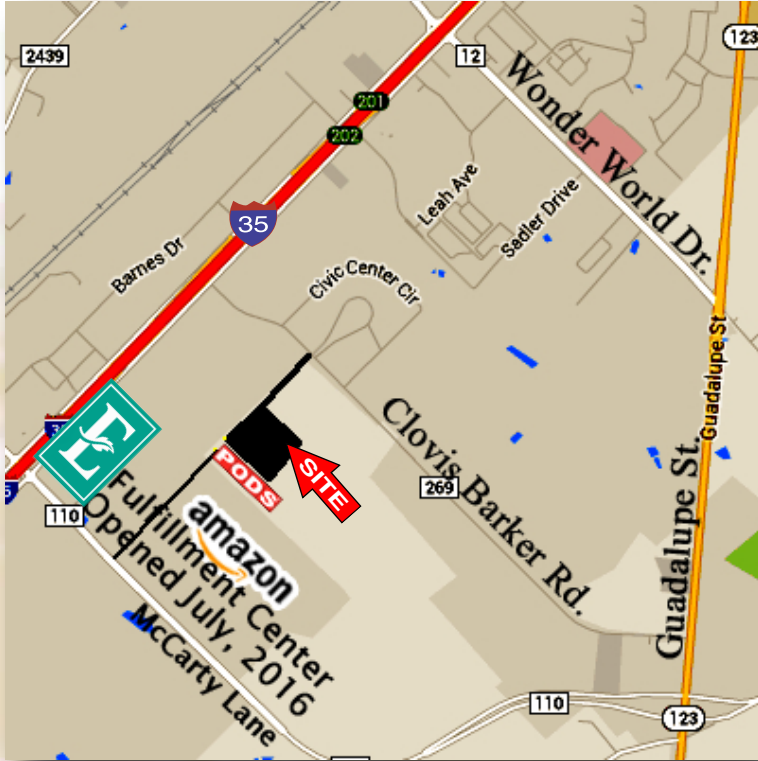


FOR SALE - VACANT LAND or BUILD TO SUIT

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. Seller will subdivide.

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

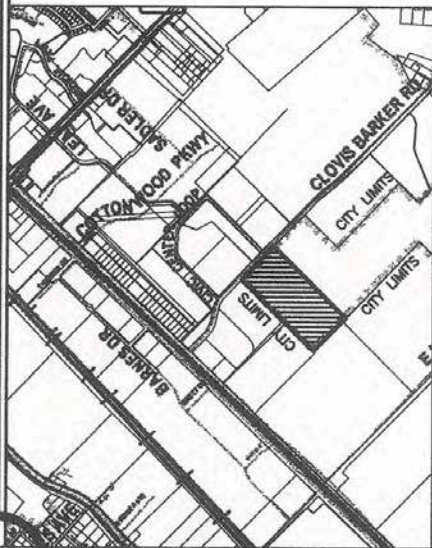
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins

Office: (512) 472-2100

Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



LOCATION MAP
SCALE: 1"=2,000'

BENCHMARK INFORMATION:

CHISELED "X" ON TOP OF CURB ALONG LEAH AVENUE
APPROXIMATELY 161 LF SOUTHWEST FROM THE NORTHWEST CORNER
OF LOT 3.

ELEVATION = 634.32'
DATUM=NGD 1929

BEARING "4"=S. TEXAS' LAMBERT GRID, SOUTH CENTRAL ZONE, NAD



PLAT NOTES:

1. THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.
2. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF SAN MARCOS.
3. SIDEWALK WILL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT.
4. EXISTING 30' R.O.W AND UTILITY EASEMENT (VOLUME 3745, PAGE 119), IS HEREBY DEDICATED AS PUBLIC STREET RIGHT OF WAY TO PROVIDE INGRESS AND EGRESS TO ALL LOTS WITHIN THIS SUBDIVISION.
5. THE FOLLOWING EASEMENTS ARE HEREBY DESIGNATED:
LOTS 1-3 - 20' PUBLIC UTILITY EASEMENT ALONG LEAH AVENUE AND PROPOSED DEDICATION ALONG SOUTH BOUNDARY OF LOT 1.
LOTS 1-3 - 10' PUBLIC UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES.
6. ALL LOTS SHALL HAVE A MINIMUM DRIVEWAY CULVERT SIZE OF 18" DIAMETER, OR EQUIVALENT.
7. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARD'S AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
8. ON-SITE DETENTION FACILITIES WILL BE PROVIDED FOR EACH LOT AND WILL BE PRIVATELY MAINTAINED.
9. THE EAST ONE-HALF OF LEAH AVENUE IS BEING CONSTRUCTED WITH THIS PLAT, SAID ROAD WILL BE CONSTRUCTED WITHIN THE 30' DEDICATION OF RIGHT OF WAY FOR LEAH AVENUE
10. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS:
(1) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751; AND
(2) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN CHAPTER 721
11. TOTAL NUMBER OF LOTS: 3
AVERAGE LOT SIZE: 12.88 ACRES
INCLUDING 2 LOTS 10 ACRES OR LARGER, AND 1 LOT LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES.





To Clovis Barker Rd.

Subject
Property

PODS

Extension of Leah Ave.

amazon
Fulfillment
Center

McCarty Lane

LEGEND

---	STATE HIGHWAY
---	STATE HIGHWAY PLAT
---	STATE HIGHWAY SPECIAL
---	ROAD 1/2" WIDE
---	ROAD 1/2" WIDE
---	ROAD 1/2" WIDE



LOCATION MAP

SECTION AND SUBSECTION DESCRIPTION OF A-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229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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.



NICK SIMONITE

Adriana Cruz, president of the Greater San Marcos Partnership

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

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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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.

Urban Mining Company Selects San Marcos for Rare Earth Magnet Manufacturing Facility and Headquarters

By Team GSMP
| Apr 25, 2017

San Marcos, Tex. — The [Greater San Marcos Partnership](#) (GSMP) today announced that [Urban Mining Company](#) has selected San Marcos, Texas as the location of its new, state-of-the-art rare earth magnet manufacturing facility and headquarters. The 100,000 square foot facility will be constructed on 10 acres and adds more than 100 advanced manufacturing and technology jobs to San Marcos and Hays County over the terms of the agreements.

Rare earth magnets are critical components used in high-tech industrial, automotive, clean energy, and military-defense applications. Urban Mining Company is the only producer of its kind in the U.S.

“The general availability of rare earth magnets is a huge concern. The United States is 100% dependent on other countries for both materials like neodymium (Nd) and dysprosium (Dy), as well as the finished products manufactured using them. Resource independence is critical for our country’s future,” said Urban Mining Company cofounder and CEO Scott Dunn.

Urban Mining Company’s headquarters and manufacturing facility will be fully operational in 2018.

“We welcome Urban Mining Company as San Marcos’ newest corporate citizen and employer,” said city of San Marcos Mayor John Thomaides. “These are the quality jobs that lead to career advancement for our residents, allowing them to work for a great company with an important mission in this fine city that we all love. I look forward to growing our relationship with Urban Mining Company.”

The project came directly to GSMP staff from the company’s site selection consultant in late August 2016. GSMP assisted the company’s selection process through site tours, research, and the incentive process. Key factors to the success of the project were the central location, workforce availability, the presence of Texas State University’s Material Science, Engineering, and Commercialization program, and available land to construct the facility.

Greater San Marcos Partnership President Adriana Cruz noted that Urban Mining Company’s annual wages are above the area’s averages, which are \$38,000 and \$29,000 for Hays County and the City of San Marcos respectively.

“We greatly appreciate Urban Mining Company considering and ultimately selecting San Marcos for its one of a kind, world-class facility,” said Precinct 1 Hays County Commissioner Debbie Gonzales Ingalsbe. “Continued announcements like Urban Mining Company, Best Buy, and Amazon will raise our profile for the jobs and investment that we’ve all known would fit well in the region.”

The City of San Marcos and Hays County voted in favor of entering into performance-based Chapter 380/381 Agreements with Urban Mining Company that include a ten-year personal property tax rebate at 75 percent and a ten-year real property tax rebate at 25 percent. The positive economic impact of the

deal is an expected \$900,411 to the City of San Marcos, \$619,770 to Hays County, and \$1.3 million to the San Marcos Consolidated Independent School District by the expiration of the 10-year agreement.

“It’s clear that San Marcos is at the heart of the emerging Innovation Corridor,” said Cruz. “Urban Mining Company’s location in San Marcos provides further evidence that this area is a center of 21st Century innovation. Texas State University’s programs, coupled with the region’s affordability, proximity to Austin and San Antonio, and extraordinary quality of life have poised us for a boom in next generation advanced manufacturing and clean technology development.”

Urban Mining Company is the latest employer to expand their footprint in the Greater San Marcos region. Since its formation in October 2010, The Greater San Marcos Partnership has announced 33 corporate relocations or expansions, which include over 2,800 jobs and nearly \$350 million in capital investment.

“San Marcos and Hays County offered the skilled workforce and infrastructure we need to support a fast-growing operation like ours,” said Dunn. “We are bringing advanced manufacturing jobs back to the U.S. We are looking forward to a productive relationship with the city, county, and Texas State University as we ramp up.”

About the Greater San Marcos Partnership

The Greater San Marcos Partnership (GSMP) is the 501c6 regional economic development organization serving the city of San Marcos, and Hays and Caldwell Counties focused on positioning the region for a wider diversity of quality jobs for all with higher wages. The GSMP mission is to promote sustainable, responsible and comprehensive economic development in the greater San Marcos region by implementing a five-year economic development strategic plan. Visit greateranmarcostx.com for more information.

About Urban Mining Company

Urban Mining Company’s Magnet-to-Magnet (M2M™) process makes use of domestic source materials harvested from end-of life products and devices, like hard disk drives or motors, for manufacturing high-performance NdFeB magnets. The company’s Grain Boundary Engineering (GBE™) and Grain Boundary Modification (GBM™) processes increase performance while reducing the use of rare earth materials. Urban Mining is the only NdFeB rare earth permanent magnet producer in the U.S. To learn more, please visit: <http://urbanminingco.com>.

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Contact: Ashley Gossen, Director of Communications & Community Engagement

Greater San Marcos Partnership

O: (512) 393-3400 | **C:** (512) 781-2074 | **E:** ashleyg@greatersanmarcostx.com

<https://greateranmarcostx.com/news/urban-mining-company-selects-san-marcos-rare-earth-magnet-manufacturing-facility-and>



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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
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