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**FOR LEASE**

**1611**

**CLOVIS BARKER**

SAN MARCOS  
TX

**264,620 SF MANUFACTURING FACILITY**

[Click to watch the video!](#)

## RECENTLY RENOVATED & MOVE-IN READY!

### Enhancements include:

- » White-boxing and major cosmetic refresh of interiors .
- » Paving and restriping of parking lot and outdoor storage.
- » New roof and updated Infrastructure.

## PROPERTY HIGHLIGHTS

- » 100% Conditioned Space
- » Close Proximity to I-35
- » Heavy Power Capabilities with Ability to Expand Service
- » Turnkey Manufacturing Building  
*Ready for Occupancy*

REICH  BROTHERS

 JLL

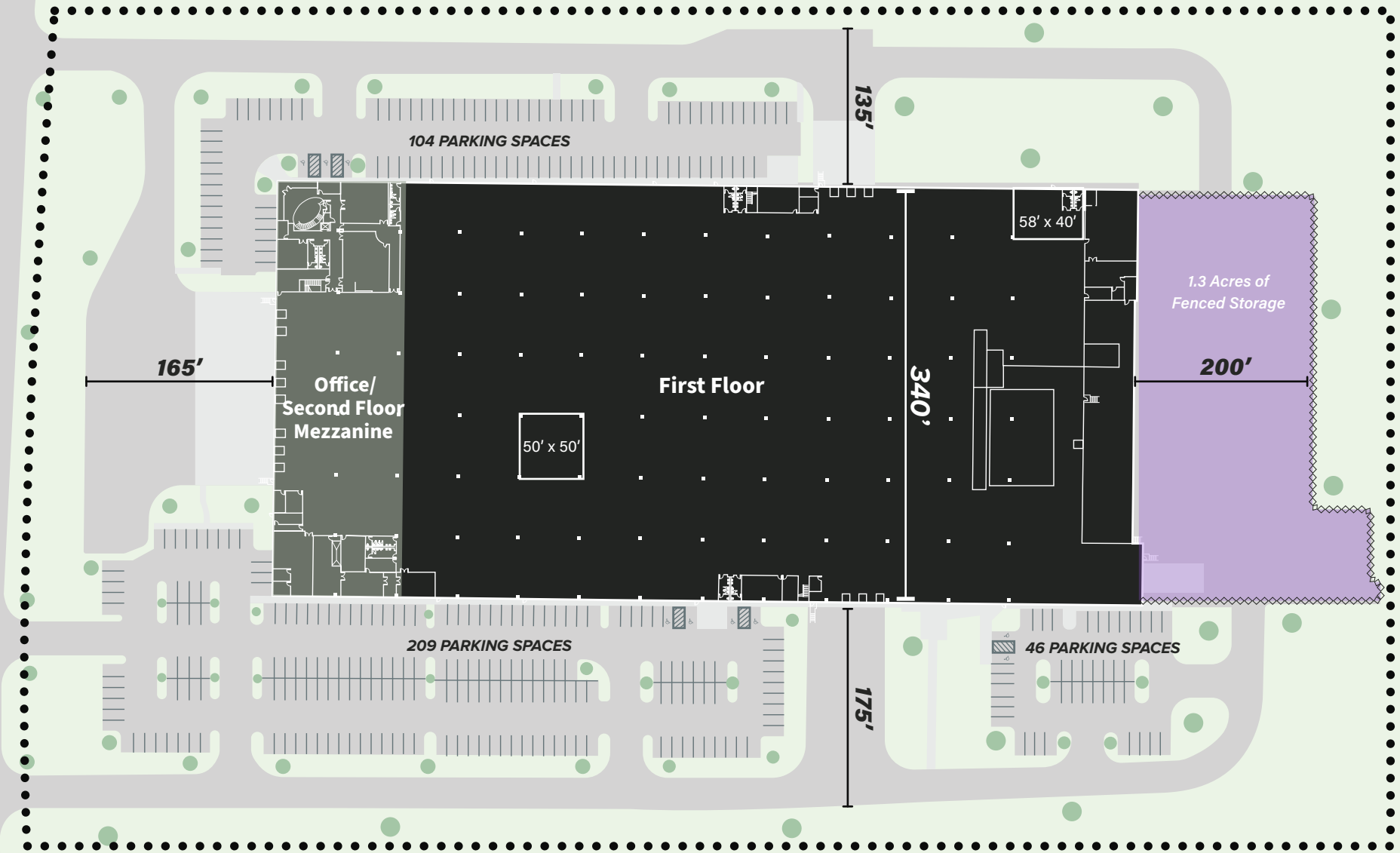
# PROPERTY SUMMARY

<b>ADDRESS</b>	1611 Clovis R. Barker Rd. San Marcos, TX 78666
<b>SQUARE FOOTAGE</b>	264,620 SF
<b>LAND SIZE</b>	24.295 acres
<b>OCCUPANCY</b>	Available immediately
<b>YEAR BUILT</b>	2005
<b>CONFIGURATION</b>	Cross dock*
<b>CLEAR HEIGHT</b>	30'
<b>DOCK-HIGH DOORS</b>	23 Dock high doors (1 oversized) with 11 pit levelers
<b>DRIVE-IN RAMP</b>	Yes
<b>TRUCK COURT DEPTHS</b>	North - 165 - 200'/East - 175'/South - 165'/West - 135'
<b>OUTSIDE STORAGE</b>	1.3 acres fully fenced (5 acres of land for additional IOS)
<b>OFFICE FINISH SF</b>	42,200 SF/first floor; 8,100 SF/second floor; 34,100 SF
<b>PARKING SPACES</b>	359 spaces
<b>PARKING RATIO</b>	1.40/1,000 SF
<b>FIRE PROTECTION</b>	Wet sprinkler system
<b>LIGHTING</b>	LED
<b>HVAC</b>	100% Air-Conditioned
<b>POWER</b>	2 separate transformers both are 3 phase- 2,500A & 480V
<b>ROOF</b>	TPO membrane - replaced 2021
<b>SLAB</b>	6" reinforced concrete
<b>ELECTRIC</b>	Bluebonnet Electric Cooperative Inc.
<b>WATER/SEWER</b>	City of San Marcos
<b>GAS</b>	Centerpoint Energy



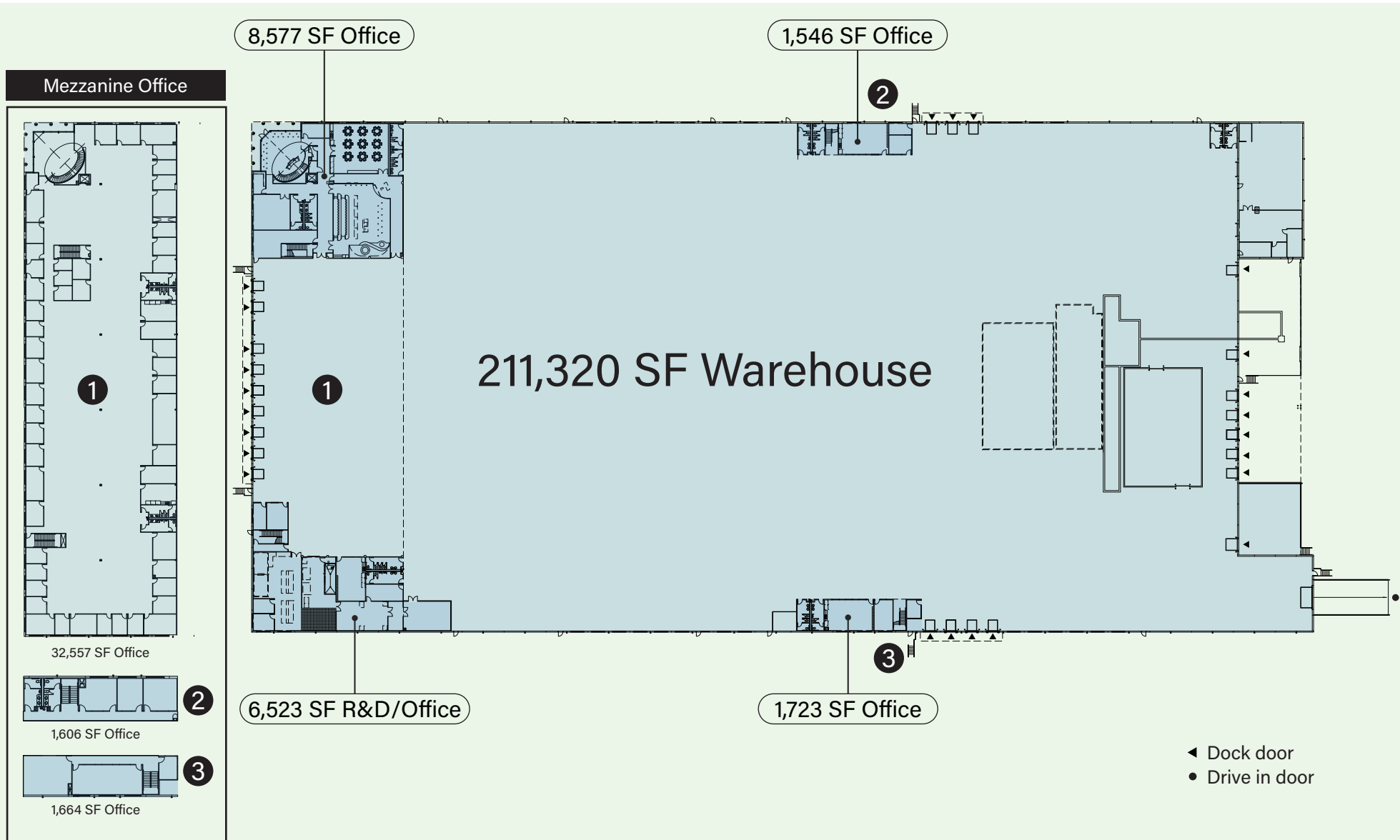


Clovis R Barker Rd

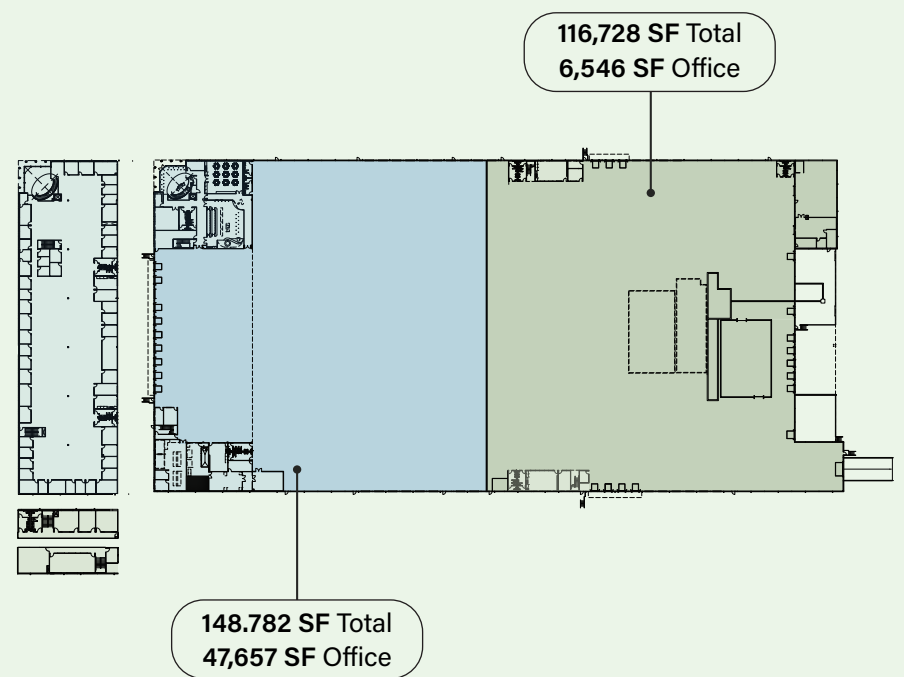
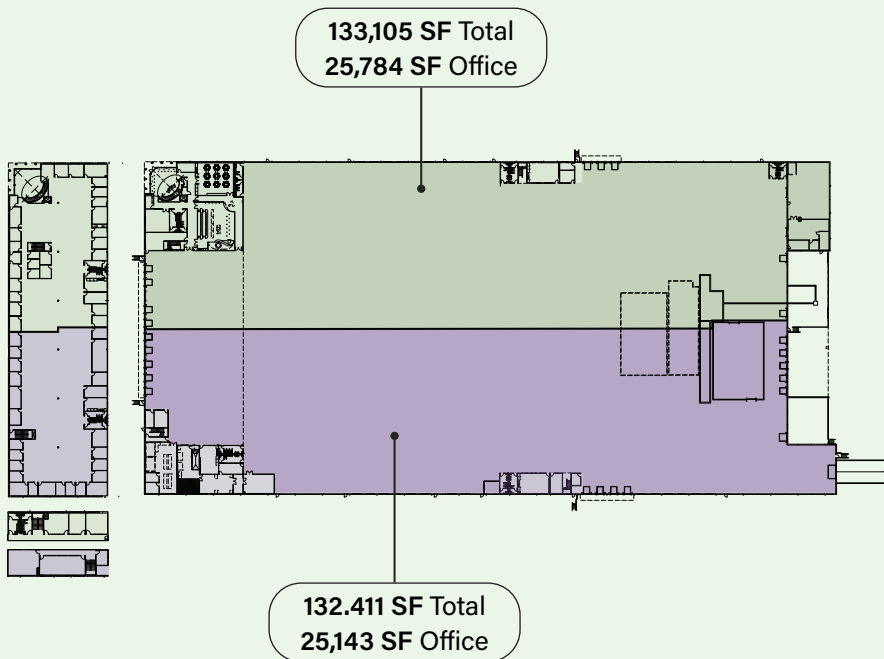


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**SITE PLAN**

# EXISTING FLOOR PLAN



# LEASABLE CONFIGURATIONS



# INGRESSES/ENGRESSES MAP





CLOVIS BARKER ROAD

LEAH AVENUE



**1611**  
CLOVIS BARKER

	Ingress
	Egress

.....  
**OFFICE INTERIORS**



# WAREHOUSING AND MANUFACTURING



# ROBUST DEMOGRAPHICS

(within a 5-mile radius)

**42%**

Population Growth Since 2010

**\$87,016**

Average HH Income

**\$367,610**

Median Home Sale Price

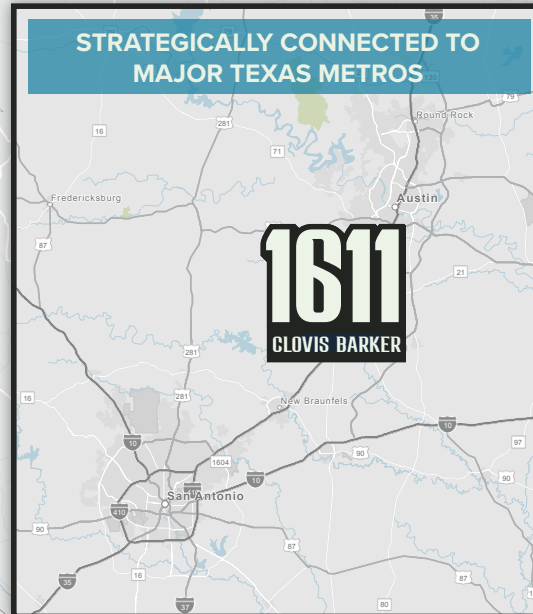
**25.2**

Median Age

## DEMAND DRIVERS

- 1 University of Texas
- 2 Downtown Austin
- 3 Texas State University
- 4 Austin-Bergstrom International Airport
- 5 Tesla Giga Factory
- 6 Samsung Taylor

## STRATEGICALLY CONNECTED TO MAJOR TEXAS METROS



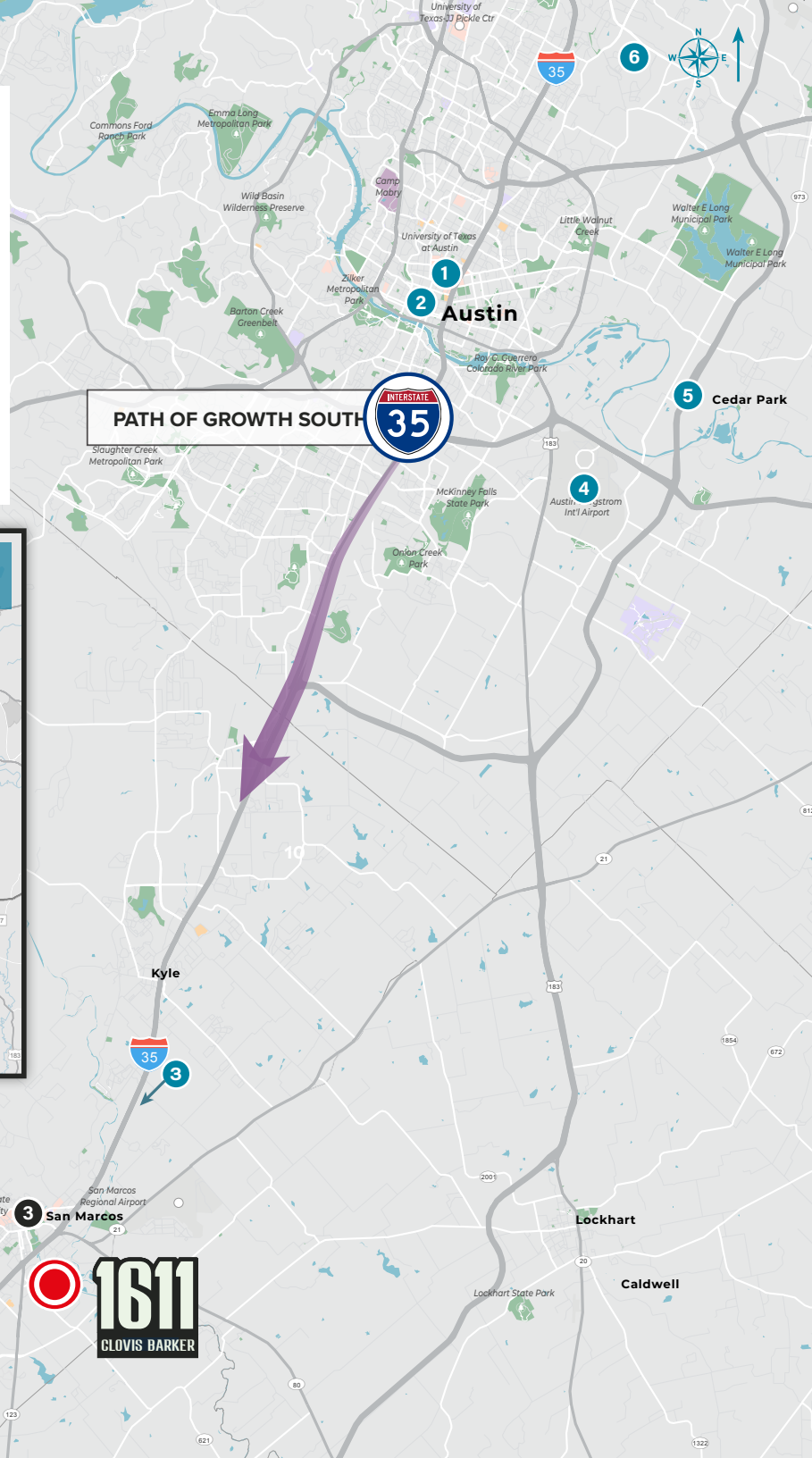
## DRIVE TIMES

**AUSTIN** | 24 Miles  
23 Minutes

**SAN ANTONIO** | 35 Miles  
34 Minutes

**HOUSTON** | 167 Miles  
2 HR 35 Min

**DFW** | 245 Miles  
3 HR 48 Min



# CONTACTS

## **Travis Secor**

*Senior Vice President*

✉ Travis.secor@jll.com

☎ +1 512 593 4891

## **Kyle McCulloch**

*Executive Vice President*

✉ Kyle.mcculloch@jll.com

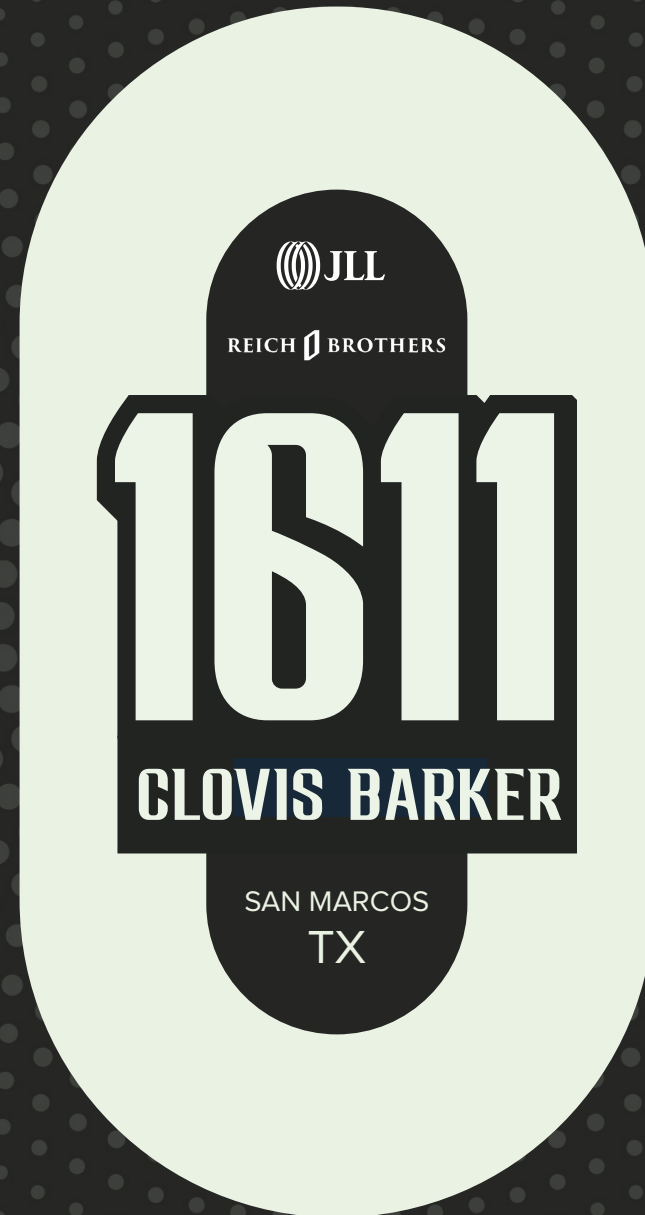
☎ +1 512 225 2713

## **Ace Schlameus**

*Senior Managing Director*

✉ Ace.schlameus@jll.com

☎ +1 512 535 8104



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