

# SMART Terminal

San Marcos Air Rail & Truck Terminal

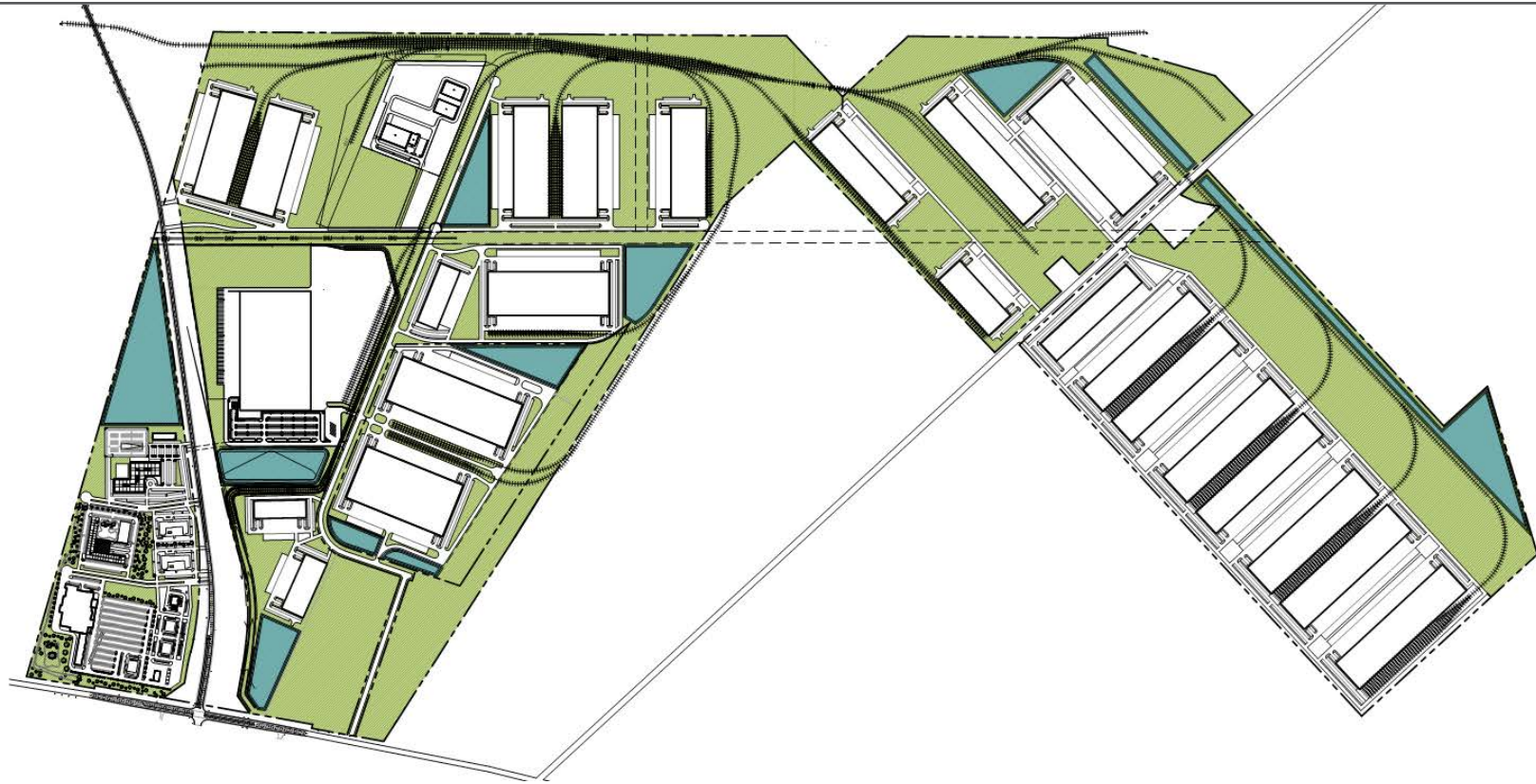


± 888 Acres, San Marcos, Caldwell County, Texas  
29°52'28.6"N 97°52'23.0"W



# SMART Terminal

±888 Acres  
San Marcos  
Caldwell County, TX



## SMART TERMINAL DEVELOPMENT PLAN

The San Marcos Air, Rail and Truck (SMART) Terminal is a ±888 acre dual Class I rail served industrial park under development in San Marcos, Texas. Strategically located in Central Texas between Austin and San Antonio, the SMART Terminal will be served by both Union Pacific and BNSF.

The SMART Terminal promises to provide growing companies the opportunity to efficiently receive raw materials, and distribute product to their customers by rail, major highway, and air transport in the heart of the "Texas Innovation Corridor."



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## PROPERTY OVERVIEW



Strategic Location - Easy access to IH 35, in the heart of the "Texas Innovation Corridor," between two major MSA's - Austin & San Antonio.



Existing Workforce - 1.5 million within a 45-mile radius and 2.2 million within a 60-mile radius, according to ESRI ArcGis BusinessAnalyst, 2018.



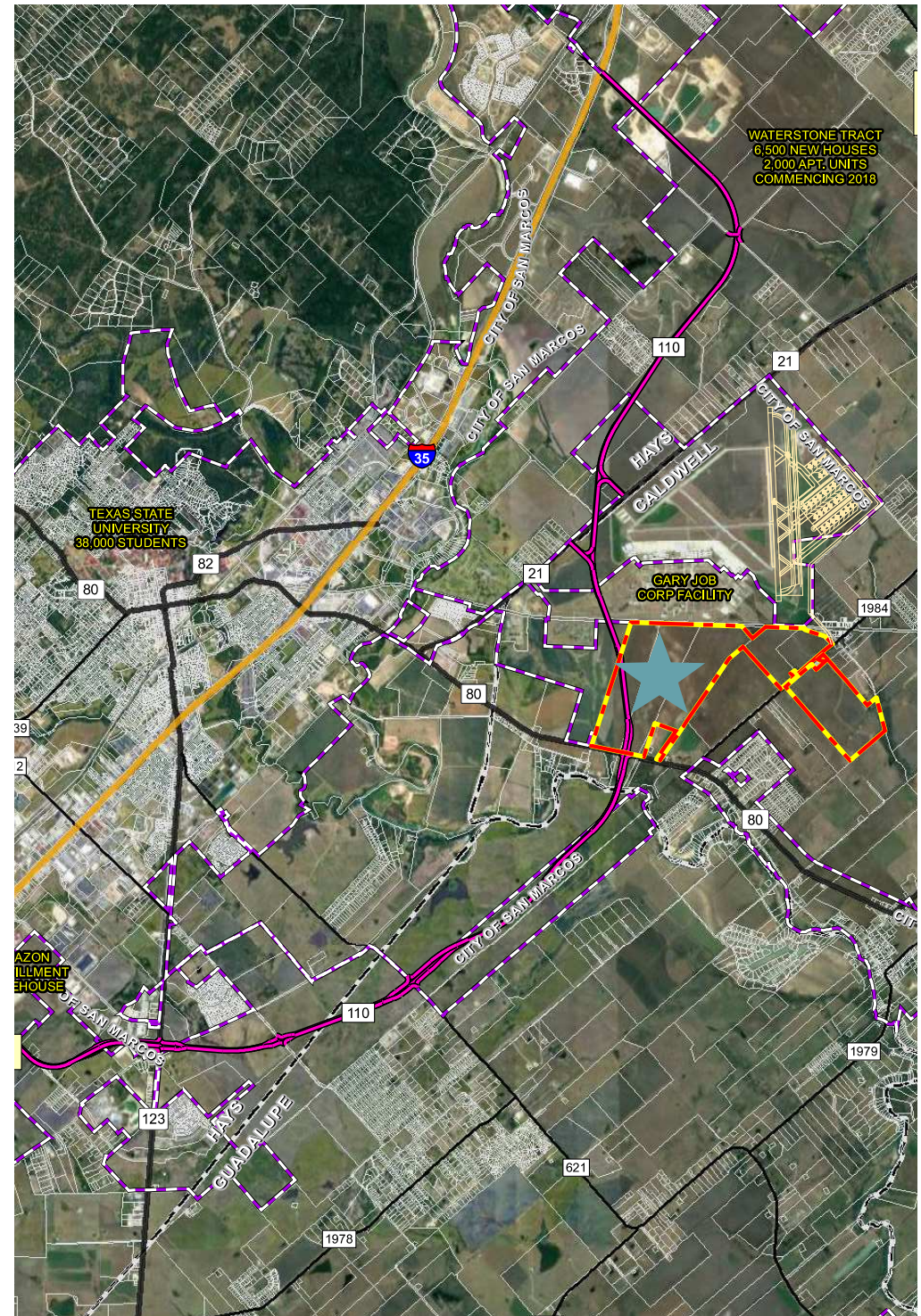
Workforce Pipeline - Steady supply of graduates from Texas State University - an emerging research university. Next door to the SMART Terminal, Gary Job Corp provides employer focused customized job training programs in a multitude of disciplines.



Dual Switch Rail Service - Rail service by two Class 1 carriers - Union Pacific and BNSF.



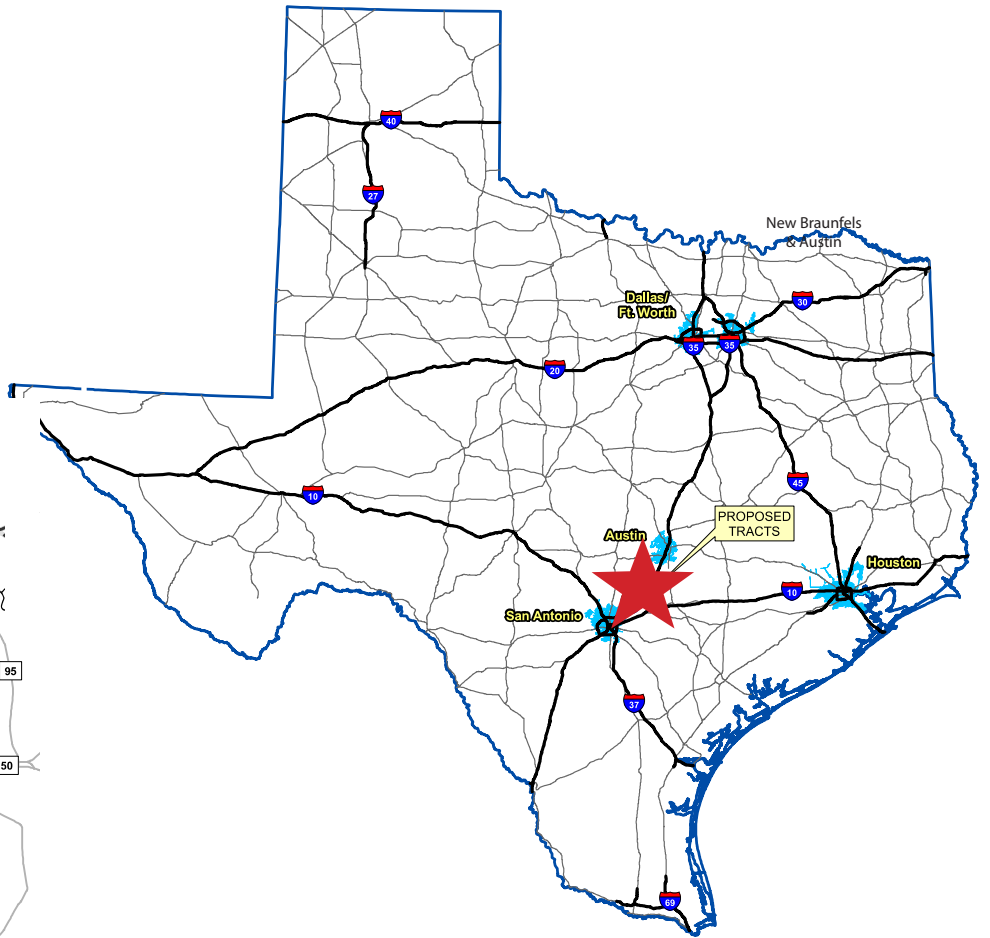
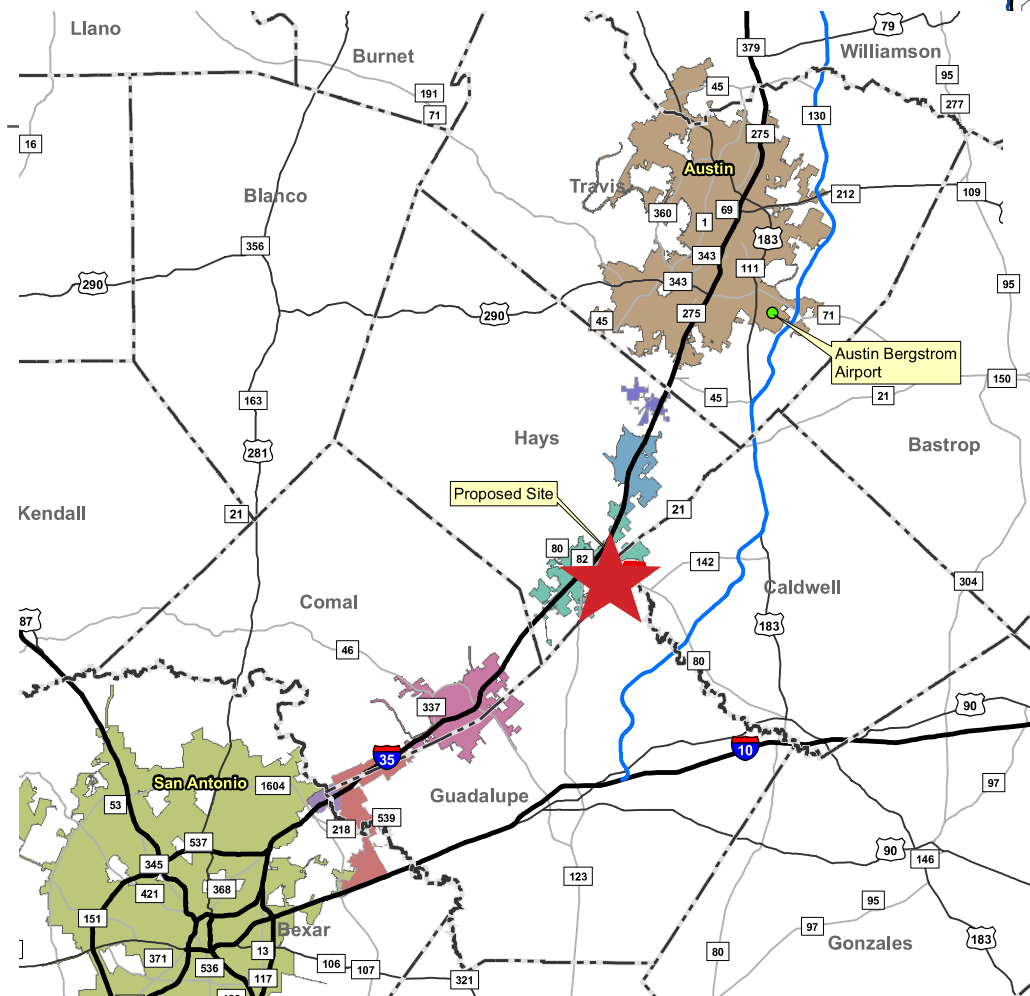
Katerra/Phase 1 - Katerra to break ground Summer 2019 and scheduled for completion in Spring 2020.





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KATERRA BUILD TO SUIT/PHASE I



# CBRE

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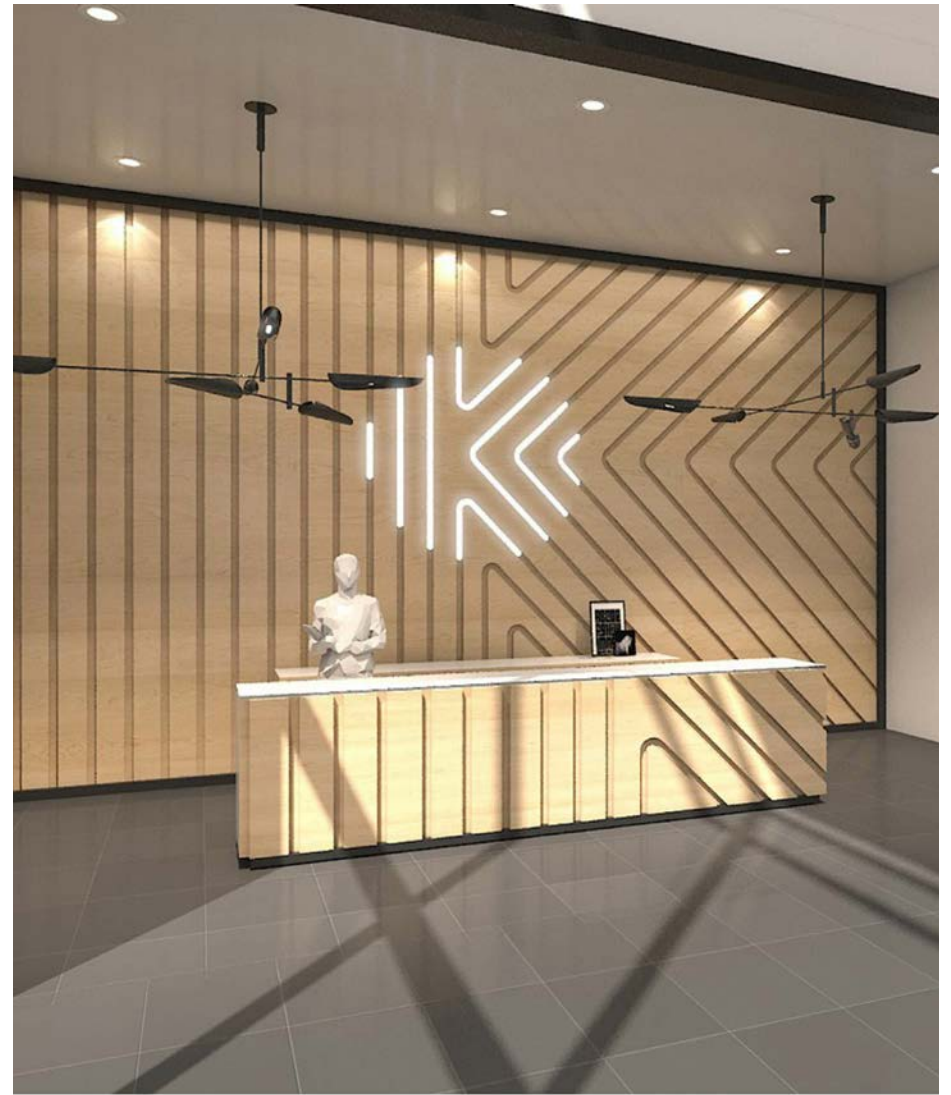
**TTA** TEXAS  
TRANSPORTATION  
ALLIANCE

200 Concord Plaza  
Suite 800  
San Antonio, TX 78216



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KATERRA BUILD TO SUIT/PHASE I



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