110 LOOP | ±97 ACRES

HIGHWAY 21 and LOOP 110

SAN MARCOS, TX

ACRES
ADVISORY GROUP

LOCATED IN HAYS COUNTY WITHIN TEXAS INNOVATION CORRIDOR, 1 MILE FROM AMAZON FACILITY

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

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04 SITE PLAN

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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

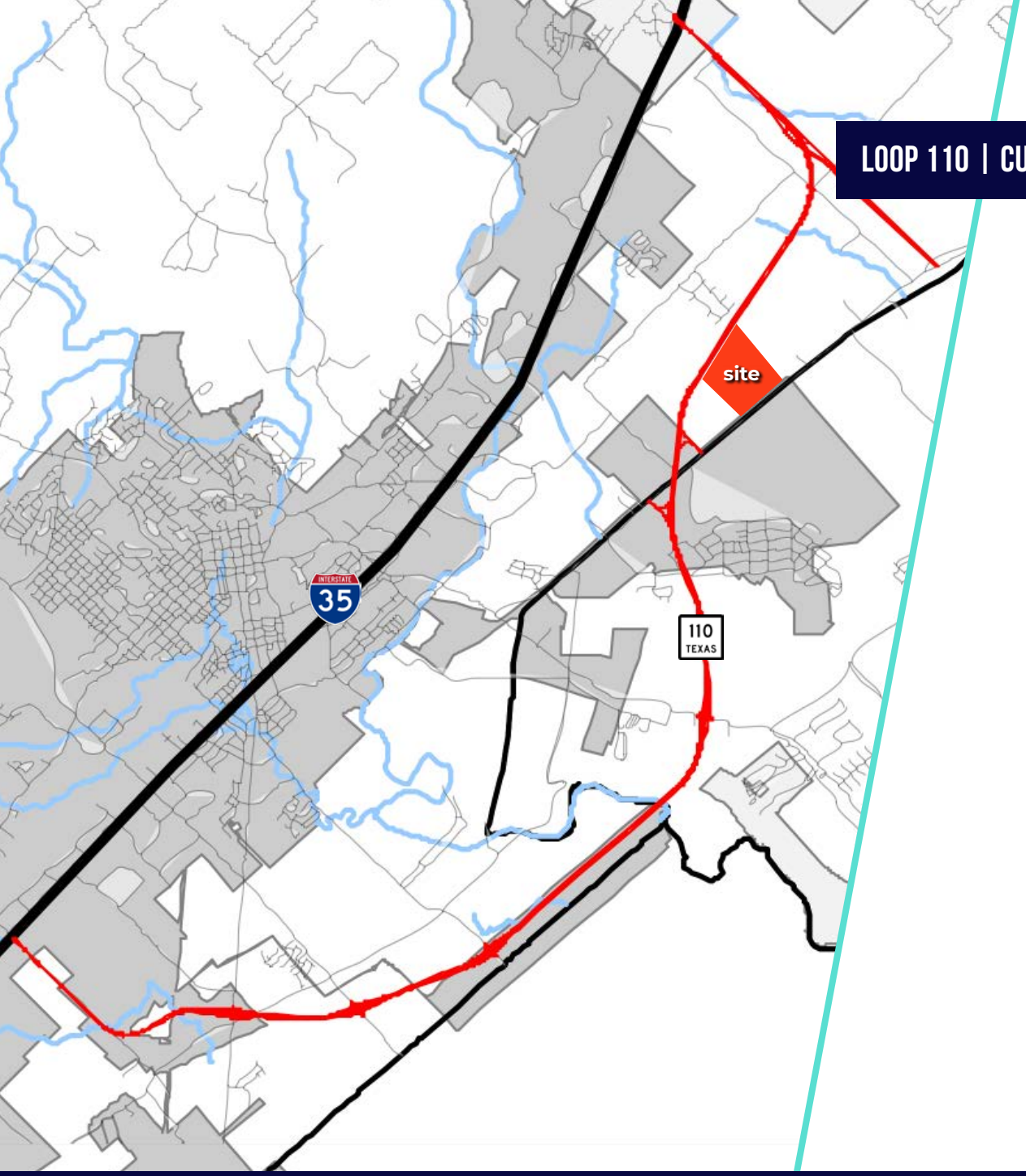
Zoning has been approved to “Light Industrial”

AMENITIES

Site is approximiately 1 mile south of amazon facility

SITE PLAN

110
TEXAS
DETENTION
BUILDING 1
±437,000 S.F.
520' x 840'
DETENTION
DET
DETENTION
BUILDING 2
±243,000 S.F.
260' x 936
DETENTION
BUILDING 3
±257,000 S.F.
260' x 988'
BUILDING 4
±270,000 S.F.
260' x 1040'



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.

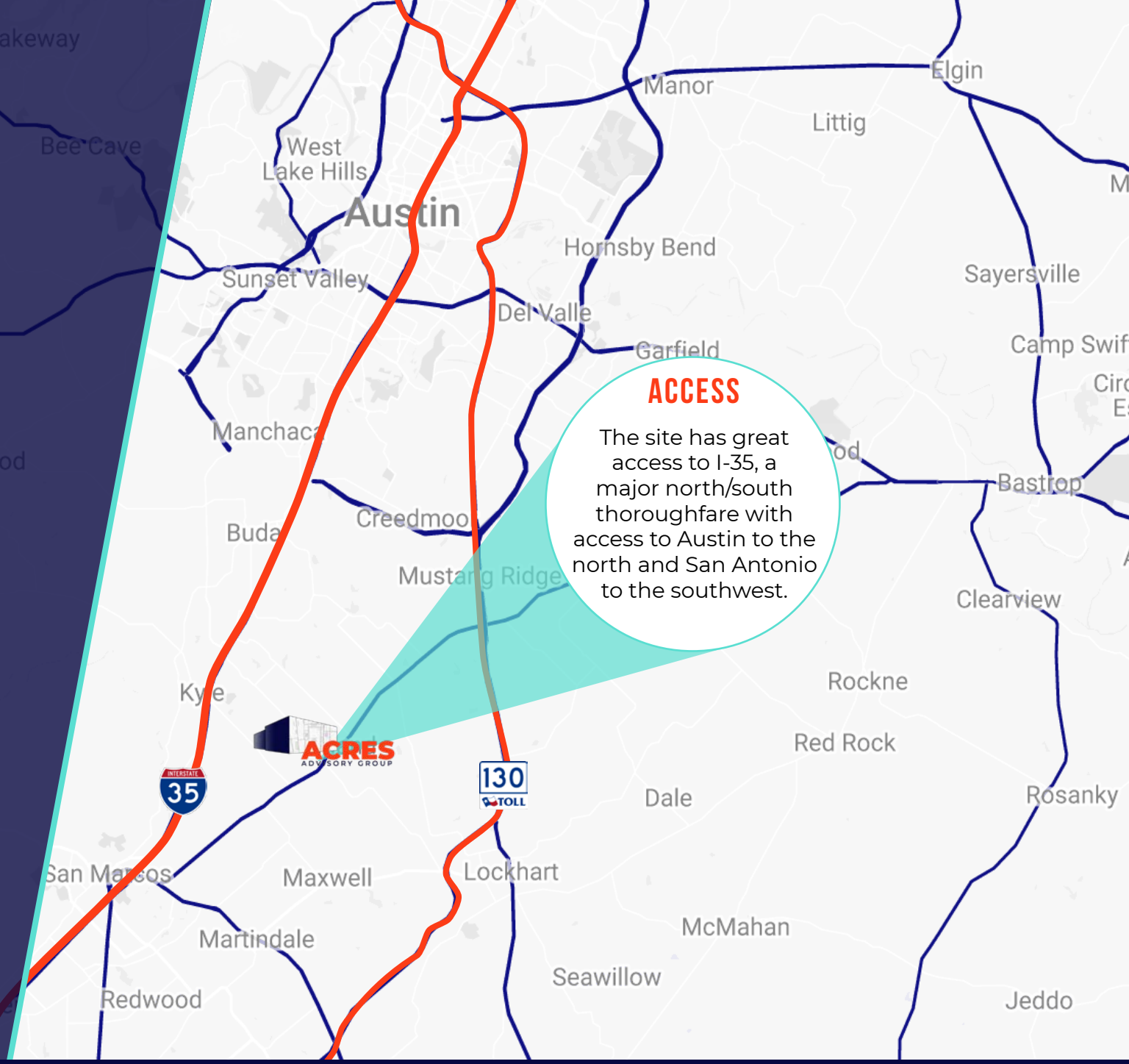
The site has Loop 110 frontage. FM 110 will circumvent the center of San Marcos, and is 11.25 miles long. It is located on the eastern edge of San Marcos and Hays County and connects IH 35 at McCarty Lane on the south side of the city with Yarrington Road at IH 35 on the city's north end. It provides 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 Fulfilment 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

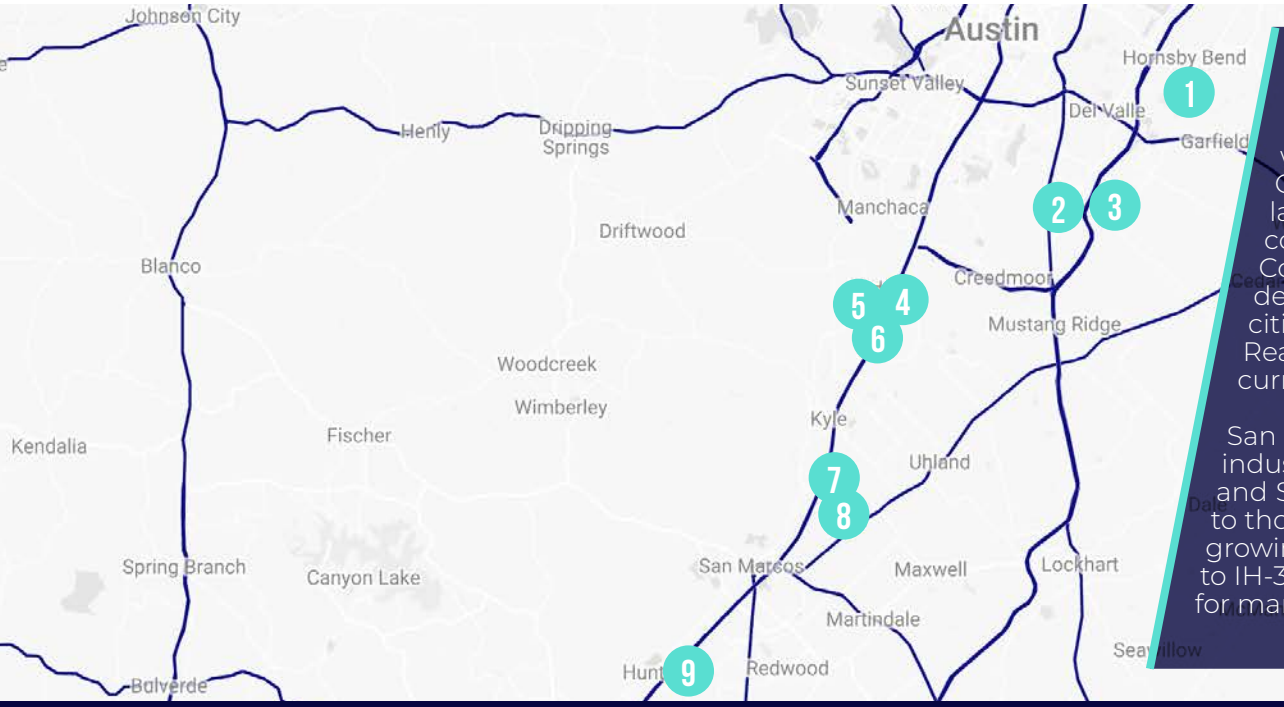


ACCESS

The site has great access to I-35, a major north/south thoroughfare with access to Austin to the north and San Antonio to the southwest.

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



Dripping Springs, Buda, Kyle, and San Marcos. The county saw a 53% population growth from 2010 to 2020, according to U.S. census data. The top employer in Hays is Amazon, with over 5,000 employees. Texas State University and Hays Consolidated Independent School District are the following largest employers, with over 3,000 employees each. The 135 corridor that lies between Austin and San Antonio in Hays County has seen several both commercial and residential developers meet the demand of families moving to these cities; Alliance Industrial Group, United Properties, and Majestic Realty Co are just a few industrial names that have and are currently developing in the area.

San Marcos has been the subject of very strong activity for industrial developers and tenants alike. The proximity to Austin and San Antonio has made San Marcos a very appealing market to those wanting to be near both cities. San Marcos' population is growing by nearly 2% in the last year. The property has easy access to IH-35 and the San Marcos airport, making it a desirable location for manufacturing and distribution.

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.

KEY FACTS

1,326
Population

25.5
Median Age

2.9
Average Household Size

$38,385
Median Household Income

EDUCATION

10%
No High School Diploma

31%
High School Graduate

41%
Some College

18%
Bachelor's/Grad/Pr of Degree

BUSINESS

10
Total Businesses

191
Total Employees

EMPLOYMENT

46%
White Collar

33%
Blue Collar

21%
Services

2.1%
Unemployment Rate

INCOME

$38,385
Median Household Income

$16,785
Per Capita Income

$13,133
Median Net Worth

Households By Income

The largest group: $50,000 - $74,999 (25.9%)
The smallest group: $150,000 - $199,999 (0.0%)

Indicator ▲	Value	Diff
<$15,000	24.5%	+17.2%
$15,000 - $24,999	8.3%	+2.8%
$25,000 - $34,999	12.4%	+7.3%
$35,000 - $49,999	16.7%	+5.1%
$50,000 - $74,999	25.9%	+7.9%
$75,000 - $99,999	2.5%	-12.4%
$100,000 - $149,999	8.5%	-8.2%
$150,000 - $199,999	0.0%	-10.9%
$200,000+	1.4%	-8.8%

Bars show deviation from Hays County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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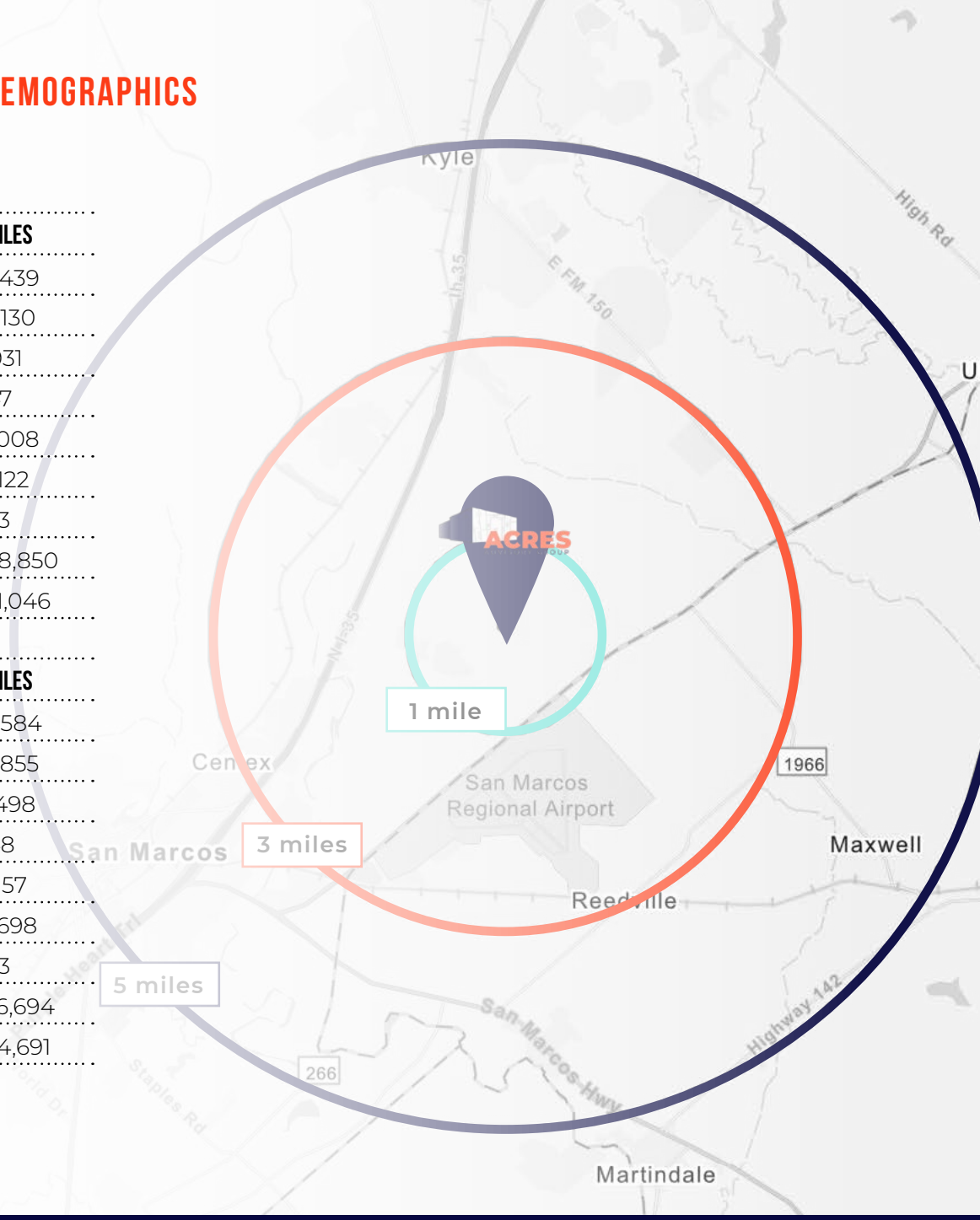
MAJOR PROJECTS IN SAN MARCOS

fulfillment by amazon
IRON OX
Visionary Fiber Technologies
goodblend MEDICAL CANNABIS
urbanmining

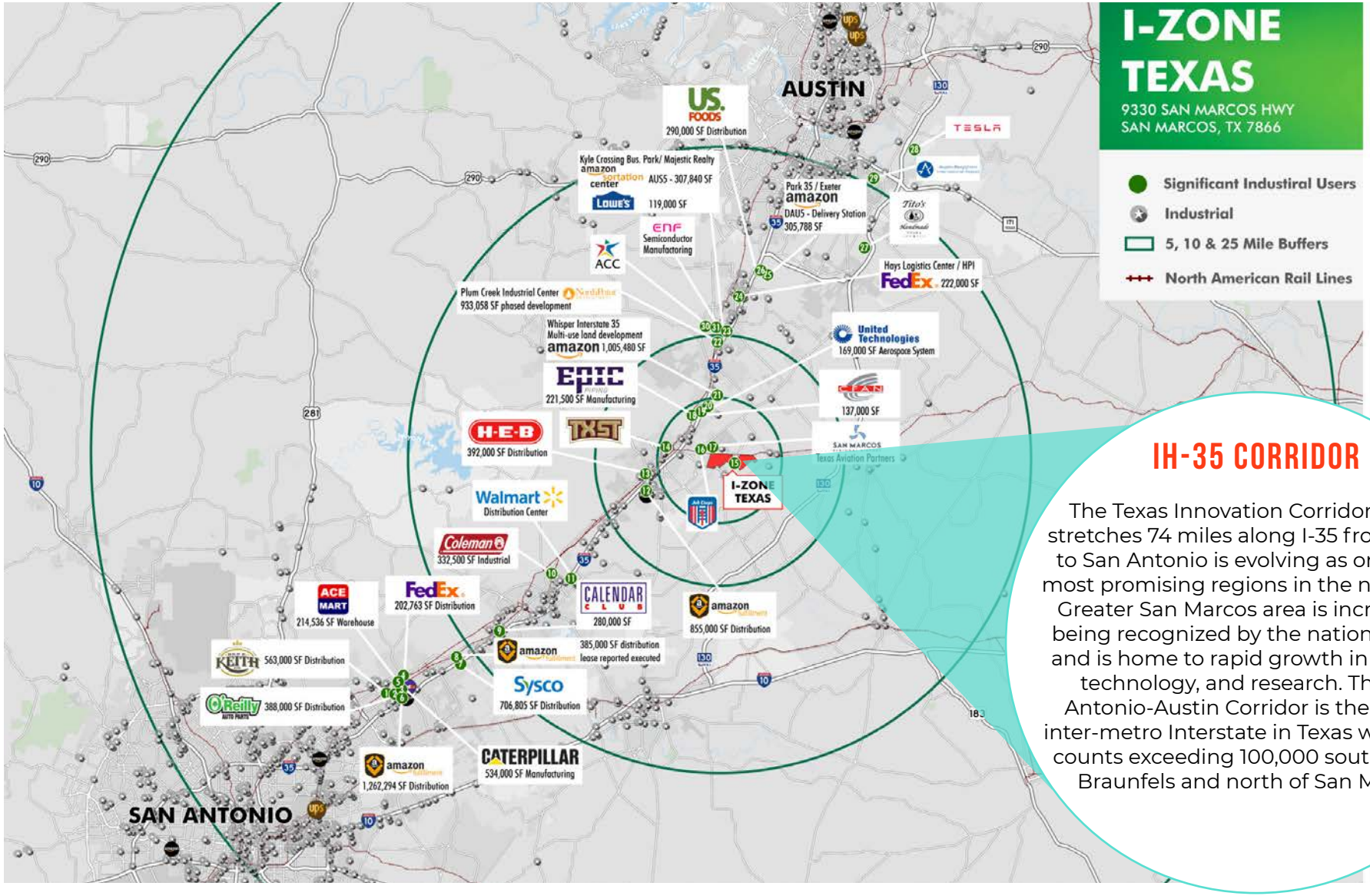
DEMOGRAPHICS

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



TEXAS INNOVATION CORRIDOR MAP



IH-35 CORRIDOR

The Texas Innovation Corridor, which stretches 74 miles along I-35 from Austin to San Antonio is evolving as one of the most promising regions in the nation. The Greater San Marcos area is increasingly being recognized by the national media and is home to rapid growth in industry, technology, and research. This San Antonio-Austin Corridor is the busiest inter-metro Interstate in Texas with traffic counts exceeding 100,000 south of New Braunfels and north of San Marcos.

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HIGHWAY 21 and LOOP 110

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