Barnes
THIRTY·FIVE

328 BARNES DRIVE | SAN MARCOS, TX | 78666



LIVEOAK

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Barnes
THIRTY·FIVE

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PLAY VIDEO

PROJECT HIGHLIGHTS

152,483 SF
TOTAL

13.84 Acres
SITE

32'
CLEAR HEIGHT

2.6/1,000 SF
3.3/1,000 SF
PARKING RATIO

Barnes 35 is a 13.84 acre multi-tenant flex warehouse industrial development consisting of approximately 152,483 square feet of Class A industrial product. Located on Barnes Drive just west of I-35 and south of Wonderworld with excellent access to and from the interstate.

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PROJECT DETAILS

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BUILDING ONE | 100% Leased

Spec Office	+/- 6,900 SF
Bay Sizes	10,800 SF
Parking	2.6/1,000 SF
Speed Bays	60′
Depth	180′
Columns	50′/60′ x 60′
Clear Height	32′
Truck Court	190′ Shared
Sprinkler	ESFR

BUILDING TWO |

Available Square Feet	35,355 SF
Office Square Feet	2,025 SF
Parking	3.3/1,000 SF
Speed Bays	60′
Depth	160′
Columns	40′/48′ x 50′/60′
Clear Height	32′
Truck Court	190′ Shared
Sprinkler	ESFR

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SITEPLAN

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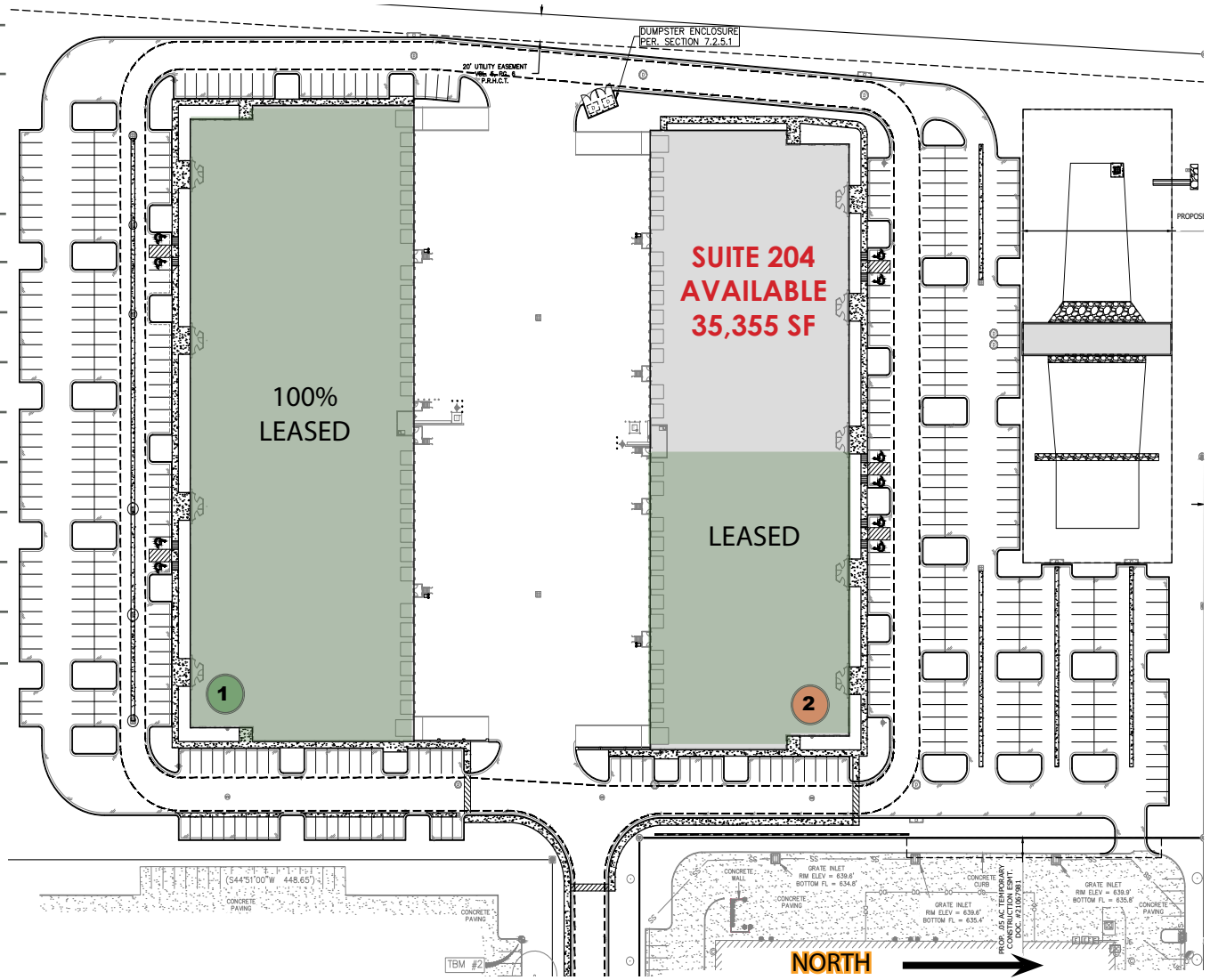
360° VIRTUAL TOUR

BUILDING ONE 1

100% Leased

BUILDING TWO 2

Available Square Feet	35,355 SF
Office Square Feet	2,025 SF
Parking	3.3/1,000 SF
Speed Bays	60'
Depth	160'
Columns	40'/48' x 50'/60'
Clear Height	32'
Truck Court	190' Shared
Sprinkler	ESFR



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BUILDING TWO

FLOORPLAN

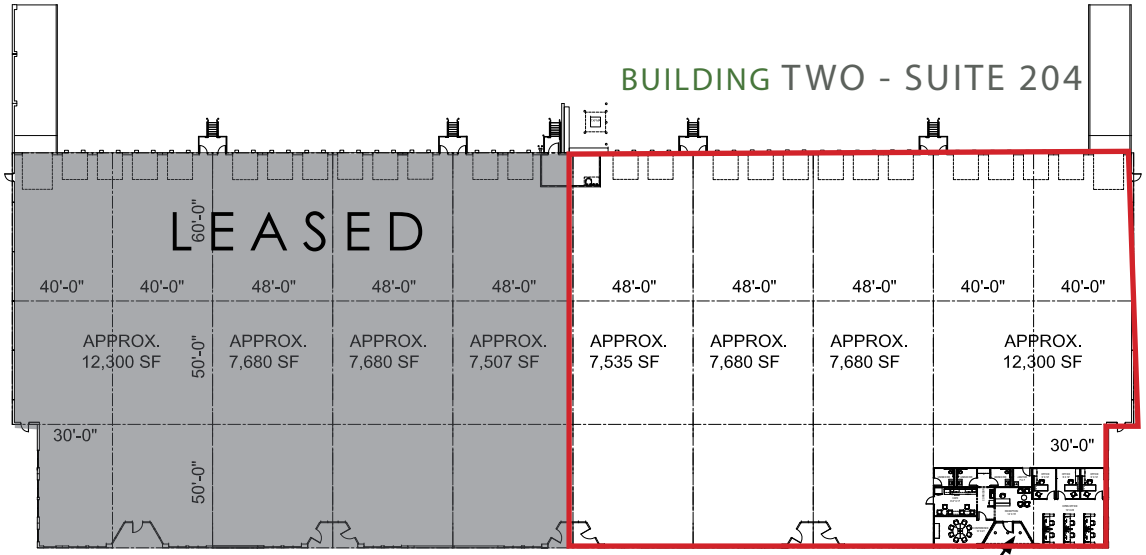
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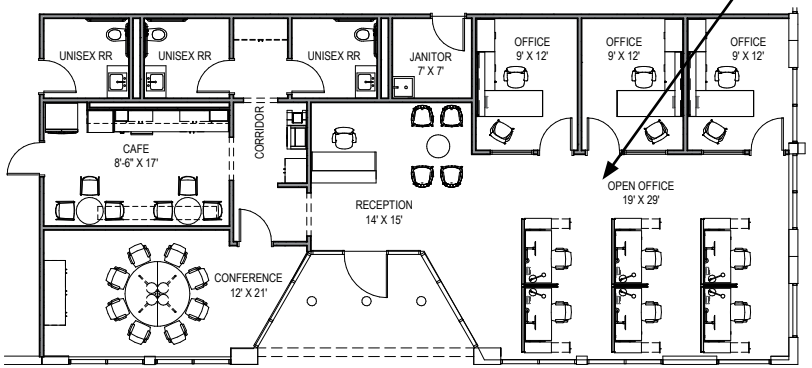
BUILDING TWO - Available 30 Days

Available Square Feet	35,355 SF
Office Square Feet	2,025 SF
Parking	3.3/1,000 SF
Speed Bays	60'
Depth	160'
Columns	40'/48' x 50'/60'
Clear Height	32'
Truck Court	190' Shared
Sprinkler	ESFR
Loading	12 Dock High Doors 1 Oversized Ramp to Grade



BUILDING TWO - SUITE 204





2,025 SF Office

www.liveoak.com



Ryan Whalen
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rwhalen@liveoak.com



Ben Wiliamson
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ben@liveoak.com



Clark Grigsby
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clark@liveoak.com

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BUILDING TWO

INTERIORS









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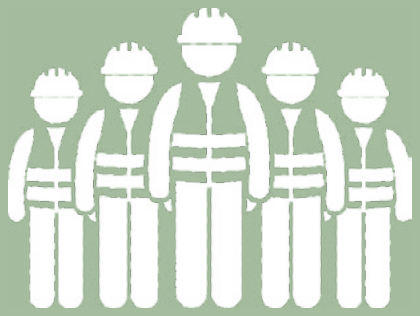
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The Heart of Texas Innovation Ecosystem

Buda Dripping Springs Kyle Lockhart Luling San Marcos Uhland Wimberley

The region of communities between two major metropolitan cities of innovation and along the corridor of Interstate 35 and SH130 is known as the Heart of Texas Innovation Corridor.



2.4 MILLION+
workers within
regional labor force



4.6 MILLION+
total population in
the Corrridor



6 MILLION+
projected in 2031
total population

Key Industries

- ★ Business Service & Support
- ★ Information Technology
- ★ Materials Science
- ★ Destination Attraction
- ★ Regional Distribution
- ★ Life Sciences
- ★ Aerospace, Aviation, Security & Defense

The information contained herein was obtained from sources deemed reliable. Live Oak, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Talent & Workforce Pipeline

★Emerging Research Insitution and Majority-Minority Serving Institution with 38K+ students.

★Home to industry disruptors and the only Technology Park (STAR Park) in Texas.

TEXAS STATE UNIVERSITY SAN MARCOS *The rising STAR of Texas*

★Affordable, flexible 2-year college in one of the largest community college systems in Texas.

★Recipient of $1.8M Texas Workforce Commission Skills Development Fund Grant for specialized training.

AUSTIN COMMUNITY COLLEGE DISTRICT

★Home of Gary Jobs Corp, the largest Job Corps program in the United States.

★No-cost education and career technical training programs for more than 15 trades and industries.

Job Corps

Transportation

- Within 1 hour to two major international airports (Austin / San Antonio)

- Close proximity to major highways, I-35, I-10 and SH130

- Rail access available through Union Pacific and BNSF

- San Marcos Regional Airport developing with new Master Plan



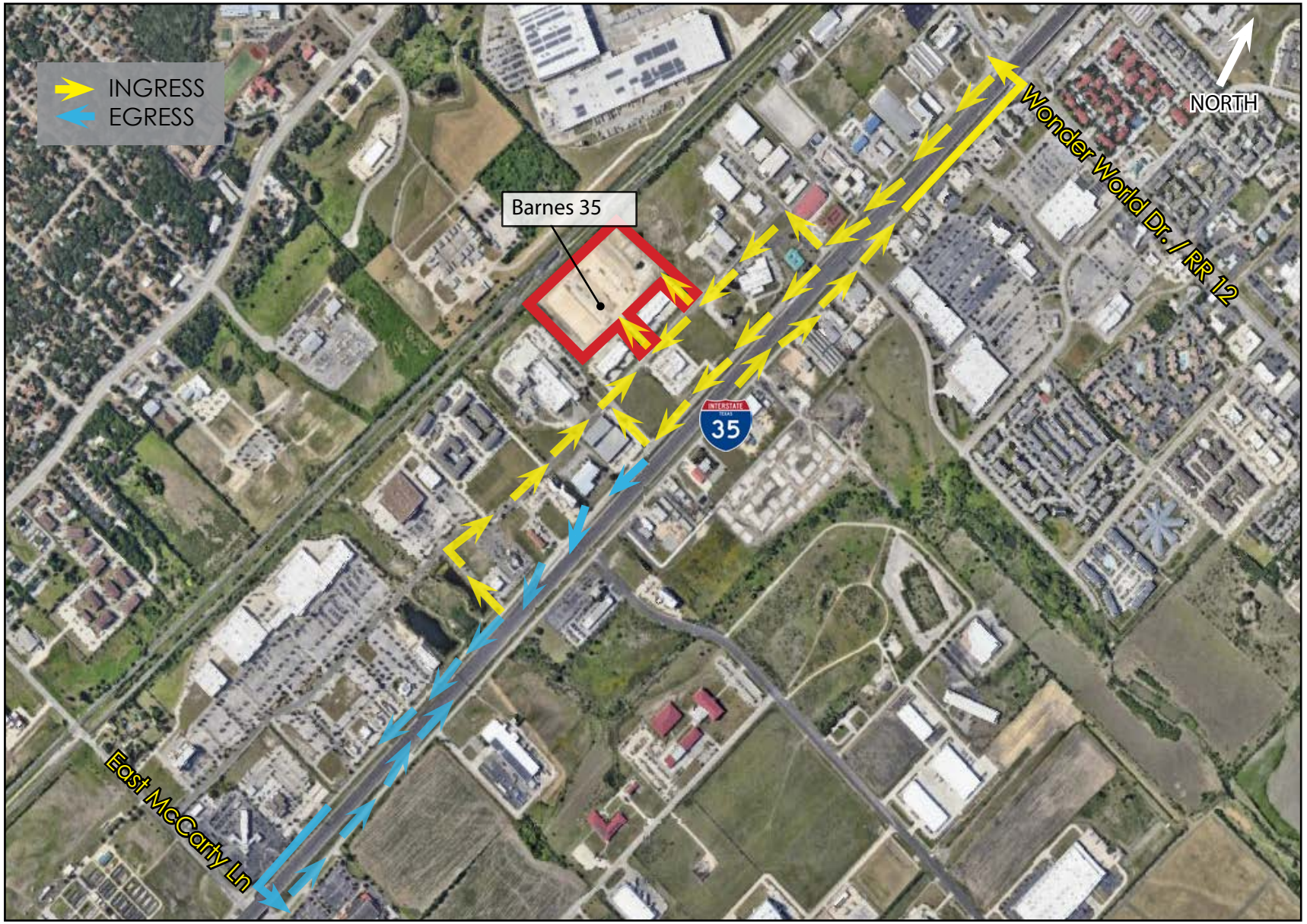
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STRATEGIC LOCATION

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INGRESS
EGRESS
Barnes 35
Wonder World Dr. / RR 12
NORTH
35
East McCarty Ln

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Live Oak CRE, LLC	590102	doug@liveoak.com	512.472.5000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
Designated Broker of Firm	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date