

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

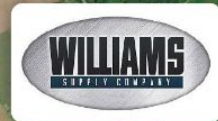


INVESTMENT HIGHLIGHTS

Property Highlights

- **Industrial Outdoor Storage Site:** ± 2.83 -acre site with just $\pm 4.85\%$ 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:** $\pm 5,981$ SF across two 2011-built metal buildings (Building 1 $\pm 2,440$ SF, Building 2 $\pm 3,541$ SF), configured approximately $\pm 2,270$ SF office and $\pm 3,711$ 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 $\pm 15.8\%$ since 2020 — to $\pm 201,111$ residents as of the July 2025 Census estimate — ranking among the fastest-growing counties in Texas, and neighboring Seguin has expanded $\pm 31.7\%$ since 2020 to $\pm 40,700$ 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.

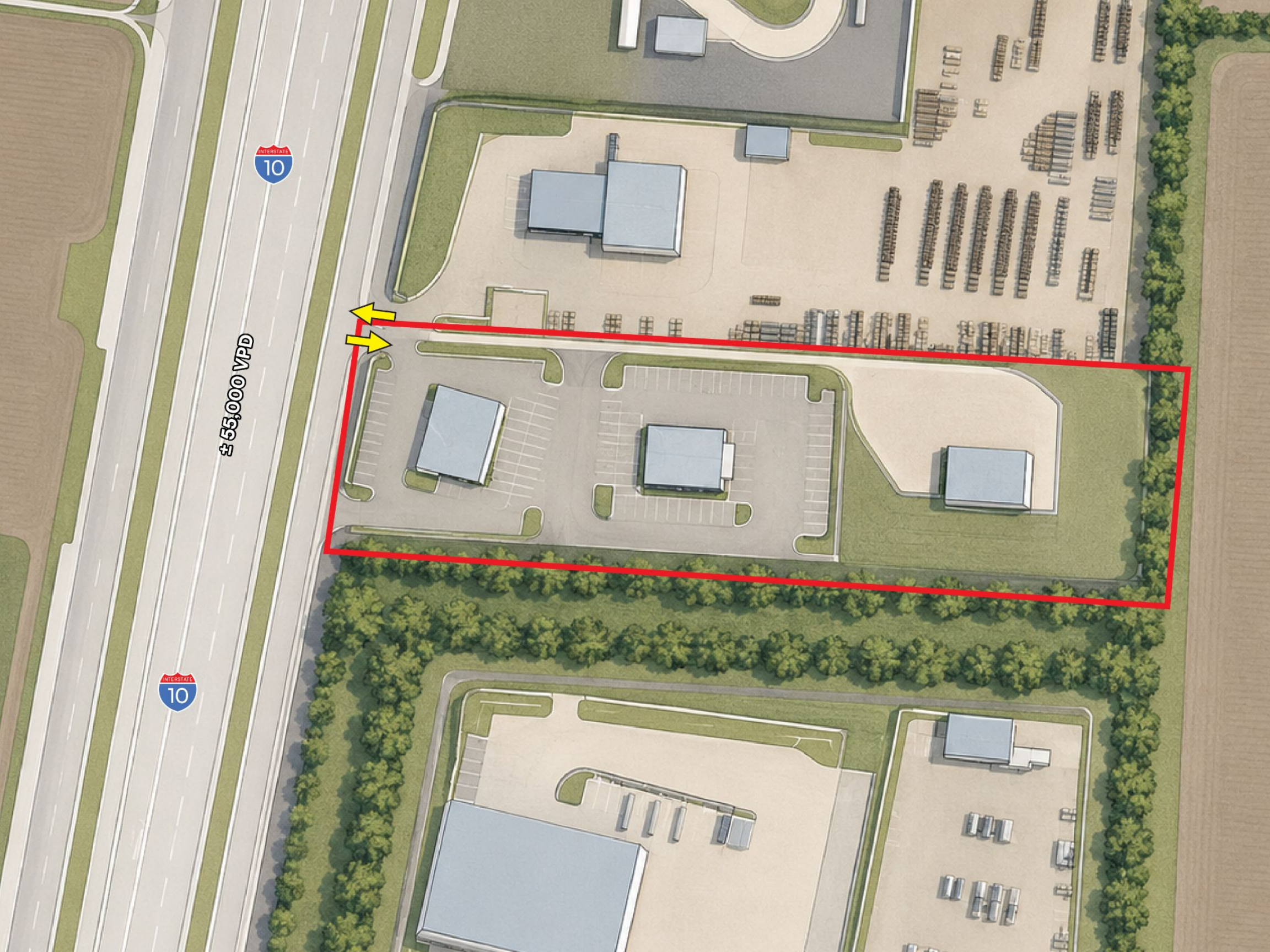




Larry E Browne Jr Trucking

± 55,000 VPD





± 55,000 VPD



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

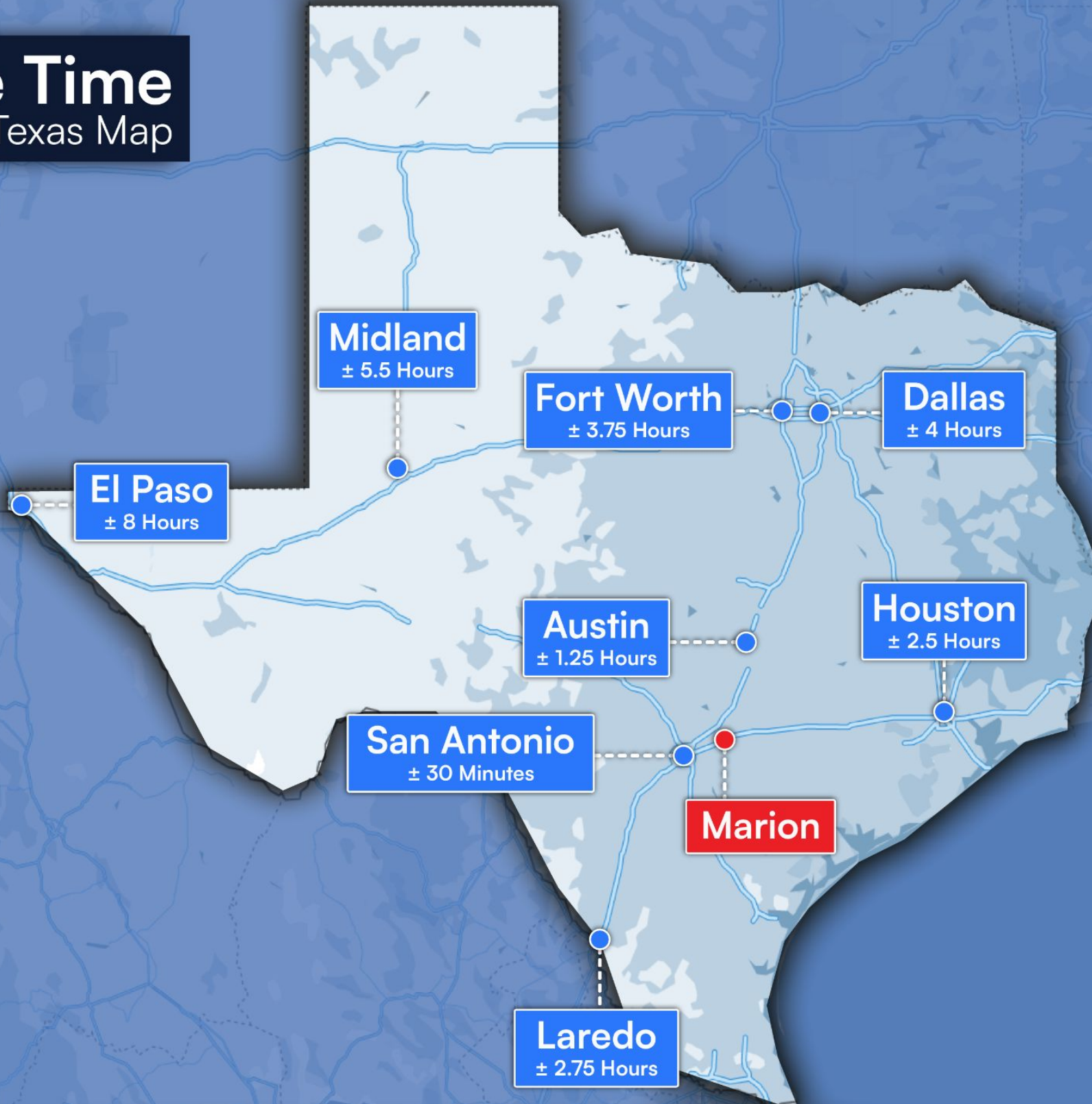


INTERIOR PHOTOS BUILDING TWO



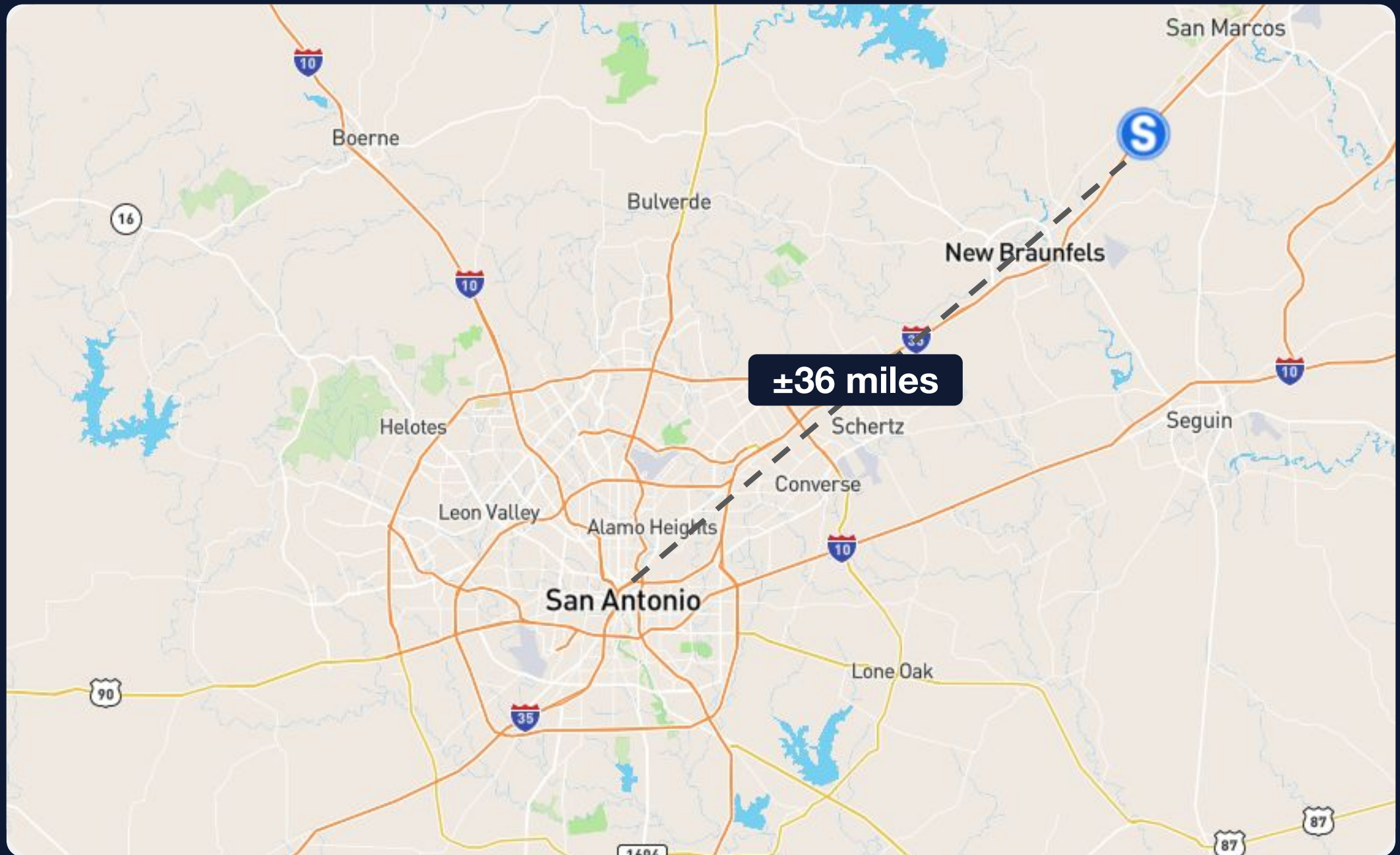
Drive Time

Texas Map



MARKET OVERVIEW

12101 W Interstate 10
Marion, TX 78124



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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 12101 W Interstate 10, Marion, TX, 78124 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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