



Shovel-ready Industrial Development

- Site development permit-in-place
- 11-12 months to deliver Build-to-Suit (expedited delivery due to deannexation)

Size

- Land: 82.912 acres
- Industrial Space: ~1.1 million SF Available

Site Characteristics

- Zoning: Fully Deanexxed from ETJ
- Floodplain: Not in floodplain
- Utilities: All utilities to site

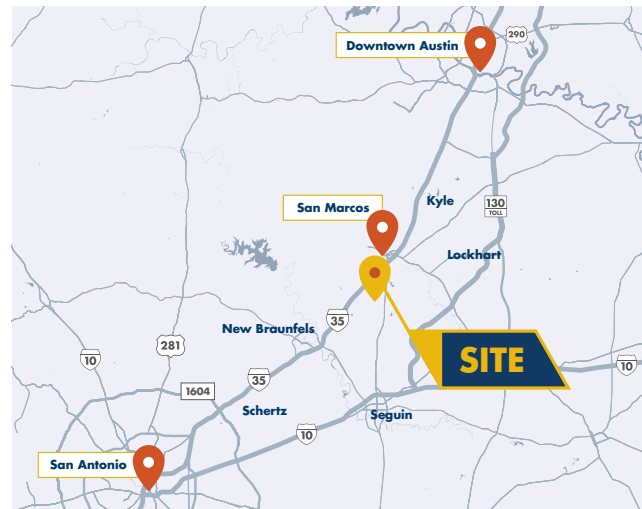
Proximity

- Surrounded by retail services (restaurants and entertainment; new Atomic Golf)
- Strategically located to serve both Austin and San Antonio's MSA

Opportunity/Available Uses

- 400,000 - 625,000 SF cross deck building
- Building lease with purchase option
- Industrial Outdoor Storage lots

Las Colinas Industrial is an industrial park for sale or lease. The 82.9-acre site is permitted for up to 1.1 million square feet of industrial space, with all utilities to site. Located off of IH-35, the site is just south of the San Marcos Outlet Mall and adjacent to the TRACE mixed-use development, a 420-acre master-planned community. TRACE includes approximately 1,000 single-family residential, 850 multi-family units, as well as commercial space.



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Las Colinas Industrial

**FOR SALE
OR LEASE**

5225 N IH-35
San Marcos, Texas 78666



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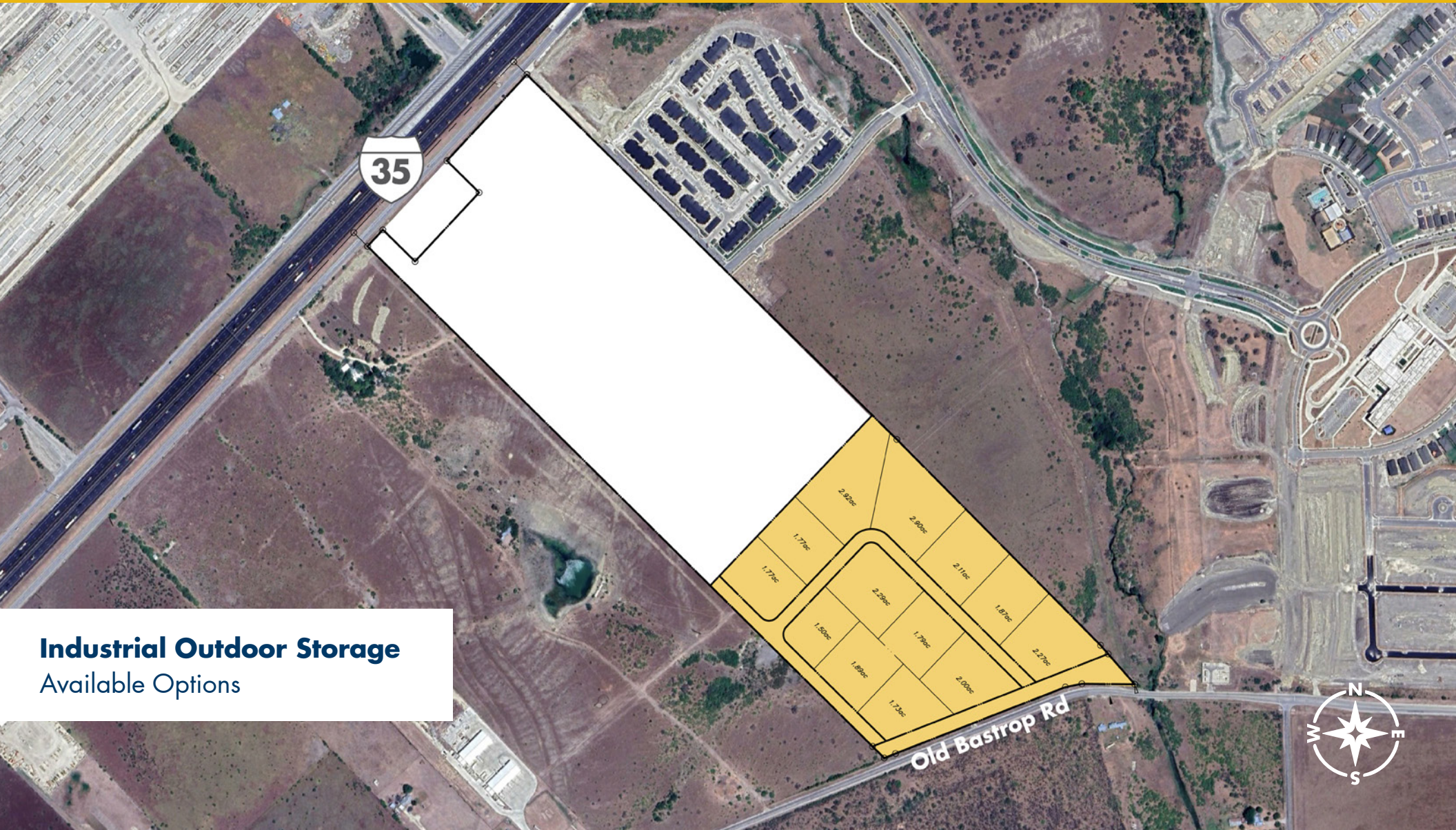
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Industrial Outdoor Storage
Available Options



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Drive Times

Destination	Distance	Drive Time
San Marcos Outlet	2 mi.	5 min.
Texas State University	1 mi.	10 min.
San Marcos	7 mi.	14 min.
Loop 1604	28 mi.	35 min.
ABIA Airport	38 mi.	35 min.
Downtown Austin	38 mi.	40 min.
San Antonio Airport	39 mi.	40 min.
Tesla Gigafactory	42 mi.	45 min.
Downtown San Antonio	43 mi.	45 min.
Navistar Plant	55 mi.	55 min.
Toyota Plant	60 mi.	1 hour
Houston	170 mi.	2.5 hours
Laredo	200 mi.	3 hours
Dallas/Ft. Worth	230 mi.	3.5 hours



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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.

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

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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 _____