IOS FOR LEASE

12101 W I-10 **Marion, TX 78124**

Industrial Leasing Opportunity

Leasing Brochure

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

12101 W Interstate 10
Marion, TX 78124

INVESTMENT HIGHLIGHTS

Property Highlights

- **Industrial Outdoor Storage Site:** ±2.83-acre site with just ±4.85% building coverage — leaving roughly ±2.07 acres of fully fenced and gated yard for outdoor storage, container staging, fleet parking, and equipment laydown. A true small-footprint industrial outdoor storage (IOS) opportunity in a market where secured yard is increasingly hard to find.
- **Operations-Ready Yard:** Compacted stabilized road-base surface with perimeter fencing and gated access, ready for immediate truck, trailer, and equipment operations, with ample room for expansion or additional lay down.
- **Functional Two-Building Layout:** ±5,981 SF across two 2011-built metal buildings (Building 1 ±2,440 SF, Building 2 ±3,541 SF), configured approximately ±2,270 SF office and ±3,711 SF warehouse. Six (6) grade-level overhead doors (four on Building 1, two on Building 2), 14' clear height, and 3-phase power, well suited for shop, service, assembly, or distribution use alongside the yard.
- **Direct Interstate 10 Frontage:** Positioned directly on I-10 in Marion with immediate on/off access. Roughly ±12 miles to both Seguin and New Braunfels and ±26 miles to San Antonio, placing tenants at the center of the San Antonio–I-10/I-35 industrial and freight corridor.
- **Major Infrastructure Investment in the Corridor:** The I-10 corridor through Guadalupe County is being widened from four to six lanes under a $245 million TxDOT project (targeted completion Fall 2029) — expanding capacity and access along the region's primary east–west freight route
- **One of Texas's Fastest-Growing Industrial Corridors:** Guadalupe County has grown ±15.8% since 2020 — to ±201,111 residents as of the July 2025 Census estimate — ranking among the fastest-growing counties in Texas, and neighboring Seguin has expanded ±31.7% since 2020 to ±40,700 residents, placing it among the fastest-growing cities in the U.S. The corridor is anchored by major manufacturers including Continental/Vitesco (Schaeffler), Caterpillar, Tyson Foods, and Niagara Bottling.


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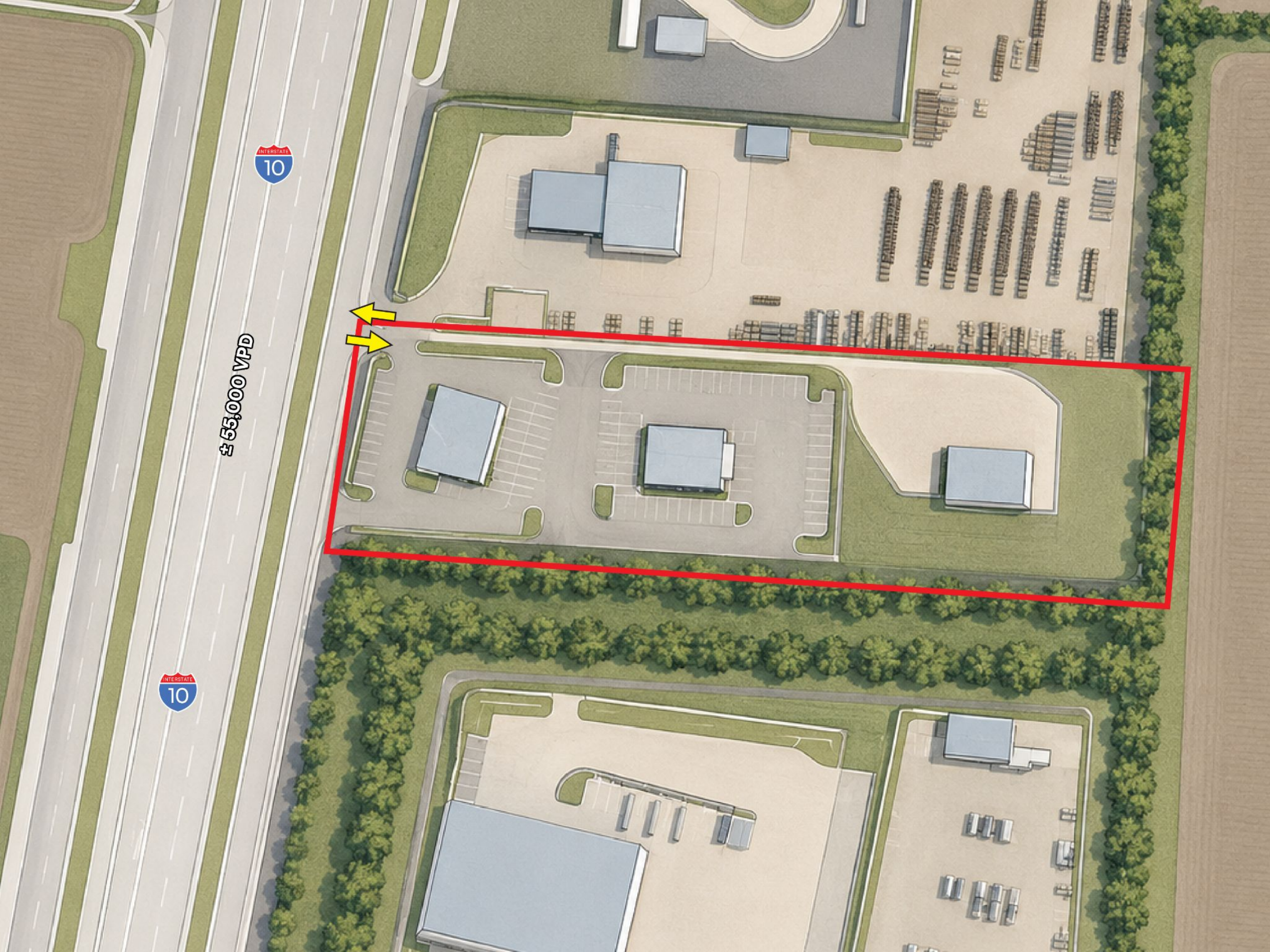
AW TEXAS AISIN
D&D
SITEWORK & UTILITIES
RANCH ARMOR EST. 2015
UTV ACCESSORIES
CIBOLO CREEK
HEALTH AND REHABILITATION CENTER
Bobcat
One Tough Animal.
INTERSTATE 10
B&R REPAIR
H.O.W. FOUNDATION
WILLIAMS
SUPPLY COMPANY
± 55,000 VPD
AVERY OIL COMPANY
IM GENERAL CONTRACTORS
TNT
CRANE & RIGGING
FORCE
PRESSURE CONTROL
Larry E Browne Jr Trucking
APACHE DISPOSAL
Subject Property
Dixie
Gas & Oil
HILL COUNTRY STEEL
WATER GARDEN GEMS
QUALITY
OUTDOOR PRODUCTS
TEXACO
Exxon
INTERSTATE BARRICADES & MARKINGS
ADVANCED WATER WELL TECHNOLOGIES
Google Earth



INTERSTATE 10
± 55,000 VPD
INTERSTATE 10

12101 W Interstate 10
Marion, TX 78124

Property Details

Address	12101 W I-10
Lease Rate	Contact Broker
Total Building SF	±5,981 SF
Office SF	±2,270 SF
Warehouse SF	±3,711 SF
Building 1 SF	±2,440 SF
Building 2 SF	±3,541 SF
Lot Size - AC	±2.83 AC
Coverage	4.85%
Year Built	2011
Clear Height	±14'
Building 1 Grade-Level Doors	4
Building 2 Grade-Level Doors	2
Power	3 Phase

EXTERIOR PHOTOS BUILDING ONE

INTERIOR PHOTOS BUILDING ONE

EXTERIOR PHOTOS BUILDING TWO

INTERIOR PHOTOS BUILDING TWO


Drive Time
Texas Map
Midland
± 5.5 Hours
Fort Worth
± 3.75 Hours
Dallas
± 4 Hours
El Paso
± 8 Hours
Austin
± 1.25 Hours
Houston
± 2.5 Hours
San Antonio
± 30 Minutes
Marion
Laredo
± 2.75 Hours

MARKET OVERVIEW

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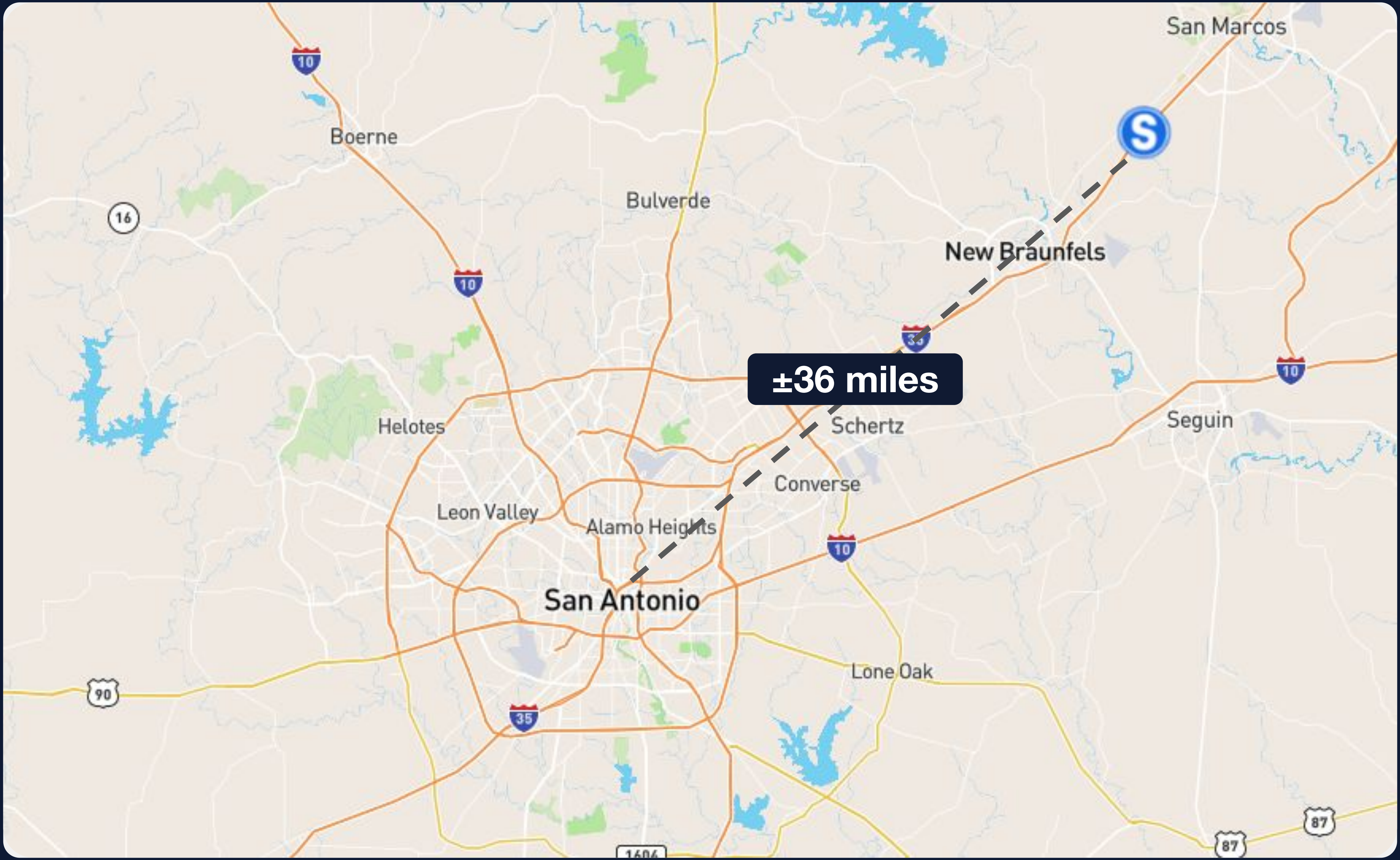

Marion, TX

Market Demographics

Local Market Overview

Marion is an emerging, high-growth community in Guadalupe County, strategically positioned along the FM 78 and I-10 corridors between San Antonio and Seguin. The city benefits from the steady outward expansion of the San Antonio metropolitan area, experiencing strong in-migration driven by affordability, larger lot sizes, and a desirable rural-suburban lifestyle relative to nearby major metros. Its access to key regional transportation routes supports both residential growth and long-term commercial interest.

The local economy is closely tied to major regional employment centers, anchored by Joint Base San Antonio-Randolph, Seguin's robust manufacturing sector, and the booming logistics hubs of Schertz and Cibolo. While historically rooted in agriculture, Marion's workforce is increasingly diversified across construction, healthcare, and manufacturing, contributing to a stable and resilient economic base.

Real estate fundamentals remain highly favorable, characterized by accelerating interest in single-family residential developments, master-planned communities, and light commercial use. With abundant land availability and competitive entry costs, Marion continues to position itself as a high-potential submarket with sustainable, long-term real estate and economic upside.

Population	**5-Mile**	**10-Mile**	**15-Mile**
Five-Year Projection	37,758	226,525	367,569
Current Year Estimate	29,025	192,771	315,980
2020 Census	20,045	157,602	261,177
Growth Current Year-Five-Year	30.09%	17.51%	16.33%
Growth 2020-Current Year	44.80%	22.32%	20.98%
Households	**5-Mile**	**10-Mile**	**15-Mile**
Five-Year Projection	14,431	88,213	146,026
Current Year Estimate	10,847	72,855	121,952
2020 Census	6,953	58,282	97,835
Growth Current Year-Five-Year	33.04%	21.08%	19.74%
Growth 2020-Current Year	56.00%	25.00%	24.65%
Income	**5-Mile**	**10-Mile**	**15-Mile**
Average Household Income	$124,112	$119,710	$116,617

Marion, TX MSA

Market Demographics

1,458,954
Total Population

$62,917
Median HH Income

547,883
# of Households

52.4%
Homeownership Rate

28.7%
% Bachelor's Degree

34.6
Median Age

$219,700
Median Property Value

Local Market Overview
San Antonio is a leading healthcare center for South-Central Texas, supported by a network of hospitals, research institutions, and specialty clinics. The healthcare and bioscience sector employs more than 180,000 residents, with major systems such as Methodist Healthcare, University Health, and UT Health San Antonio driving steady demand for medical office and clinical space. A significant military and veteran population further strengthens the city's healthcare base.

Population growth and an aging demographic continue to shape healthcare property needs. With more than 1.4 million residents and a median age near 35, San Antonio is seeing rising demand for outpatient and specialty care. Developers are targeting sites near hospital campuses and suburban corridors, where accessibility and modern infrastructure align with medical users' preferences.

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11-2-2015

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date