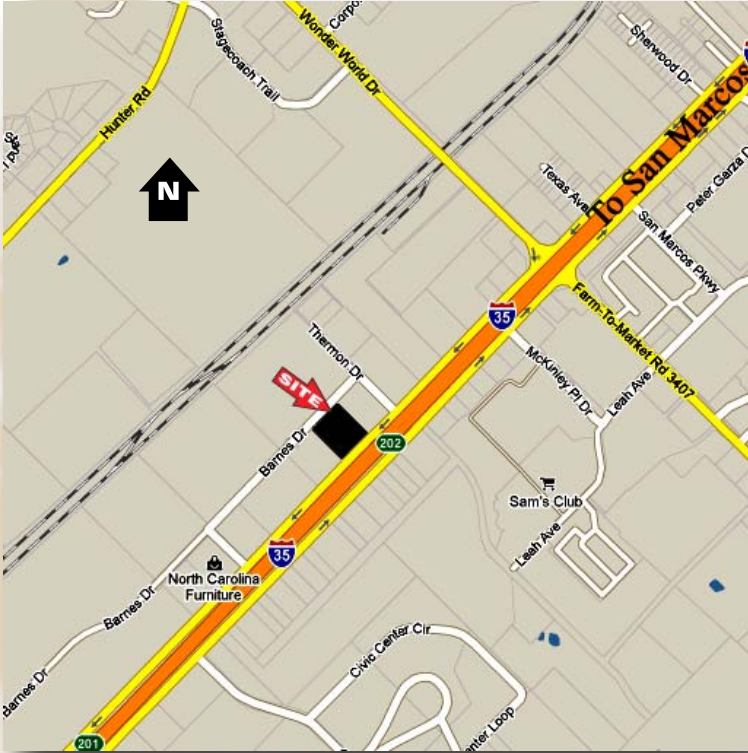


FOR SALE - INDUSTRIAL LAND

2410 South IH-35, San Marcos, Texas 78666



LOCATION: The Property is in southwest San Marcos just south of Therman Drive

ZONING: Light Industrial "LI"

SIZE: Approximately 3.33 acres (345'x420')

TOPOGRAPHY: Relatively flat - A portion of the property may be in the FEMA floodplain.

FRONTAGE/ACCESS: Approximately 345 feet of frontage on IH-35
Approximately 345 feet of frontage on Barnes Drive

PRICE: \$750,000.00 (\$5.17 per square foot)

UTILITIES: All public utilities are available

COMMENTS: This property is suitable for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

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