



## 120 MLK Industrial Blvd W

120 MLK Industrial Blvd W, Lockhart, TX 78644



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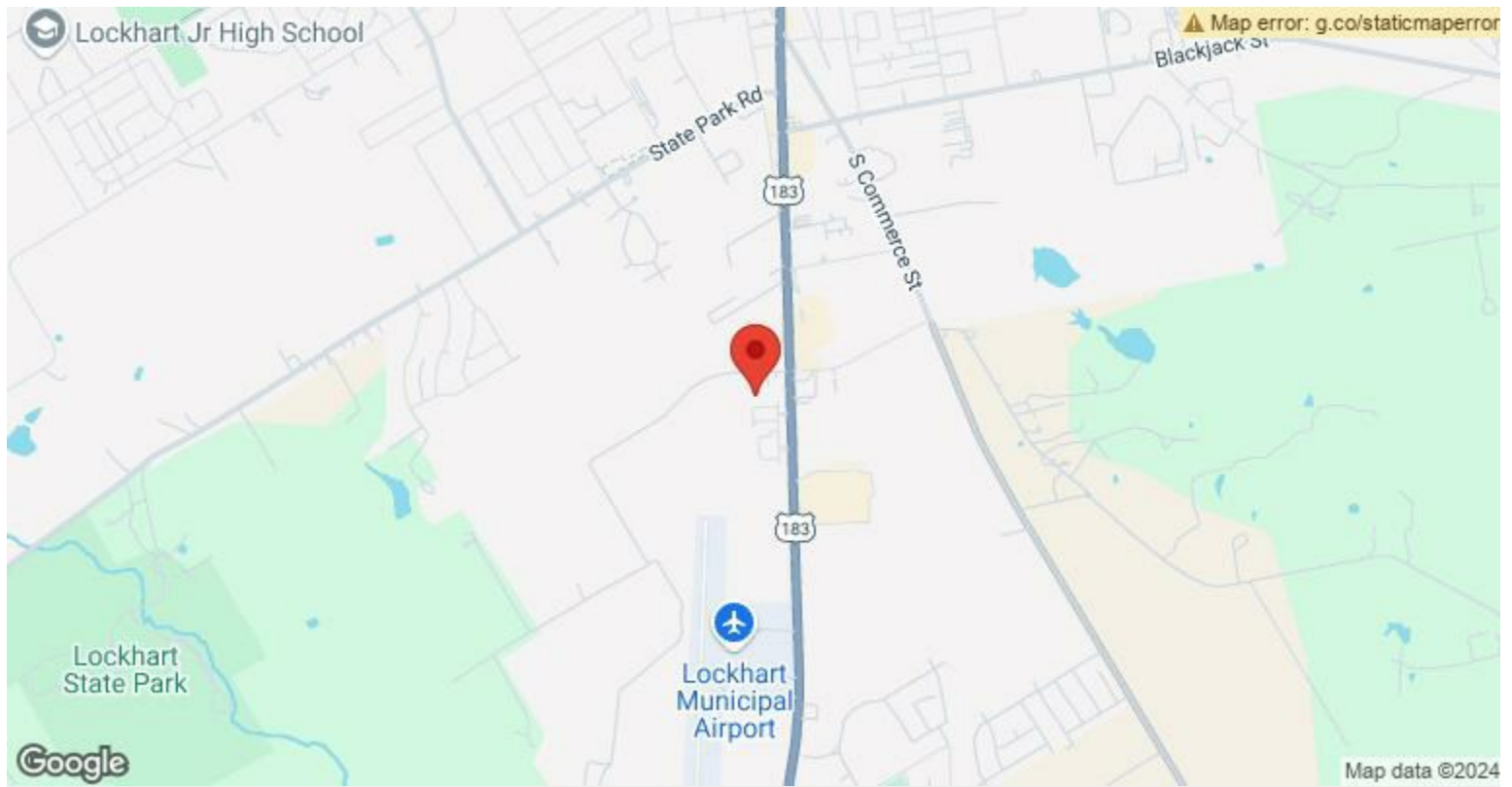
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\$2,600,000

Commercial 13,293 Sq. Ft. 2.1 Acres



Price:	\$2,600,000
Property Type:	Retail
Building Class:	C
Sale Type:	Owner User
Lot Size:	2.10 AC
Gross Building Area:	13,293 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1999
Tenancy:	Single
Parking Ratio:	7.82/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	39089
Walk Score ®:	39 (Car-Dependent)



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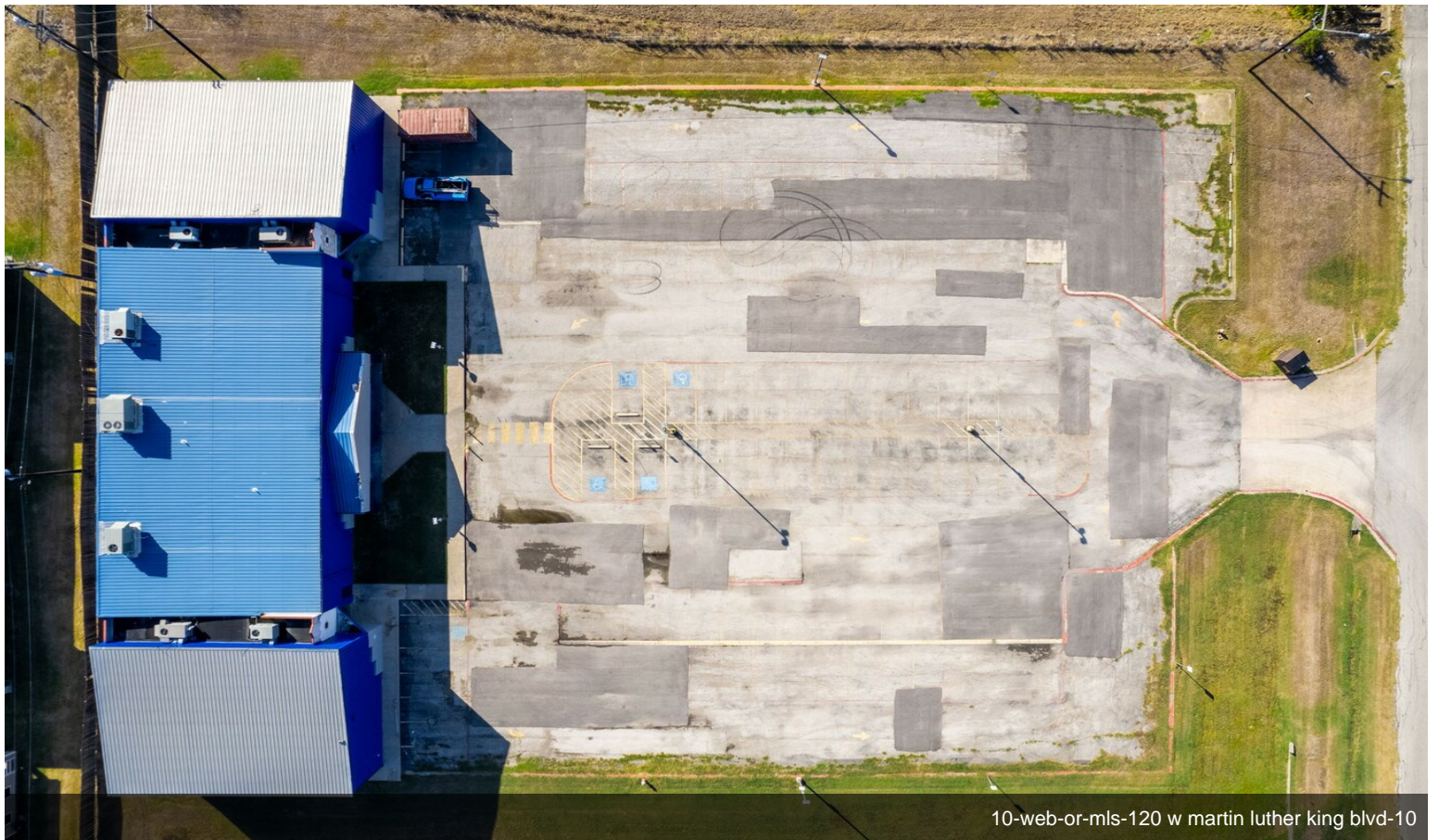
This prime commercial property offers a fantastic opportunity for businesses seeking a well-positioned space in the heart of the city's growing industrial area. With easy access to major roads and highways, this property is ideal for a wide range of commercial and industrial uses, including manufacturing, distribution, retail, or office operations. The property is strategically located in an established industrial corridor that is quickly becoming a hub for businesses in Central Texas. "Zoning on this property is Heavy Industrial" The building spans 13,293 square feet and sits on 2.1 acres of land, providing ample space for a variety of business needs. Its flexible zoning and layout make it suitable for a range of commercial applications, from light manufacturing to storage and distribution. The property benefits from high traffic visibility and easy access for both employees and deliveries, making it a standout option for businesses looking to expand or establish a strong presence in the area. In addition to its prime location, the property offers high ceilings that accommodate larger equipment or storage needs, as well as a spacious parking lot for both employees and customers. The area is well-equipped with essential services, and the location offers seamless connectivity to major highways, ensuring convenience for transportation and logistics. Lockhart itself is well known for its strategic position within the bustling Austin-San Antonio corridor, making it an attractive destination for growing businesses. With its mix of accessibility, visibility, and development potential opportunity for anyone looking to capitalize on Central Texas's thriving commercial market.



# Property Photos



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10-web-or-mls-120 w martin luther king blvd-10