

# Research & Technology Site San Marcos, Texas

# +/- 16.478 Acres FOR SALE



**Location:** SWQ Davis Street & River Road, Hays Co., TX  
San Marcos, TX 78666

**Offering:** +/- 16.478 acres

**Frontage:** Davis Street approx. 858' River Road approx. 239'

**Traffic:** IH 35 +/- 86,500

**Zoning:** Light Industrial application in progress

**Utilities:** Available

**Price:** \$6,101,144 cash (8.50/sf)

Demos:	Radius	Population	Avg. HH Inc.
	1-mile	11,500	\$31,268
	3-mile	45,300	\$40,464
	5-mile	62,659	\$45,911

**Comments:** Access from Davis Street and River Rd. Home of the Texas State Bobcats, San Marcos is located 30 miles south of Austin and 50 miles north of San Antonio. Great access to IH 35 and Hwy 80.

**Contact:** Blackburn Commercial, LLC [www.blackburncommercial.com](http://www.blackburncommercial.com)  
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