1600 E MCCARTY LANE
SAN MARCOS, TX

McCARTY PARK



AVAILABLE FOR LEASE

227,024 SF

3 REAR LOAD BUILDINGS

1 MILE EAST OF FULL INTERCHANGE **ON IH 35**

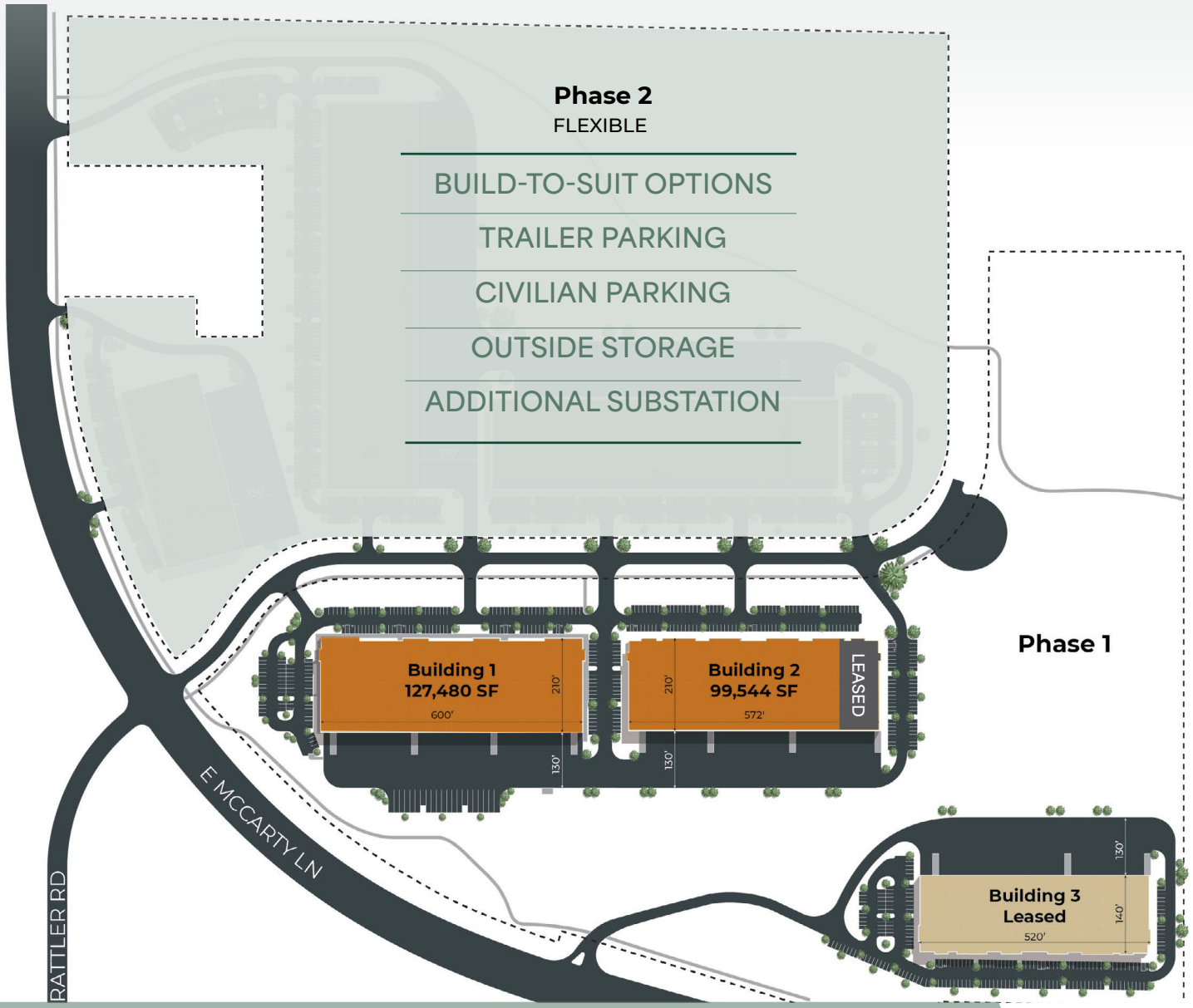
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SITE OVERVIEW

PHASE 1 — **343,729 SF** TOTAL | 127,480 SF BUILDING 1 | 121,601 SF BUILDING 2 | 94,648 SF BUILDING 3

PHASE 2 — **51+ ACRES** TOTAL | UP TO 424,680 SF | BUILT TO SUIT | FLEXIBLE OPTIONS



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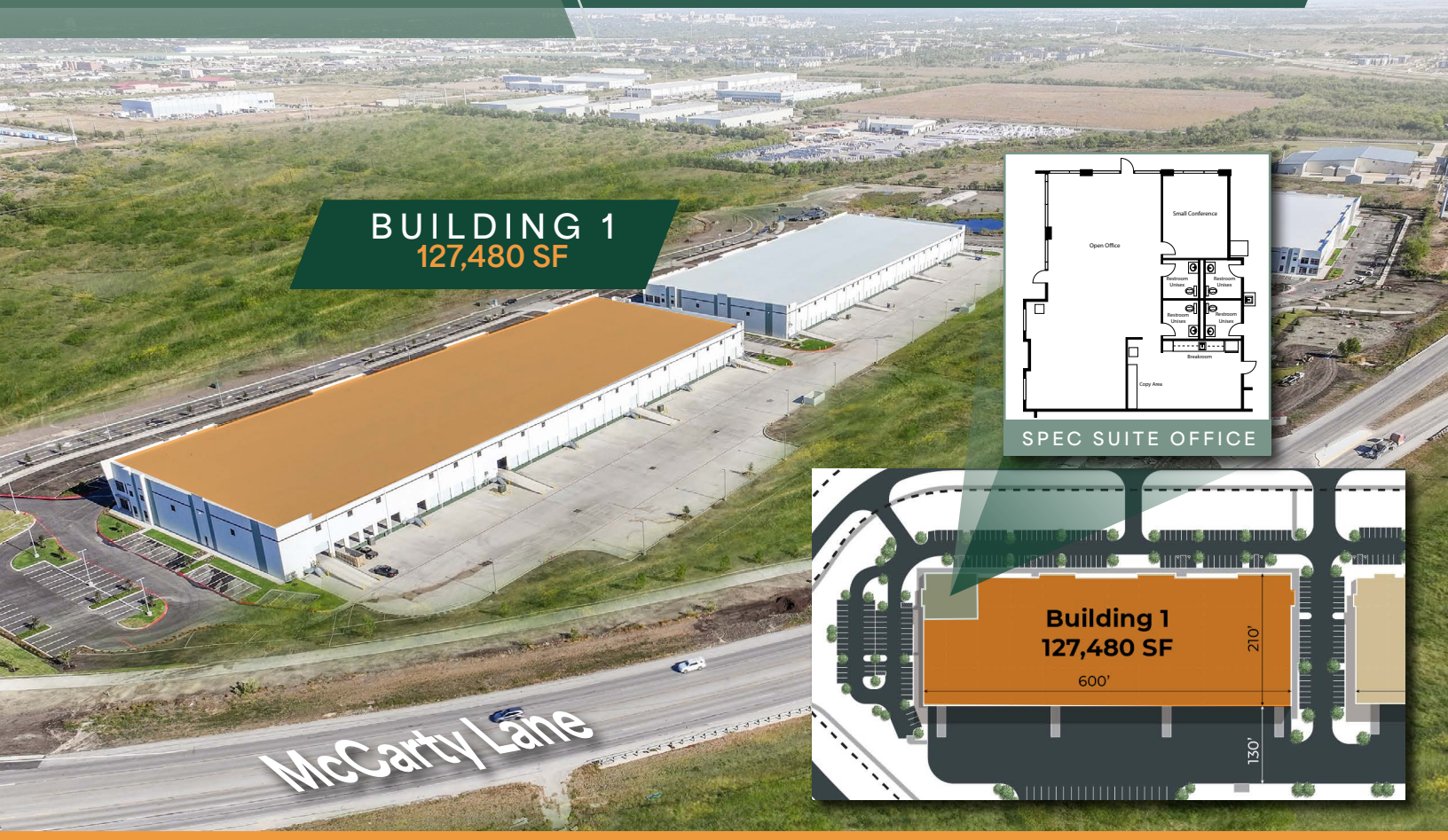
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BUILDING 1



SPEC SUITE OFFICE

127,480 SF TOTAL	**2,316 SF** SPEC SUITE	**REAR LOAD** CONFIGURATION
600' W X 210' D DIMENSIONS	**31** (9' X 10') DOCK DOORS	**4** (12' X 14') OVERSIZE RAMP DOORS
130' TRUCK COURT DEPTH	**32'** CLEAR HEIGHT	**52' X 50'** (60' SPEED BAYS) COLUMN SPACING

171 AUTO PARKING	**21** TRAILER PARKS	**ESFR** FIRE PROTECTION	**2,000** AMPS

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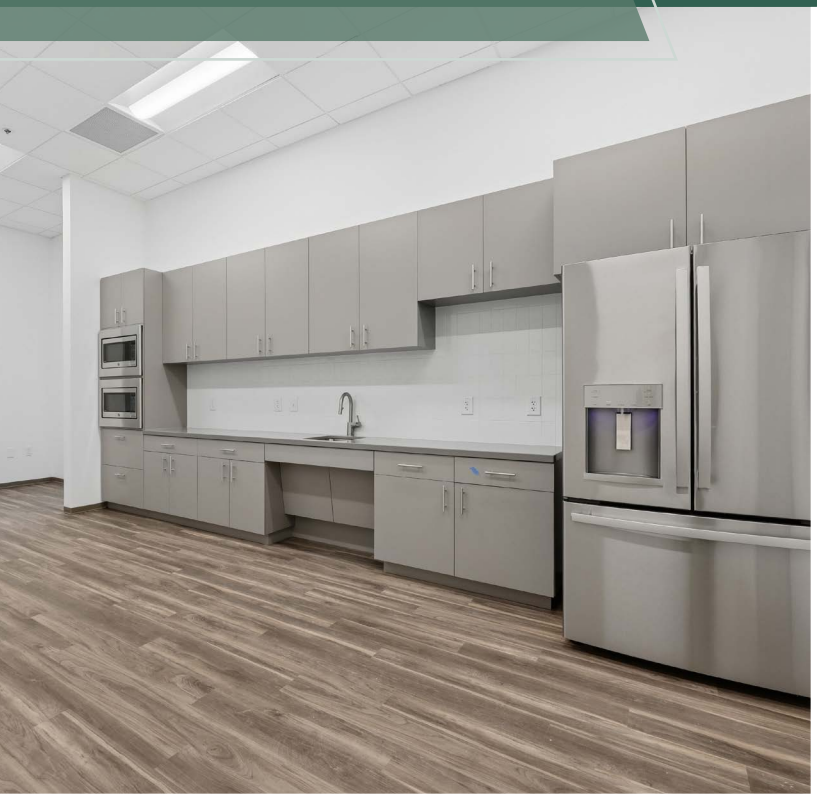
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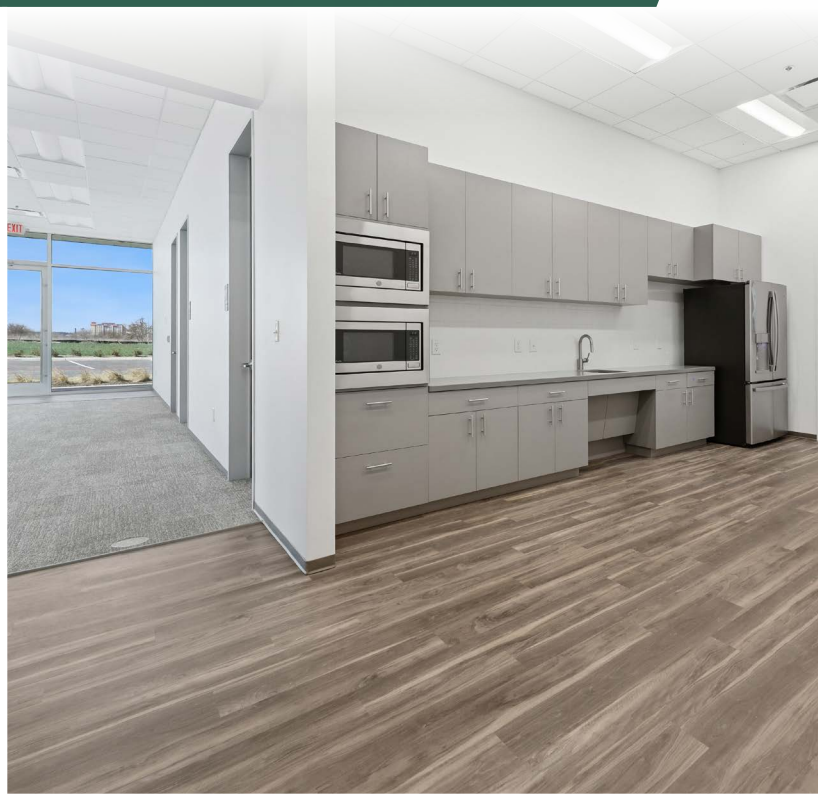
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SPEC SUITE









BUILDING 2



99,544 SF TOTAL	**572' W X 210' D** DIMENSIONS	**REAR LOAD** CONFIGURATION
52' X 50' (60' SPEED BAYS) COLUMN SPACING	**25** (9' X 10') DOCK DOORS	**3** (12' X 14') OVERSIZE RAMP DOORS
130' TRUCK COURT DEPTH	**32'** CLEAR HEIGHT	**171** AUTO PARKING
2,000 AMPS	**ESFR** FIRE PROTECTION	

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REGIONAL DISTRIBUTION REACH

DEMOGRAPHICS

POPULATION

	10 MILES	20 MILES
2025 POPULATION - EST.	130,745	499,948
2030 POPULATION - 5-YR PROJECT	160,636	590,281
2025 AVG HH INCOME	$93,179	$112,509
2030 AVG HH INCOME	$103,642	$124,044

2025 OCCUPATION

	10 MILES	20 MILES
MANUFACTURING EMPLOYEES	2,684	12,141
WAREHOUSE WORKERS	5,196	20,036

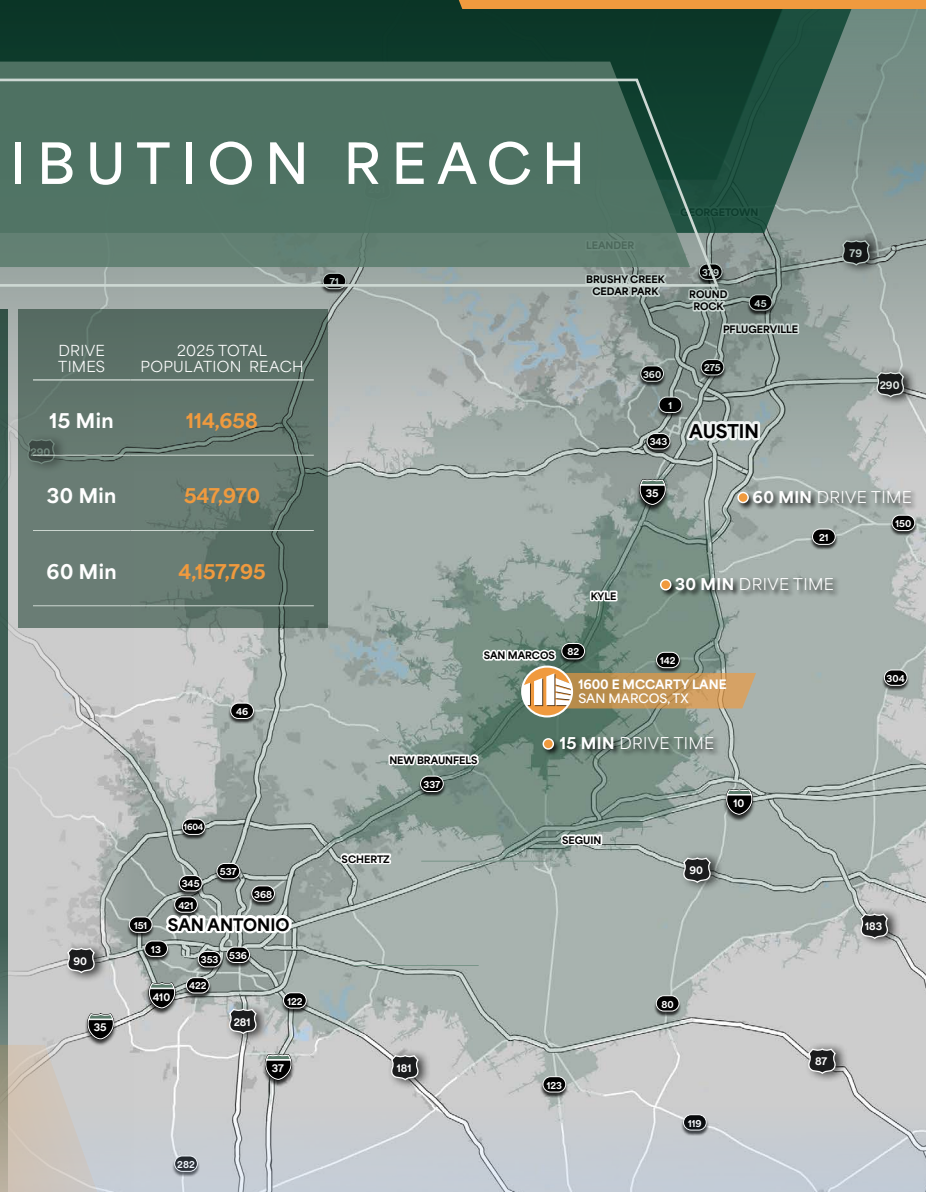
KEY ACCESS POINTS

I-35
1 MILE

DOWNTOWN SAN MARCOS | 5 MILES

DOWNTOWN AUSTIN | 36 MILES

DRIVE TIMES	2025 TOTAL POPULATION REACH
15 Min	114,658
30 Min	547,970
60 Min	4,157,795





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McCARTY PARK

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