

Proposed Use Town Center Office Park

Town Center Office Park is a new and innovative concept geared toward *today's* business world and the rapidly changing work environment.

Town Center will be an upscale, professional, conveniently located office park catering predominantly to the needs of the small business, the company or business using satellite offices, the start-up, and the business needing warehouse space. **Town Center** will also provide a limited supply of self-storage for multi-use not the least of which is designed to meet the needs of the expanding business and residential populace along the Hunter Road corridor. **Town Center Office Park** will be professionally managed and maintained. It will be visually appealing and contemporary. It will also be well-secured. It will provide flex space and month-to-month contracts. It will provide warehouse space needed by many businesses and this space can flex depending on the need and the season of the business. **Town Center** will provide "*smart*" office space which encompasses internet, IP phone, front door parking, restroom, conference room, business center, individual mailboxes, coffee bar, microwave, and fridge. Located in the heart of **Star Park**, it will serve the vision and purposes of this area beautifully by providing attractive and reasonable options for a multitude of business professionals. **Town Center Office Park** will meet the employment center requirements by the master plan as it is projected to exceed the number of employees per acre relative to that of the HEB Distribution Center (per data obtained from the City of San Marcos).

"*Smart*" and flexible office space will attract business people from a variety of professions including construction, manufacturing, service, start-up, IT, and telecommunications to name a few. *See the list of potential occupations who can benefit from this arrangement at end of document. **Town Center Office Park** intends to provide office options that currently do not exist in the San Marcos area. This type of facility is making its way into many other markets and the success of this endeavor as measured by an occupancy rate approaching 100% speaks to the popularity of the concept and its need.

New endeavors such as this are crucial to a healthy local and global economy. The types of businesses this project could potentially serve is varied and endless. The heart of this project is to be an asset to the community of San Marcos by supporting local business, growing the local economy, and encouraging the **entrepreneurial spirit** of our times .

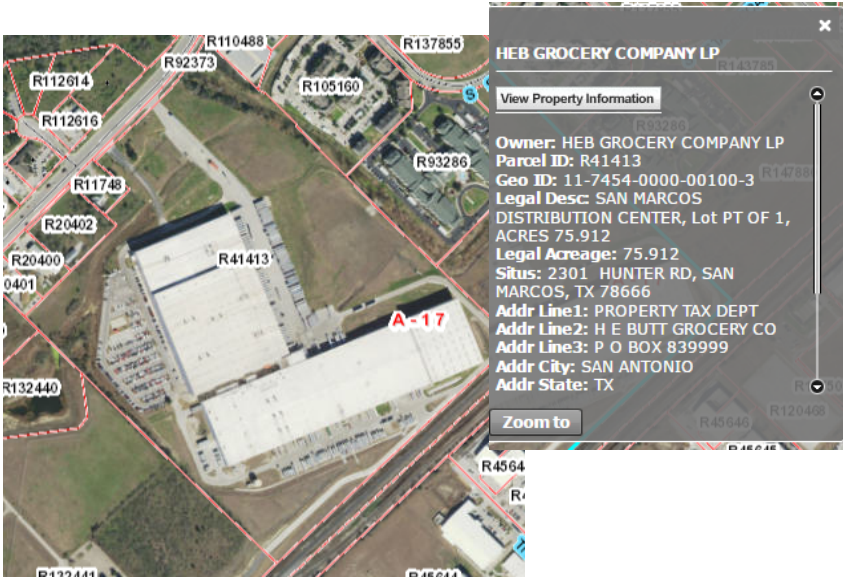
*Industries that would be a good fit for this project:

A/C
Electrical
Plumbing
Carpet
Landscaping
Construction
Accounting
Hospitality
Security
Engineering
IT
Start-ups
Creative
Product sales
Entrepreneurs

Master Plan Objectives:		Star Park Objectives:	
Office park	Yes	Business incubator	Yes
Business opportunity to long-term sustainable employment opportunities	Yes	designed to foster commercialization and entrepreneurship	Yes
Supporting industrial, office park, and commercial uses	Yes	Support of engineering applications and industrial manufacturing processes	Yes

Examples of this business plan throughout the country as follows. Business info followed by pictures.

Employment per acre of land



Source: hayscad.com

TOP 10 EMPLOYERS

(DATA FROM GREATER SAN MARCOS PARTNERSHIP 2013):

1. Texas State University: 3036
2. San Marcos Premium Outlets retail stores: 2100
3. Tanger Outlet Center retail stores: 1540
4. San Marcos Consolidated Independent School District: 1200
5. Hays County: 850
6. Central Texas Medical Center: 800
7. Hunter Industries & HEB Distribution Center: tied at 850

Source: sanmarcostx.gov

HEB Dist. Center is on 75.912 acres and has 850 employees. 11.1 employees per acre
 If you add the new road/waiting area of 17.4 acres this number drops to 9.1 employees per acre

Town Center Office Park will have 24 offices on 3.99 acres. At between 2 to 3 employees per office, this project will employ 48 to 72 or 12 to 18.04 Per acre. Comparable to HEB distribution





New! Mini Office Warehouse

Mini-Office Storage Space For Lease

If your small business has storage needs, set up shop at Texan Self Storage Center.

We lease mini-offices with storage on a month-to-month basis. Each space is 12 x 30 and available in the following configurations:

- 12 x 20, plus 12 x 10 storage
- 12 x 15, plus 12 x 15 storage
- 12 x 10, plus 12 x 20 storage

The storage space can be accessed through the office, or by a roll up door in the interior hallway.

Amenities include wired for cable TV and phone, conference room (on appointment basis), electrical, and restrooms. You'll also have front door parking.

We also provide state-of-the-art [surveillance features](#) and the flexibility to lease additional storage space as you need it.



12x20 Mini Office with 12x10 Storage Unit (360 sq.ft.) = \$565 per month

Climate Control / Amenities include wired for cable TV and phone, conference room (on appointment basis), electrical, restrooms, front door parking. **(No**



12x15 Mini Office with 12x15 Storage Unit (360 sq.ft.) = \$505 per month

Climate Control / Amenities include wired for cable TV and phone, conference room (on appointment basis), electrical, restrooms, front door parking. **(No**



12x10 Mini Office with 12x20 Storage Unit (360 sq.ft.) = \$475 per month

Climate Control / Amenities include wired for cable TV and phone, conference room (on appointment basis), electrical, restrooms, front door parking. **(No**



Phone:
512-975-3111



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E-mail:
Leasing Agent





Give us a call at: **918-455-1300**

info@brokenarrowofficeandstorage.com

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Smart Office

Smart offices start at **\$399** and include the following:

- Fully-Furnished
- Dedicated Telephone and Unlimited Nationwide Calling
- High-Speed Internet
- Business Center with Copier and Fax
- 24/7 Support for Phone and Internet
- Storage Units on-Site
- Use of conference rooms
- Individual mailbox
- Ample Parking
- Coffee Bar



There is no long-term lease commitment...just a monthly agreement allowing flexibility with your business and space requirements.

Learn More About Office Space



Smart Office

We offer fully-furnished office rooms with a number of different features at the starting price of \$399.

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Google

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Broken Arrow, Oklahoma
Street View - Jul 2016

\$29.95 MOVES YOU IN!
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DETAILS

**559-324-
9675**

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Office Suites

Executive Office Suites

Clovis Self Storage offers the world's smartest selection of office options. Whether you are a mobile entrepreneur, a telecommuting professional or a growing start-up of 6, Clovis Self Storage has smart office products that have been especially Clovis Self Storage Work Spaces designed, sized and furnished with your small business in mind.

Contemporary furniture, Cisco IP Telephony, High-Speed Broadband, iPod Docs, DirecTV and stunning conference rooms along with efficiency tools like voicemail to your inbox, text notification of packages and mail and back-up storage software. All of our smart office technology is installed, ready to use and, best of all, fully supported!

No nickel and diming! Our everything included model means...everything! No separate utility bills or conference room fees. We even provide unlimited phone and internet service. Our no-lease model allows your business to expand or contract in real time and with efficiency for your budget.

10×10

10×10
Web Special

10×18

Call For Price

Workshops

Call For Price

Virtual Offices

Call For Price

Smart Office

Dream Big and Work Smart at Clovis Self Storage We provide the technology and infrastructure so you can focus on your business. Each fully-furnished office includes high-speed internet and unlimited nationwide calling so you can start working today!

- Fully-furnished
- IP telephone and unlimited nationwide calling
- High-speed internet
- 24/7 technology support for phone and internet
- Use of meeting rooms
- Business mailbox
- Parking
- Coffee
- Monthly agreement – no long-term lease
- Storage units onsite
- Business center with copier, fax and USPS postage meter
- Fed Ex shipping and receiving
- Auto and account billing
- Lounge and kitchen

There is no long-term lease commitment....just a monthly agreement allowing flexibility with your business and space requirements.

Virtual Office Space

If you need a business mailing address, meeting room space and shared workspace; a Virtual Office at Clovis Self Storage is the perfect fit.

Workshop

The Clovis Self Storage is a cutting-edge workspace providing everything an entrepreneur needs except four walls. You have personal cubicle space with a dedicated phone line and lockable storage space.

Conference Rooms

From boardroom to classroom, Clovis Self Storage makes meetings easy in our large presentation ready conference rooms and on-line reservation system. Use of the conference rooms is included in our Smart Office and Virtual Office memberships. Conference rooms can be reserved on an hourly basis for our non-members.

\$29.95 MOVES YOU IN!
CALL NOW FOR DETAILS

559-324-9675

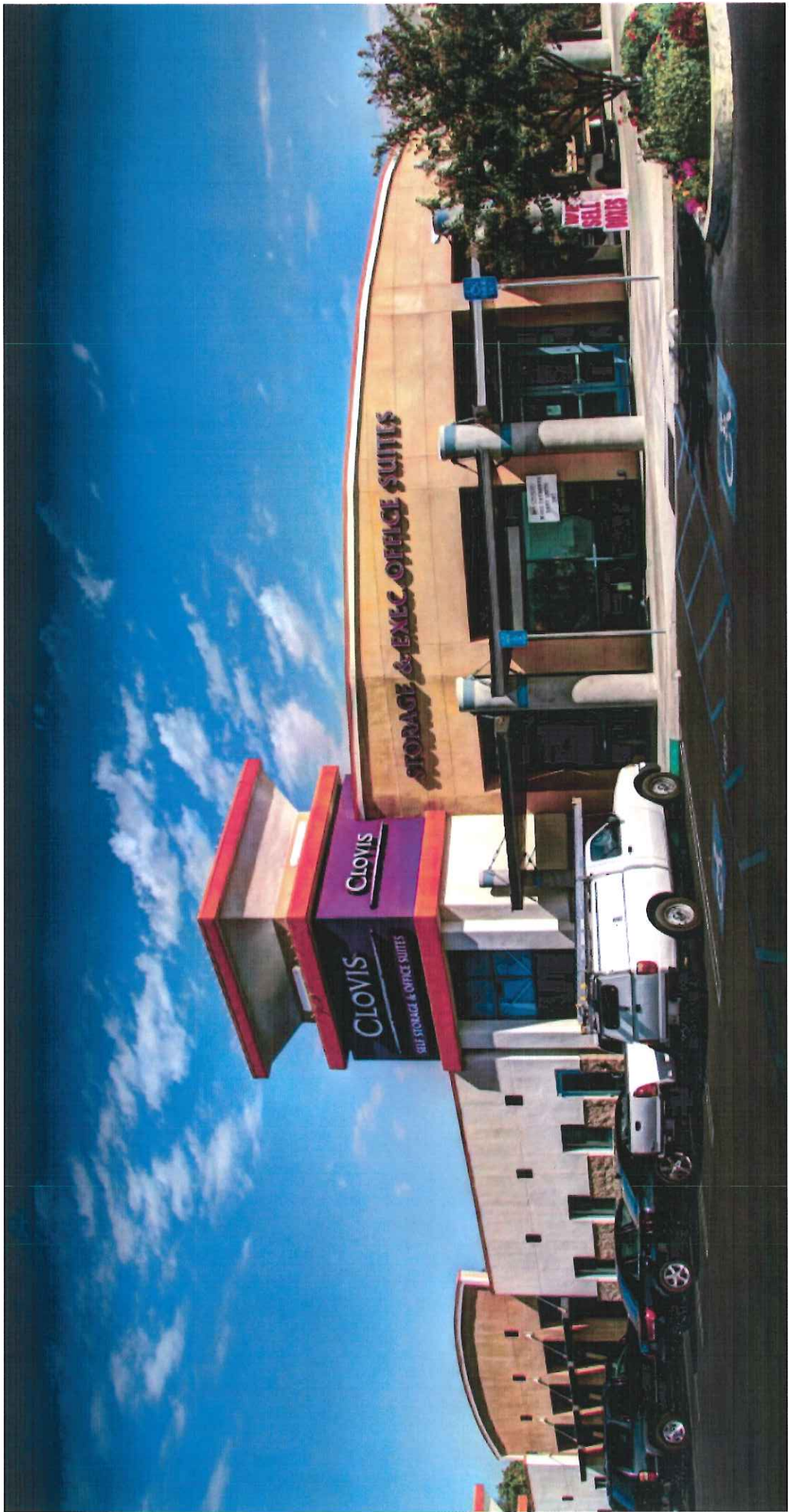
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We have convenient Office Space, Warehouse and Virtual Offices.
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Keeping your online account up to date is just a point and click.
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MINES ROAD SELF STORAGE & MINI OFFICES

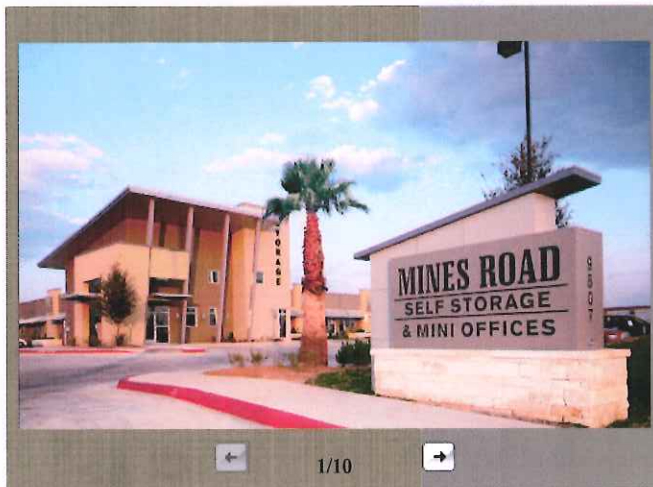
9807 Mines Road
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Email: info@minesrdselfstorage.com

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Come join the rest of our offices tenants at Mines Road Self Storage and Mini Offices.

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www.aclaundry.com
www.royaltaxservices.com
www.laredostaff.com/



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Rent a Unit Online

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Reserve a Unit Online

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Pay your storage bill online

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Mines Road Storage - Features

- *Conveniently located in a high growth area of North Laredo on Mines Road.
- *Electronic Gate and full fencing surrounding the property.
- *ADA compliant units available.
- *Well light for greater visibility.
- *State of the Art, full color, high resolution security cameras feeding digital video recorders.
- *A variety of unit sizes from 25sf to 450sf within a variety of climate and non-climate controlled storage space to choose from you only pay for the space you need.
- *Parking space for boats, recreational vehicles, trailer, and automobiles.
- *Mini offices with attached storage ranging from 360sf to 480sqft.
- *Dual locking system with disc lock and electronically automated iLock system.
- *Canopy covers the entrances in the climate Controlled storage areas to shelter movers from the rain and sun.
- *Air within the climate controlled spaces is dehumidified by the Munters system.
- *Extra wide driveways between buildings provides ease of loading and unloading in the non-climate controlled units.
- *Piped in music throughout the facility.

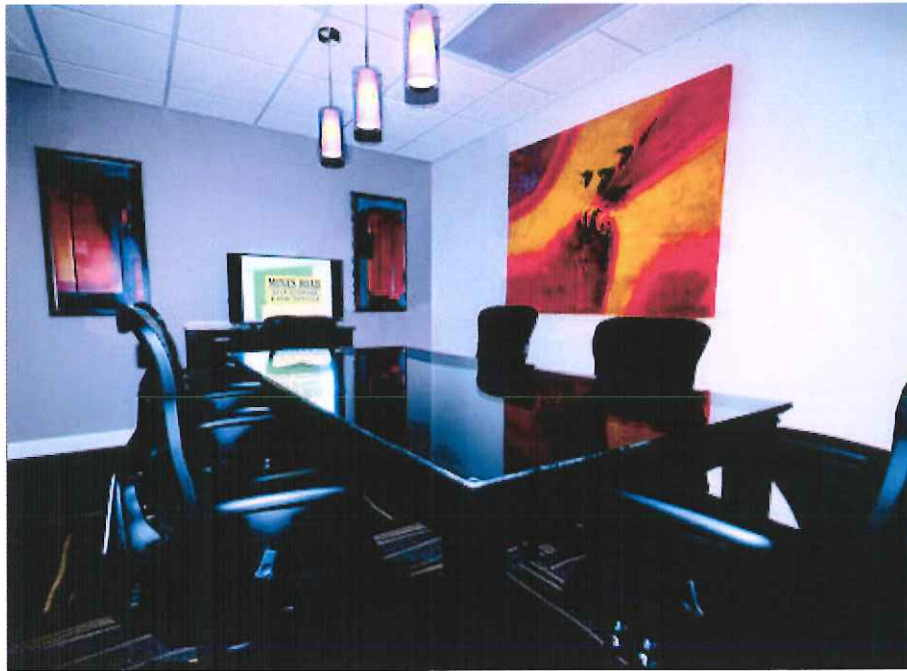
For additional information on our exceptional storage unit options, visit the [Units Available](#) page.

Special offer now in effect - New move ins - second month for \$1.00

Hours of Operation:
9:00am- 6:00pm Monday through Saturday
Hours of Access:
6:00am - 9:00pm Daily



Mines Road Self Storage & Mini Offices



Mines Road Self Storage & Mini Offices

