



GET
CENTERED

WHERE WOULD THE MOST RESPECTED NAMES IN THE
BUSINESS BUILD THEIR NEW BEST-IN-CLASS BUSINESS PARK?



CENTERPARK

SAN MARCOS

DEEP IN THE HEART OF COMMERCE

LET'S BUILD IT IN THE FASTEST GROWING CITY IN THE COUNTRY.



- Centerpark is aptly named for its prime location halfway between the bustling cities of Austin and San Antonio.
- With direct access to the I-35 corridor, Centerpark is uniquely positioned on a highly trafficked thoroughfare for national and international commerce.
- Though a popular city in its own right, San Marcos benefits from highly competitive tax rates than the larger cities to its north and south.

- San Marcos' booming population brings in a competitive, well-educated work force that is expected to more than double in population by the year 2020.
- This area benefits from more competitive tax rates and easier building and permitting, as well as a convenient location within a Triple Freeport Zone.
- Centerpark San Marcos is nestled in the natural surroundings of the San Marcos River and the Texas Hill Country.



BUT FIRST, LET'S GO OVER THE PLAN.



LET'S GET OUR ALL-PRO TEAM TOGETHER.

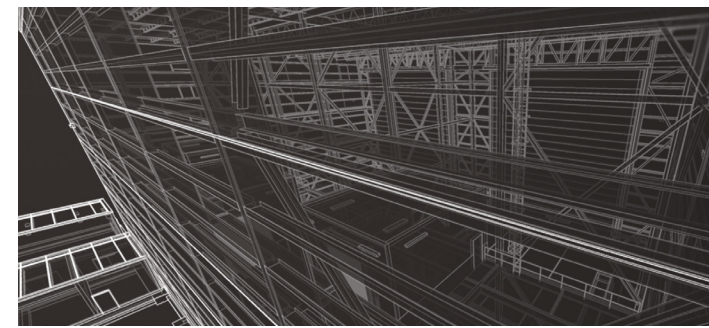
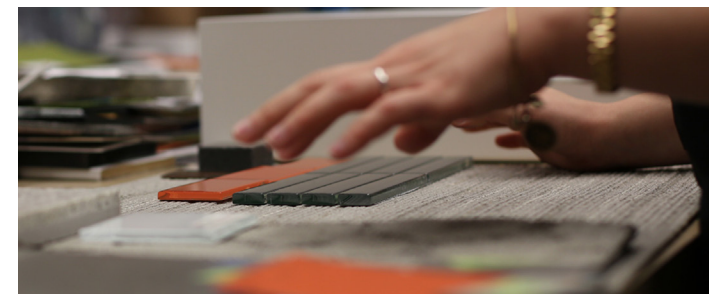
You couldn't be in better hands as we build your new regional headquarters, back office or distribution center at Centerpark. Walton Development brings a track record proven over 35 years in land development with a signature long-term approach that builds communities in collaboration with residents. Walton is honored to be working with Ryan Companies, a leading national builder with 75+ years experience in commercial developments, including distribution

centers such as Target, Heinz and SuperValu. Ware Malcomb brings creative, quality architectural design skills honed over their 44 years as design leaders in the commercial and corporate real estate industry. Armed with the marketing and transactional expertise of Avison Young, the world's fastest growing commercial real estate services firm, Centerpark is poised to become the most innovatively planned business park for the world's most talked about brands.

Walton™



WARE MALCOMB



LET'S BUILD IT TO LOOK MODERN ON THE OUTSIDE.



We are proud to have an international, award-winning architectural firm on our team. Ware Malcomb's philosophy of great design and relationship-focused service has put them at the forefront of leading designers in commercial and corporate real estate since 1972. Their vision for Centerpark is to design a Class A, institutional-quality business park delivered at a stronger value than its

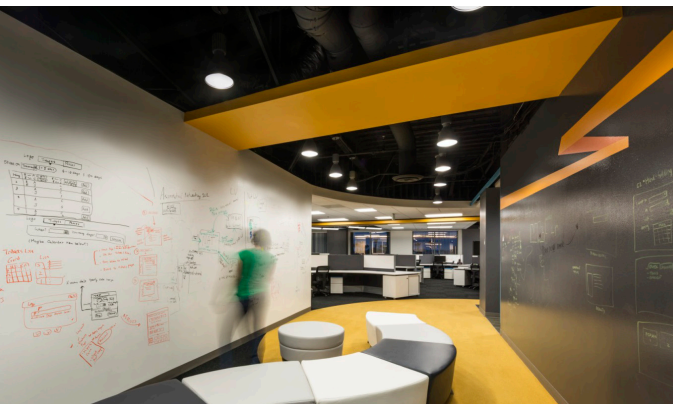
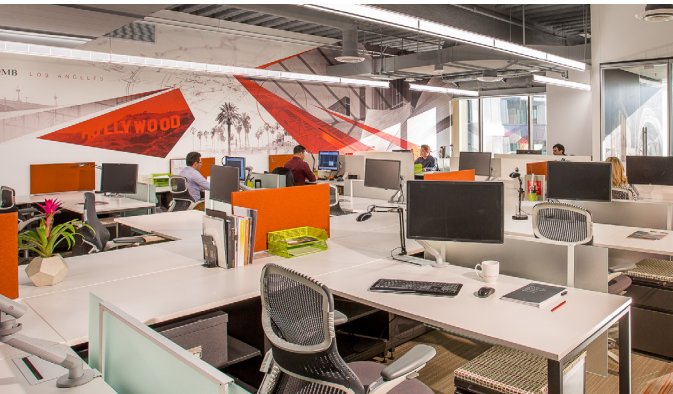
competitors with an entrepreneurial approach that leaves plenty of room for client collaboration. They bring a creative, high-quality design sensibility to all of their projects, and work with you to create a style that fits your brand. Ware Malcomb has extensive experience in distribution center design for clients such as UPS, Target, Macy's and Whirlpool.



AND EVEN MORE STYLISH ON THE INSIDE.

Life is too short to work in a cubicle. Lucky for all of us, commercial interior design is trending away from that model. As one of the pioneers of that trend, Ware Malcomb designs interiors that make people excited to come to work. They create work environments that enhance the energy of the space through open concept, flexible floor plans that are designed to encourage collaboration and

creativity. Whether through multiple lounge areas, intimate conference rooms, high ceilings, open kitchen plans, recreational spaces or floor to ceiling windows that bathe the office in natural light, the design they'll create for you is sure to make your business more efficient and your employees more productive. It's simply modern design for the modern work force.



LET'S BUILD FROM EXPERIENCE.

The team we've put together to bring Centerpark to life has spent decades in the building industry. In that time, we've developed a knack for designing and building distribution centers to suit the particular needs of the most world-renowned companies. Even businesses that aren't sure of their particular needs

can be guided through the process by our design/build team, a team that specializes in previsualizing the aesthetics of office and industrial spaces. With the right spatial design, we've seen companies move from a larger footprint to a smaller one, gaining efficiencies while reducing their costs without compromising their sense of space.



LET'S MEET YOUR NEIGHBORS.



Centerpark will be in good company at this prime location, surrounded by globally-recognized businesses such as Amazon, La Quinta, and Embassy Suites as well as regional landmarks such as the Tanger Outlets and the San Marcos Premium Outlets and institutions of academic excellence such as

Texas State University, the 4th largest public university in Texas. Centerpark is also adjacent to some natural gems such as the beautiful Texas Hill Country, Aquarena Springs, and the San Marcos River, a popular recreational destination for tubing, canoeing, swimming and fishing.



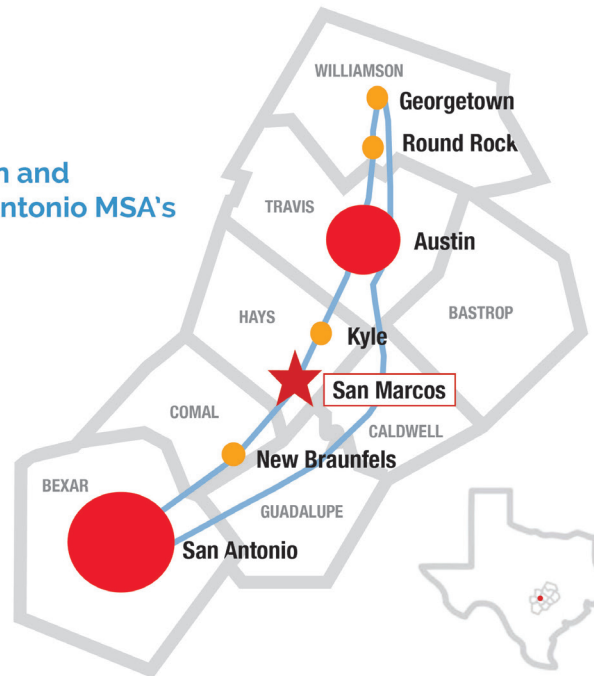
LET'S BUILD IT AND THEY WILL COME. AND GO. QUITE EASILY.

Centerpark's close proximity to I-35 gives it easy, unlimited access to the major artery of transportation between the largest commerce districts in Texas, including two international airports. We know how vital the location of a distribution center or regional headquarters can be to its success, how that success rides on how much inventory it's able to move, and how quickly.

We visualized Centerpark with all of this in mind, which is why our unique location at the center of these major cities, in an accessible, fast growing region, makes it the most optimal business locale for increasing your distribution efficiencies and growing revenue. If you can see yourself at the center of it all, we'd be honored to have your business at Centerpark.



Austin and
San Antonio MSA's



LET'S MAKE SOMETHING GREAT.



TO GET CENTERED, CONTACT US FOR A PROPOSAL.

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