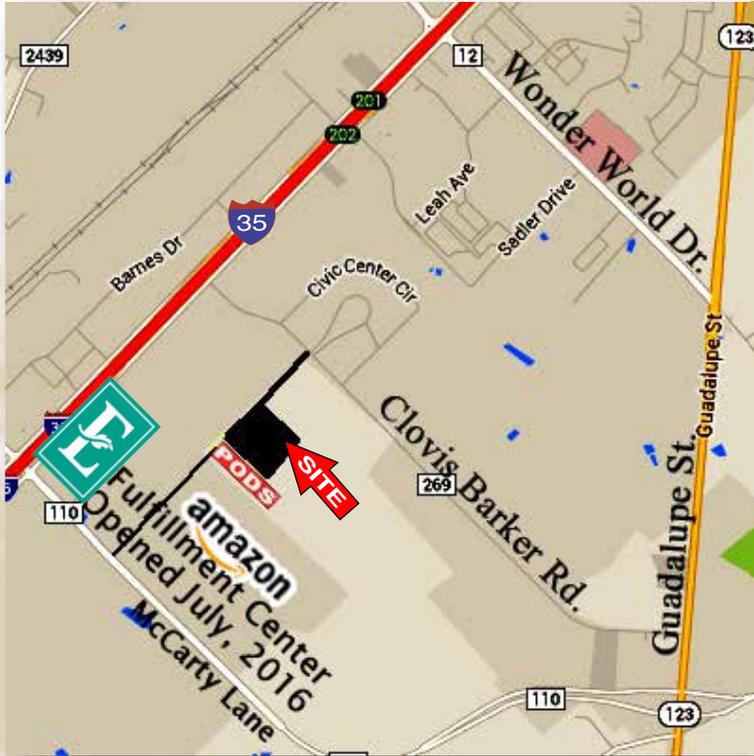


FOR SALE - VACANT LAND or BUILD TO SUIT

Leah Ave. San Marcos, Texas, 78666



LOCATION: This 12 acre site is on the east side of Leah Ave., just south of Clovis Barker Road.

SIZE: Approximately 12 acres

FRONTAGE: Approximately 624' on Leah Ave.

UTILITIES: All available - City of San Marcos

ZONING: LI - Light Industrial

TOPOGRAPHY: The Property slopes slightly down to the north.

FLOOD HAZARD: No portion of the property is in the FEMA 100 year floodplain.

JURISDICTION: City of San Marcos

LEGAL DESCRIPTION: Lot 2, Uniprop Subdivision, Hays County, Texas

PRICE: \$4.35 psf or \$2,273,832
(Build to suit available or Cash to the seller for purchase)

COMMENTS: This 12 acre site is final plat recorded and is one of the few ready to go sites in San Marcos. Amazon has a 855,000 sf facility on a 101 acre parcel adjacent to the south of the PODS facility, and employs close to 3,000 people. Leah Ave. extends to the south to McCarty Lane.

McALLISTER & ASSOCIATES
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

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Spence@matexas.com

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How a random phone call led to Amazon's huge San Marcos deal

Aug 24, 2015, 7:25am CDT



Greg Barr
Managing Editor
Austin Business Journal

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A phone call in early May led to the biggest economic development coup in San Marcos' history.

That's when Adriana Cruz, president of the Greater San Marcos Partnership, answered a call from a site selection consultant working on behalf of an unidentified client looking to open a huge facility in Texas.

That client turned out to be Amazon.com Inc., the world's biggest retailer, which late last week confirmed plans to build a 855,000-square-foot facility on McCarty Lane, east of I-35, that will initially employ 350 people and when fully staffed will eventually have more than 1,000 employees.

Dirt is already turning on the site, with the plant expected to be completed in early 2017.

In an interview with Austin Business Journal, Cruz confirmed that Amazon will spend \$191 million to build and equip the fulfillment center in return for a 10-year package of economic incentives that includes property tax reductions and sales tax rebates on any local purchases made by the retail giant.

"They have to hit their job creation targets to qualify for the incentives," Cruz said, noting that the



NICK SIMONITE

Adriana Cruz, president of the Greater San Marcos Partnership

company must reach the 1,000-employee mark by 2022.

Atlanta-based Seefried Industrial Properties Inc. is overseeing the construction project along with Houston-based engineering firm Jones & Carter Inc. In order for the project to proceed, San Marcos and Hays County had to rezone the 101-acre site from general commercial to heavy industrial.

Cruz said that although her team was disappointed when San Marcos was passed over by Amazon in 2012 when the company decided to build another fulfillment center in Schertz just north of San Antonio, she said the work San Marcos did three years ago gave them the insight they needed to move quickly to get this deal done.

"It was an all-hands-on-deck effort to make sure this got done," Cruz said. "It's a huge win for Texas and our region and for Hays County and San Marcos, and it's the largest project we've done here in terms of jobs. With Amazon's brand name and recognition, we're excited."

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RELATED CONTENT

San Marcos approves Amazon incentives package

HOME OF THE DAY

AUSTIN (KXAN) — On Tuesday evening, the San Marcos City Council unanimously approved the idea of giving incentives to Amazon.com so they will build a fulfillment warehouse in town.

City records indicate Amazon would get a 40 percent discount on local property taxes over the course of 10 years. The major online retailer could also get incentives like annual refunds of 85 percent of ad valorem taxes on equipment.

The 855,000 square foot fulfillment center would go on McCarty Lane in South San Marcos. Seeking large companies, such as Amazon, is part of the City's Economic Development Incentives program. If Amazon decides to open shop in San Marcos, they are expected to create 350 new jobs.

Amazon is expected to start construction on the warehouse by the end of the year and possibly start operations by January 2017.

Growth in San Marcos

Cody Lewis has a front row seat to the growth.

Working at Apartment Pros he says the last few years he's seen rent prices steadily rise all over the town of 60,000 people.

"San Marcos itself is in between Austin and San Antonio, two of the biggest cities in the nation. So that's where the jobs are at. That's where people are moving."

Apartment Pros says they can find someone a three bedroom, two bath apartment for around \$1,300. If you buy a house around the same size, expect to pay a little less

San Marcos Mayor Daniel Guerrero says the top things on his mind are more roads, more water and more public safety.

"Where am I going to work? How am I going to be able to afford to live in San Marcos and where are my children going to go to school? That's been the partnership we've had with the schools, with the univeristy, with the county," explains Guerrero.

He says encouraging the construction of more single family homes will help in a city that's already flush with apartments.

New homes and new businesses in a city with no signs of slowing down.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Buyer/Tenant/Seller/Landlord Initials

Date