

1603 Clovis Barker Rd.
San Marcos, TX 78666



CLOVIS CROSSING

— INDUSTRIAL —



213,125 SF

TOTAL SPACE AVAILABLE



TWO CLASS A INDUSTRIAL BUILDINGS FOR LEASE IN SAN MARCOS, TEXAS

 **TRANSWESTERN**

**CONTACT
INFO**

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 **FREEHILL DEVELOPMENT COMPANY**



HIGHLIGHTS

Clovis Crossing Logistics Park is a two-building, light industrial park located in San Marcos, Texas, within the fastest growing U.S. county over the last decade, with 53% population growth from 2010-2020 (U.S. Census Data)



213,125 square feet of Class A shallow-bay, logistics space designed to serve small businesses throughout Central Texas



Strategically positioned along Interstate 35 and located 30-miles or less from both Austin and San Antonio, offering access to nearly 5 million residents within an approximate 1.5-hour drive of the project.



Two speculative, shallow-bay, rear-load configured buildings with submarket leading 32' clear heights, ample car parking, and a state-of-the-art design



CLEAR HEIGHT

32'



BUILDING DEPTH

160' / 185'

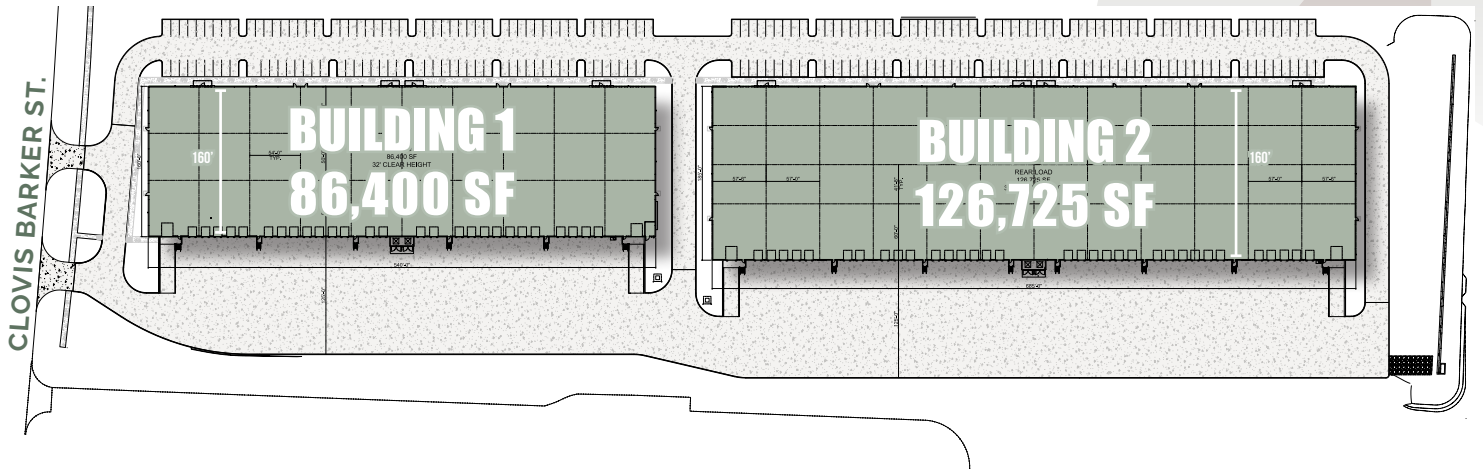


TOTAL SQUARE FEET

213,125

SPECS

SITE PLAN



Building 1

Square Footage	86,400
Configuration	Rear-Load
Clear Height	32'
Drive-in Ramps	2
Dock Doors	27
Building Depth	160'
Truck Court	125'
Parking	1.25 / 1,000 SF (107 spaces)
Typical Bay	54' x 50'
Speed Bay	60'
Sprinkler	ESFR

Building 2

Square Footage	126,725
Configuration	Rear-Load
Clear Height	32'
Drive-in Ramps	2
Dock Doors	33
Building Depth	185'
Truck Court	125'
Parking	1.00 / 1,000 SF (126 spaces)
Typical Bay	57' x 42'
Speed Bay	60'
Sprinkler	ESFR

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AERIAL MAP



AUSTIN ↗

30 MIN



Texas State University
◀ 38,000 Student Enrollment
◀ 4th Largest University in Texas



H-E-B Distribution Center
◀ 392,000 SF



Amazon Fulfillment Center
◀ 800,000 SF

45 MIN

SAN ANTONIO ↙



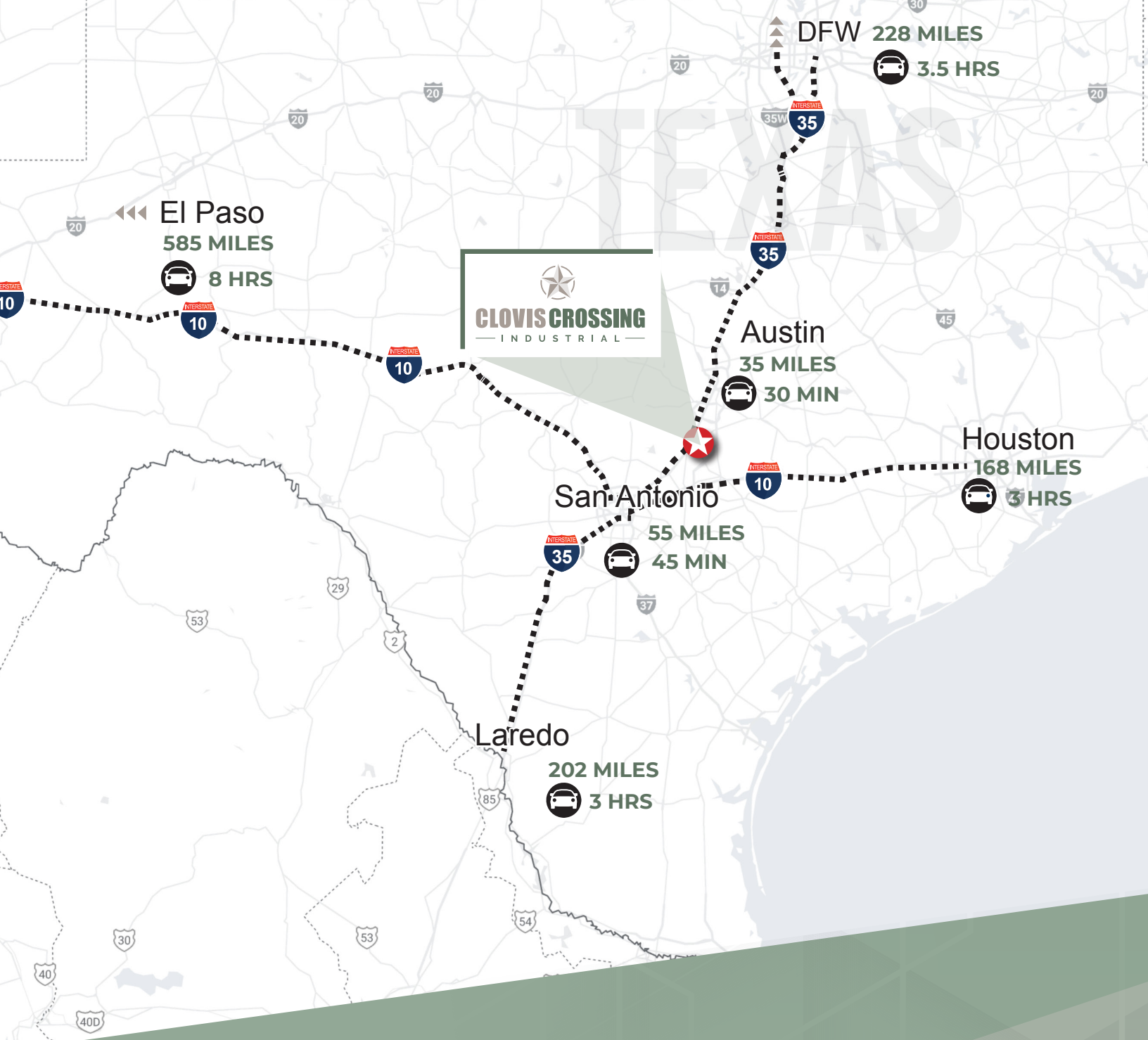
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DISTANCE TO NEARBY CITIES

SAN ANTONIO 45 MIN

AUSTIN 30 MIN

LAREDO 3 HRS

EL PASO 8 HRS

HOUSTON 3 HRS

DFW 3.5 HRS

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