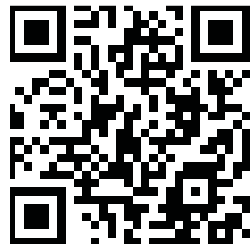
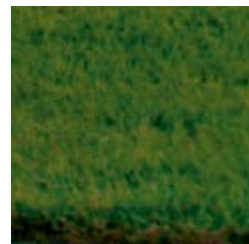
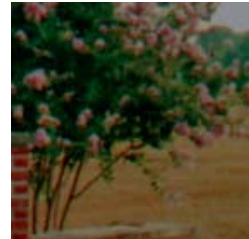
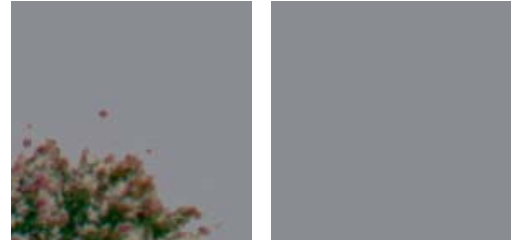




River Ridge Business Park

IH-35 North
San Marcos, TX

Presented by
Jerry Heare, SIOR



River Ridge Business Park

Interstate 35 North
San Marcos, Texas

Location: River Ridge Business Park is located in San Marcos, Texas, between Austin and San Antonio, in the Interstate 35 Corridor where the two cities are growing toward one another. The Park fronts Interstate 35 and has great exposure to the more than 100,000 vehicles that pass by each day. The Park has an underpass at the Interstate, facilitating easy north-south traffic access. San Marcos is only 20 miles from Interstate 10.

River Ridge Business Park is served by commercial passenger service airports in San Antonio and Austin.

Description: River Ridge is one of Central Texas' most attractive commercial parks. It is easily recognized by its white rail fence along the Interstate and the distinctive clock tower in the center of the Park. All lots in the Park are fully-served by water and wastewater as well as fiber optic cable.

Owners of lots in the Park include Ember Industries (printed circuit boards), Grande Communications (cable TV/phones/data systems), Texas State University (warehouse) and Butler Manufacturing Company (metal building components). These will soon be joined by the City of San Marcos Fire and Rescue Headquarters.

Utilities: All utilities are available throughout the Park. The City of San Marcos supplies water, wastewater and electricity. Gas is available from Centerpoint Energy. Phone service is available from Grande Communications or Century Telephone.

Lots Available:

<u>Lot #</u>	<u>Acreage</u>	<u>Square Feet</u>	<u>Zoning</u>
1	4.398	191,576	L. Ind.
2	11.008	479,508	L. Ind.
6	3.265	142,223	L. Ind.
8	3.191	139,000	L. Ind.
9	3.522	153,418	Comm.
12	7.050	307,098	Comm.
13	4.008	174,588	Comm.
14	9.976	434,555	Comm.
15	6.073	264,540	L. Ind.
25	<u>4.462</u>	<u>194,364</u>	L. Ind.

Totals 56.953 acres 2,480,873 s.f.

Drainage:

FEMA shows these lots in a 100-year flood plain. The Park has a designed drainage system in place. In the 20-year history of the Park, no business has been flooded, despite a 12-inch rain in 24 hours. The City of San Marcos will establish an elevation for building foundations for each lot, to allow for development above the floodplain.

— Contact —

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All information furnished regarding this property is from sources deemed reliable; however, NAI REOC Austin has not made an independent investigation of these sources and no warranty or representation is made by NAI REOC Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. NAI REOC Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.



San Marcos, Texas

Property Features

- Water and sewer taps are on each lot
- Fiber optics communication lines in place
- Enterprise zone allows tax incentives
- IH-35 underpass at River Ridge Parkway
- Thirty minutes to Austin Bergstrom International Airport
- Rail served sites are possible
- Twenty miles to Interstate 10.

Austin-San Antonio

- One of the nation's ten fastest growing areas
- Current population of 2.5 million
- Population expected to double over the next 20 years
- Over 25,000 students attend Texas State University in San Marcos
- Seventeen colleges and universities in the corridor (100,000+ students & faculty)
- Nation's largest inland port of entry to Mexico – 4 hours South.

Price

Lot	Size (acres)	\$/SF	Zoned
1	4.398	\$2.25 psf	LI
2	11.008	\$2.25 psf	LI
6	3.265	\$2.75 psf	LI
8	3.191	\$2.75 psf	LI
9	3.522	\$6.00 psf	COMMERCIAL
12	7.05	\$3.50 psf	COMMERCIAL
13	4.008	\$6.00 psf	COMMERCIAL
14	9.976	\$6.00 psf	COMMERCIAL
15	6.073	\$3.00 psf	LI
25	4.462	\$3.00 psf	LI

Total: 56.953 ac.

LI = Light Industrial
COMM = Commercial/Retail

River Ridge

SAN MARCOS, TEXAS
WWW.NAIREOCAUSTIN.COM



All information (information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable however, neither NAI REOC Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, NAI REOC Austin and Related Parties) have made an independent investigation of the information or the information sources, and no warranty or representation is made by NAI REOC Austin or any of its brokers, agents, employees, officers, directors or affiliated companies for any omissions, and no person or organization should rely on the information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

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INFORMATION ABOUT BROKERAGE SERVICES

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represent the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: 1) shall treat all parties honestly; 2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; 3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and 4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

PROPERTY: River Ridge Business Park

Disclosure of agency, if any: The Broker named below represents Owner Buyer Landlord Tenant

BROKER: NAI REOC Austin

ACKNOWLEDGEMENT OF RECEIPT OF AGENCY DISCLOSURE FORM: I acknowledge I have received a copy of this form. I understand that agreements I may sign may affect or change agency relationships and that the broker may only represent both the Owner/Landlord and the Buyer/Tenant with their full knowledge and consent.

Owner (Landlord) or Buyer (Tenant)

Date _____

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.