom boat rides at the Aquarena Center. San Marcos is the seat of Hays County and is home to Texas State University, the seventh-largest university in Texas and an Emerging Research University with more than 38,000 students. San Marcos also claims the most parkland per capita of any city in the Austin-Round Rock MSA. San Marcos attracts millions of domestic and international visitors to its outlet malls and is home to brand-name companies like Amazon, Best Buy, H-E-B and a host of innovative start-ups.

MAJOR PROJECTS IN SAN MARCOS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2020.

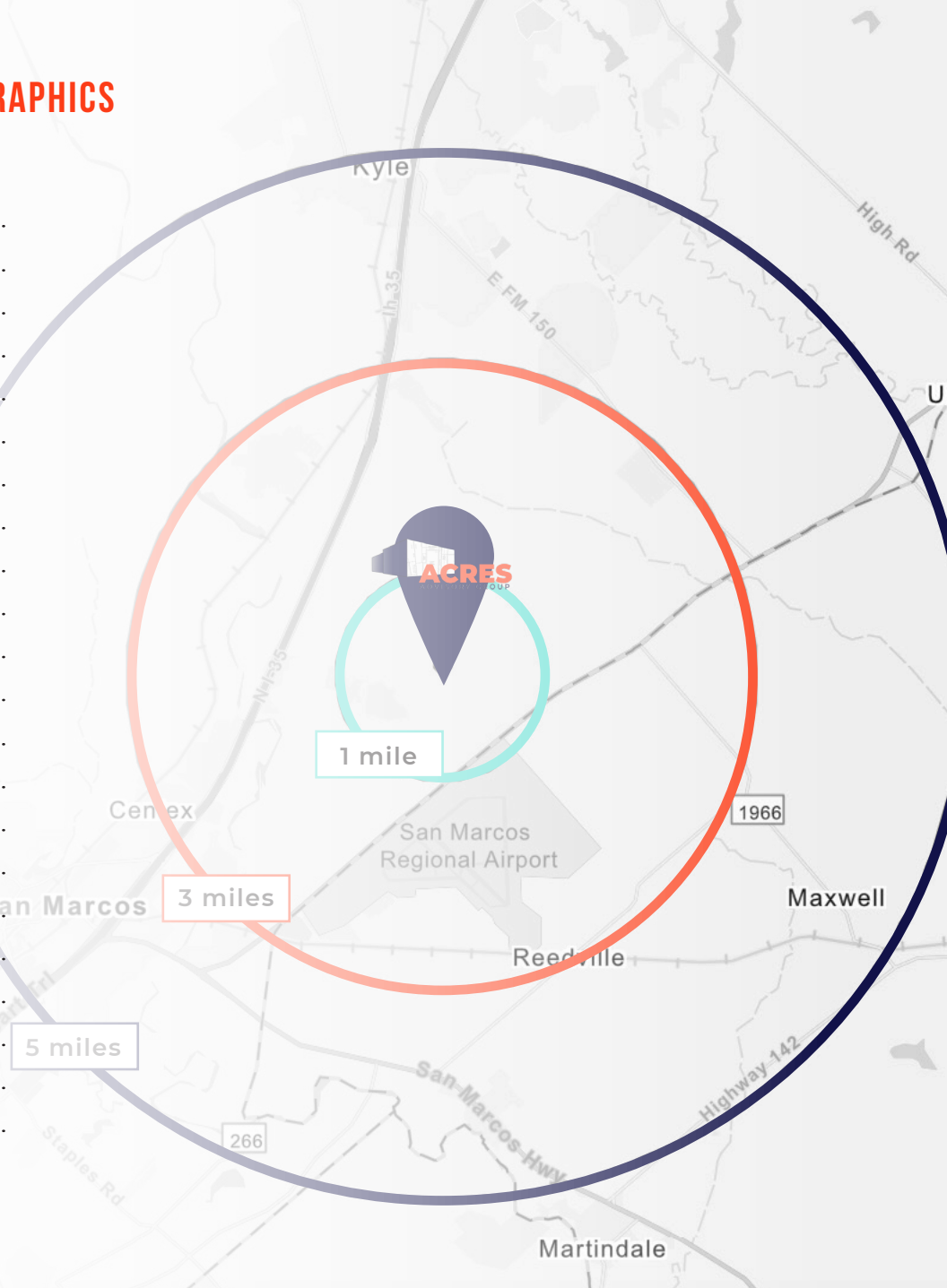
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DEMOGRAPHICS

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,326	22,344	63,439
Households	436	8,805	24,130
Families	182	4,386	11,931
Average Household Size	2.87	2.41	2.47
Owner Occupied Housing Units	181	3,354	10,008
Renter Occupied Housing Units	255	5,451	14,122
Median Age	25.5	28.4	27.3
Median Household Income	\$38,385	\$46,134	\$48,850
Average Household Income	\$49,098	\$70,018	\$71,046

2027 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,433	27,368	70,584
Households	476	10,651	26,855
Families	196	5,575	13,498
Average Household Size	2.85	2.46	2.48
Owner Occupied Housing Units	221	4,941	12,157
Renter Occupied Housing Units	255	5,710	14,698
Median Age	24.5	28.4	27.3
Median Household Income	\$42,168	\$56,190	\$56,694
Average Household Income	\$56,143	\$87,701	\$84,691



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