



# **City of San Marcos**

## **Disposal of Land Near Airport by Department of Labor**

August 5, 2025



# Purpose

- Provide background information on the disposal of land by the United States Department of Labor (DOL) near the Airport, along William Pettus Road.
  - The land is owned by the DOL.
  - Federal Government uses the department of the General Services Administration (GSA) to dispose of the land.
- City received a letter on June 20, 2025 from the GSA indicating that the City can purchase both tracts IV & V without competition for a total acreage of 169.85 acres in the amount of \$1,683,000.





# Benefits To The City

- Prevents future development from building residential over of a former landfill.
- Protects the long-term viability of the airport.
- Preserves the integrity of the Airport Buffer Zone.
  - Airport Zoning Ordinance approved by Council on October 17, 2023.
  - Prevents future incompatible land uses.
- Support broader economic development efforts by attracting new businesses and creating local job opportunities.
- Supports the Airport Master Plan which has included discussion of this potential land acquisition over the last 5 years.
- Reinforces City assurances to follow through with commitments to our legislative partners as this opportunity was discussed during recent advocacy visits to Washington, D.C.

# Summary of the Offer

- Total acreage of 169.85 acres in the amount of \$1,683,000.
- Price is \$9,908 per acre (\$0.22 per square foot).
  - Comparable land sales that are around this size are selling significantly higher; anywhere between \$23K-\$130K per acre.
- City has until August 7, 2025 to accept or reject the offer.
- A 10% deposit of \$168,300 is due by August 7, 2025; if we accept.
- Balance is within due 30 days of the Federal Government accepting offer.
- Staff recommends approval of this purchase.
  - Funding has been allocated in the CIP.

