BALCONES SOUTH IH35 SHALLOW BAY

2700 I-35 N. FRONTAGE RD. SAN MARCOS, TX 78666



7k - 8.5k - 10k - 15k - 17k - 26k SF

FULL BUILDINGS AVAILABLE FOR LEASE

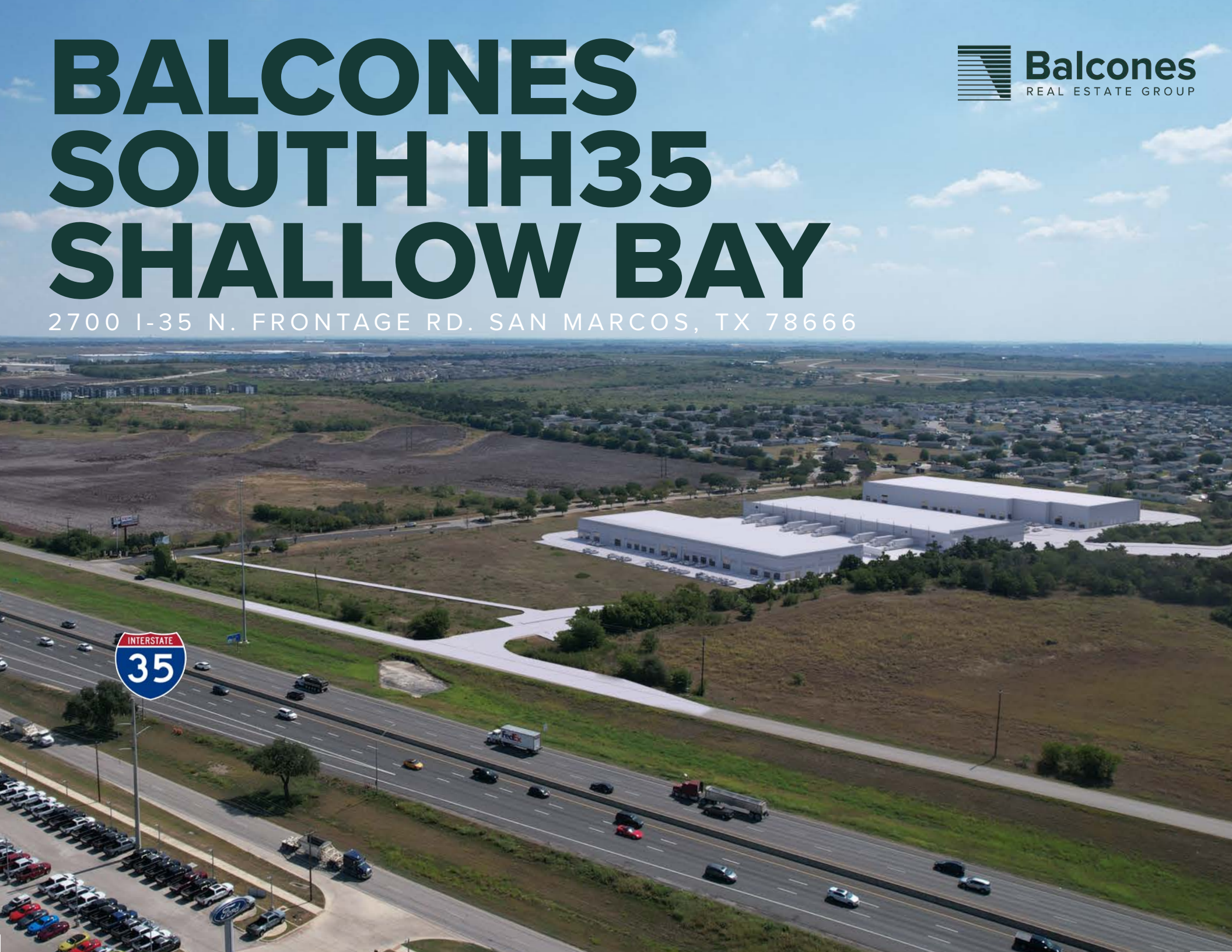
DELIVERY DECEMBER 2026

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

BALCONES SOUTH IH35 SHALLOW BAY

2700 I-35 N. FRONTAGE RD. SAN MARCOS, TX 78666

Balcones
REAL ESTATE GROUP



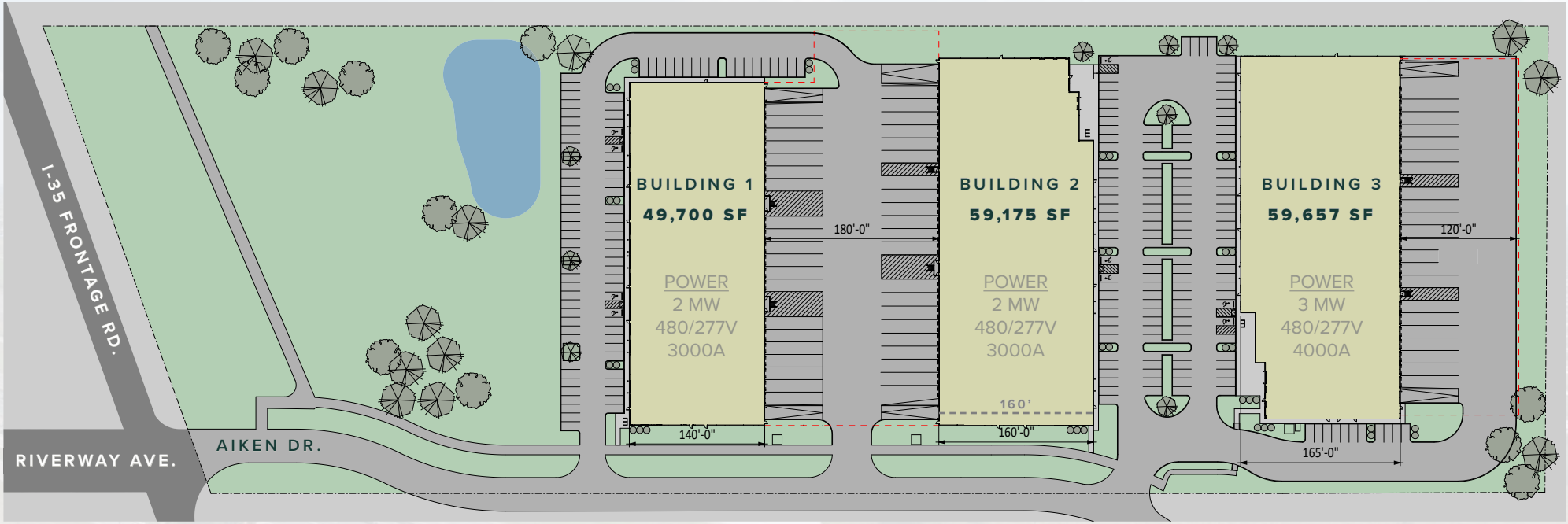
BALCONES SOUTH IH35 SHALLOW BAY

2700 I-35 N. FRONTAGE RD. SAN MARCOS, TX 78666

49,700-59,657 SF

BUILDINGS FOR LEASE

3 BUILDINGS TOTALING **168,532 SF**



PROPERTY DETAILS

- 24-28' CLEAR HEIGHT
- CITY OF SAN MARCOS HEAVY COMMERCIAL
- 120'-180' TRUCK COURTS
- TILT WALL CONSTRUCTION
- 3 DOCK HIGH BUILDINGS 63 DOCK POSITIONS
- 229 PARKING SPACES 1.36 PER 1000 SF
- ESFR SPRINKLERS
- 14 MOVE-IN READY SPEC SUITES

Balcones REAL ESTATE GROUP

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

BALCONES SOUTH IH35 SHALLOW BAY

2700 I-35 N. FRONTAGE RD. SAN MARCOS, TX 78666

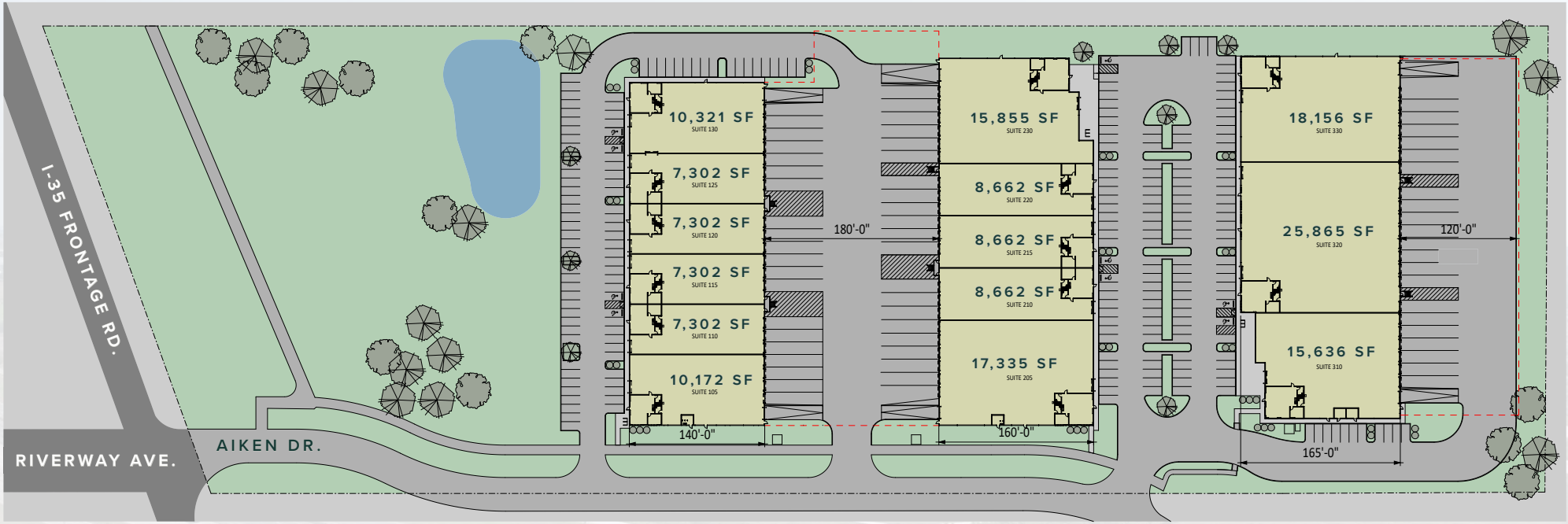
7,302-25,865 SF

SUITES FOR LEASE

BUILDING 1
7,302 - 49,700 SF

BUILDING 2
8,662 - 59,175 SF

BUILDING 3
15,636 - 59,657 SF



PROPERTY DETAILS

- 24-28' CLEAR HEIGHT
- 3 DOCK HIGH BUILDINGS
  63 DOCK POSITIONS
- CITY OF SAN MARCOS
  HEAVY COMMERCIAL
- 229 PARKING SPACES
  1.36 PER 1000 SF
- 120'-180' TRUCK COURTS
- ESFR SPRINKLERS
- TILT WALL
  CONSTRUCTION
- 14 MOVE-IN READY
  SPEC SUITES

Balcones
REAL ESTATE GROUP

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

BALCONES SOUTH IH35 SHALLOW BAY

2700 I-35 N. FRONTAGE RD. SAN MARCOS, TX 78666

7,302-25,865 SF

SUITES FOR LEASE

CONSTRUCTION PROGRESS









Balcones
REAL ESTATE GROUP

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

BALCONES SOUTH IH35 SHALLOW BAY

2700 I-35 N. FRONTAGE RD. SAN MARCOS, TX 78666

BUILDING 1

SUITES FOR LEASE

BUILDING 1 FLOORPLAN

24’ CLEAR

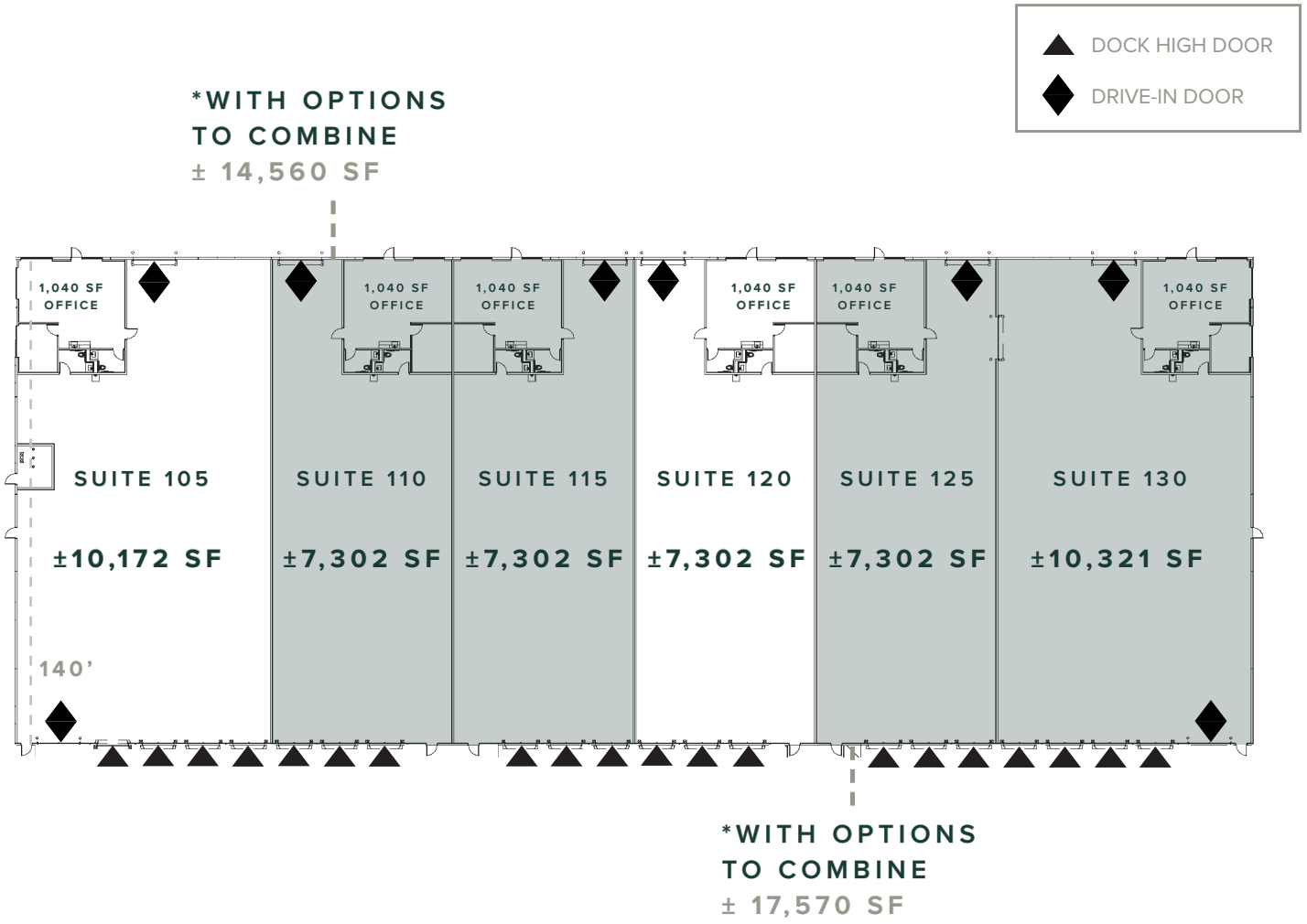
49,700 SF TOTAL

52’ COLUMN SPACING

2 MW

480/277V

400 AMPS



Balcones REAL ESTATE GROUP

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

BALCONES SOUTH IH35 SHALLOW BAY

2700 I-35 N. FRONTAGE RD. SAN MARCOS, TX 78666

BUILDING 2

SUITES FOR LEASE

BUILDING 2 FLOORPLAN

24’ CLEAR

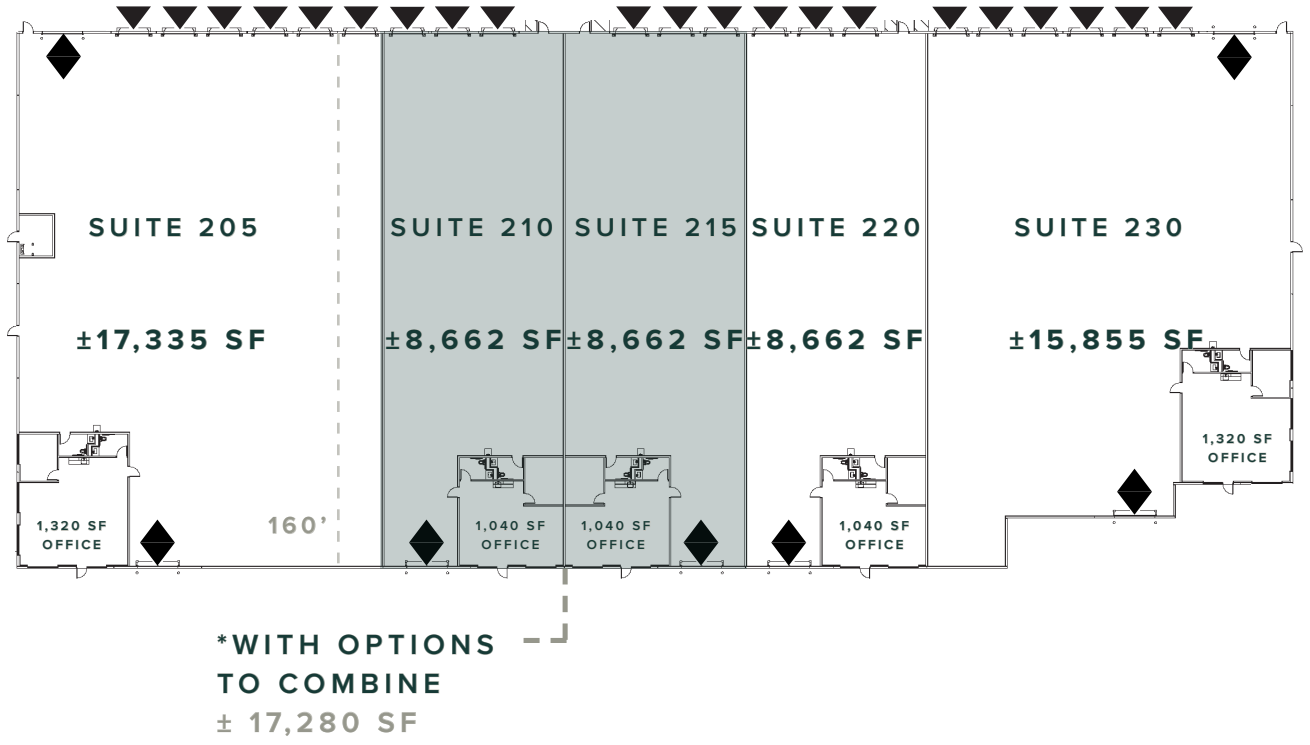
59,175 SF TOTAL

54’ COLUMN SPACING

2 MW

480/277V

400 AMPS



Balcones REAL ESTATE GROUP

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

BALCONES SOUTH IH35 SHALLOW BAY

2700 I-35 N. FRONTAGE RD. SAN MARCOS, TX 78666

BUILDING 3

SUITES FOR LEASE

BUILDING 3 FLOORPLAN

28' CLEAR

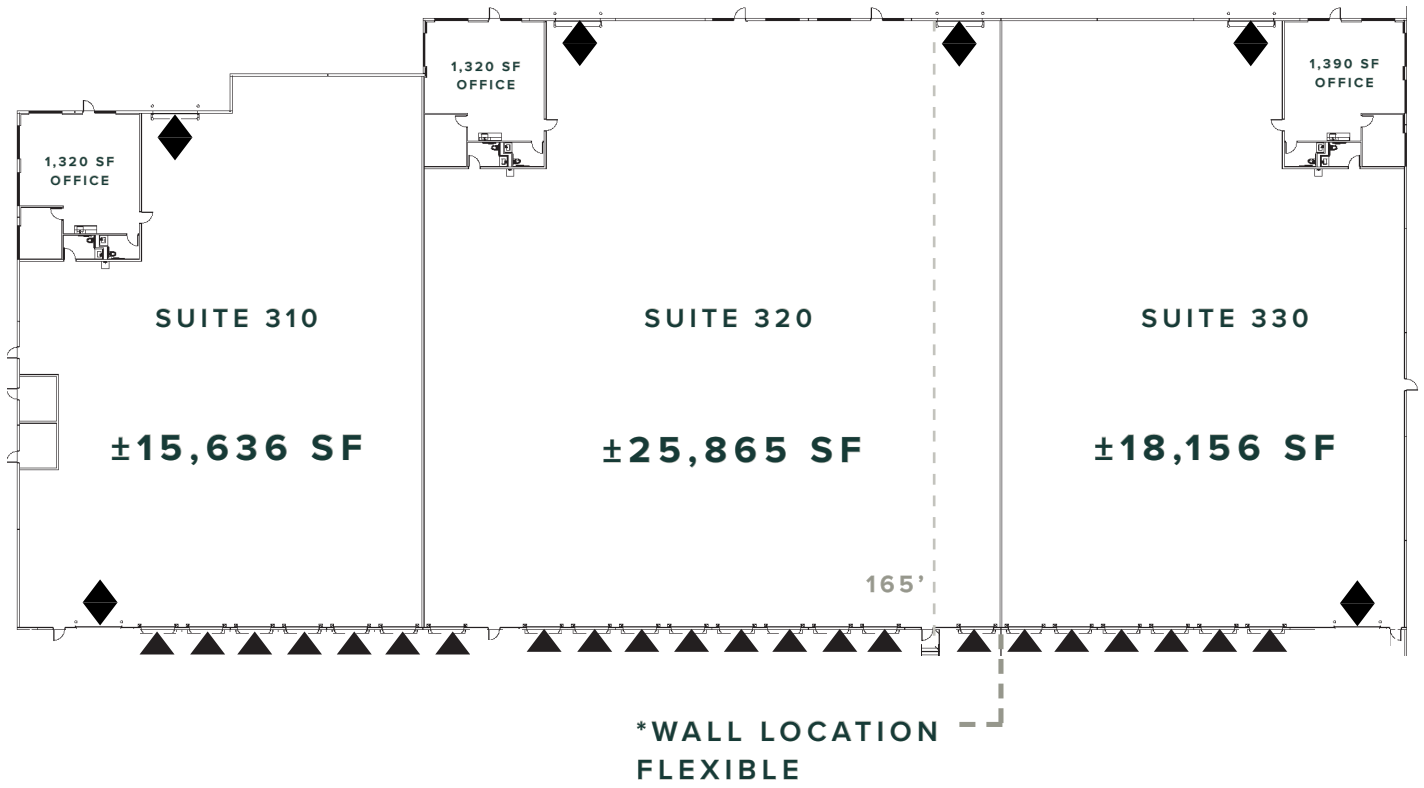
59,657 SF TOTAL

52' COLUMN SPACING

3 MW

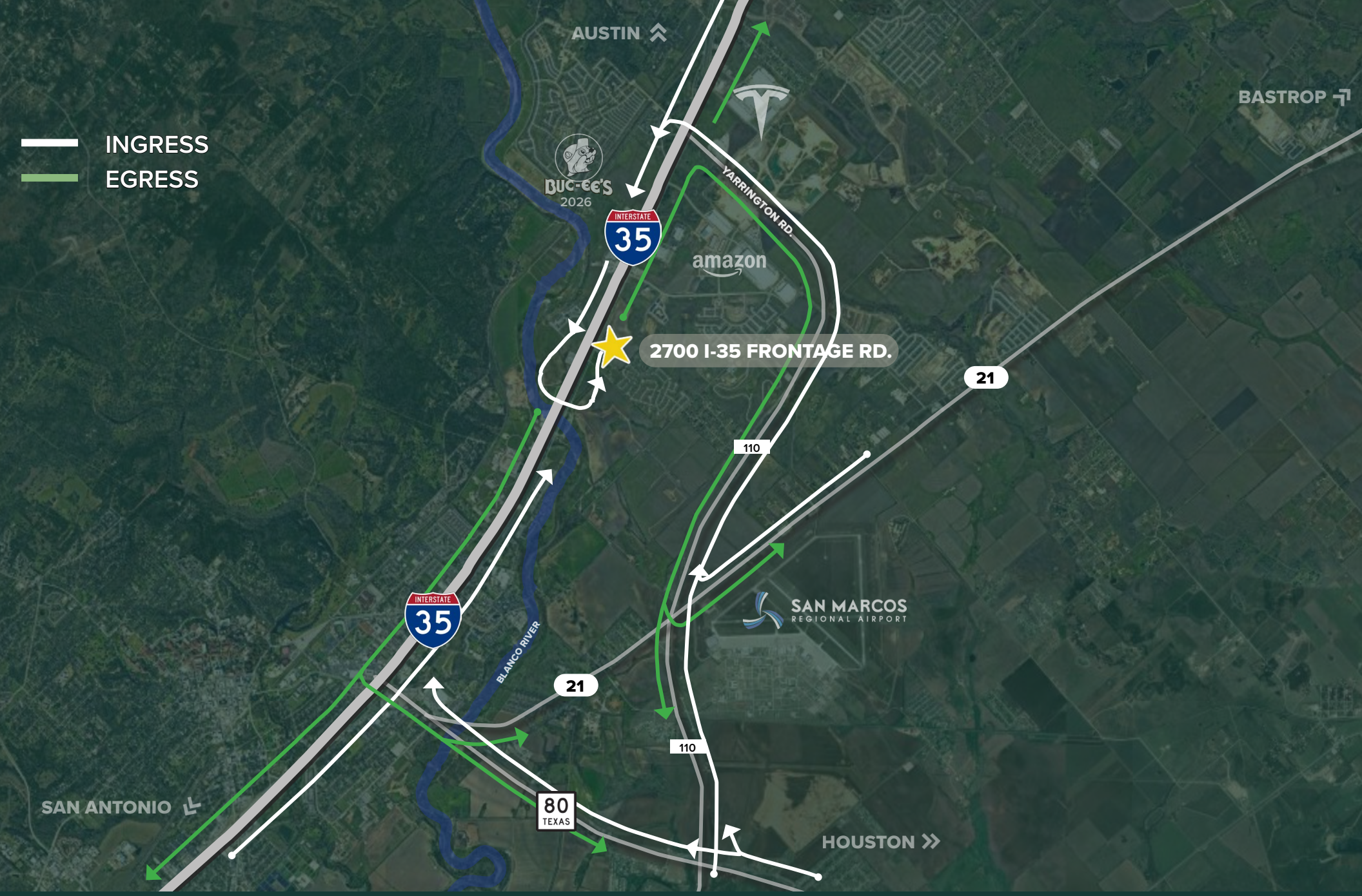
480/277V

400 AMPS



Balcones REAL ESTATE GROUP

DAX BENKENDORFER
dax@balconesre.com
512.848.2581



Balcones
REAL ESTATE GROUP

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

Balcones
REAL ESTATE GROUP

FOR MORE INFORMATION:

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

TREC Information on Broker Services

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. All information is subject to change, errors, omissions, and withdrawal without notice. Prospective tenants should conduct their own independent verification of all information contained herein.

© 2025 Balcones Real Estate Group, LLC. All rights reserved.



11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

SDREC 2018, LLC	2562	otto@balconesre.com	512-636-2857
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Otto Swingler	602213	otto@balconesre.com	512-636-2857
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
James Dax Benkendorfer	643741	dax@balconesre.com	512-848-2581
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Charles Jefferson Hanna	846933	charlie@balconesre.com	713-449-0571
Name of Sales Agent/Associate	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date