

FOR LEASE OR SALE

Lockhart Biz Park

1820 S Colorado St, Lockhart, TX 78644



- » UP TO 75,600 SF AND 1.15+ ACRE YARD
- » OFFICE / WAREHOUSE DEVELOPMENT SITE
- » BUILD-TO-SUIT OPPORTUNITY

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KBC Advisors | Austin

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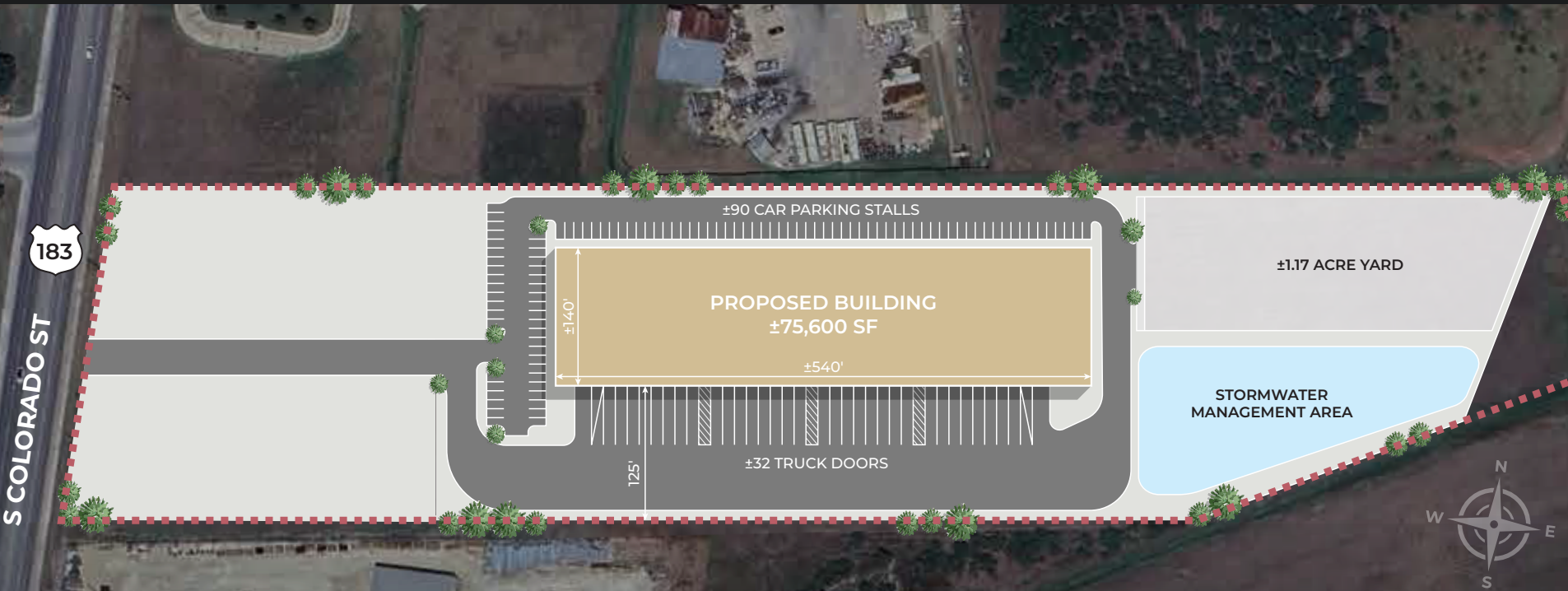
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Site Plan – A



Site Plan – B



Flexibility on
10.93 Acres



75,600 SF
Single Building



140'
Building Depth



32
Dock Doors



125'
Truck Court



1.17 AC
Yard



1.2:1000
Minimum Parking



Ability to
Fence & Secure

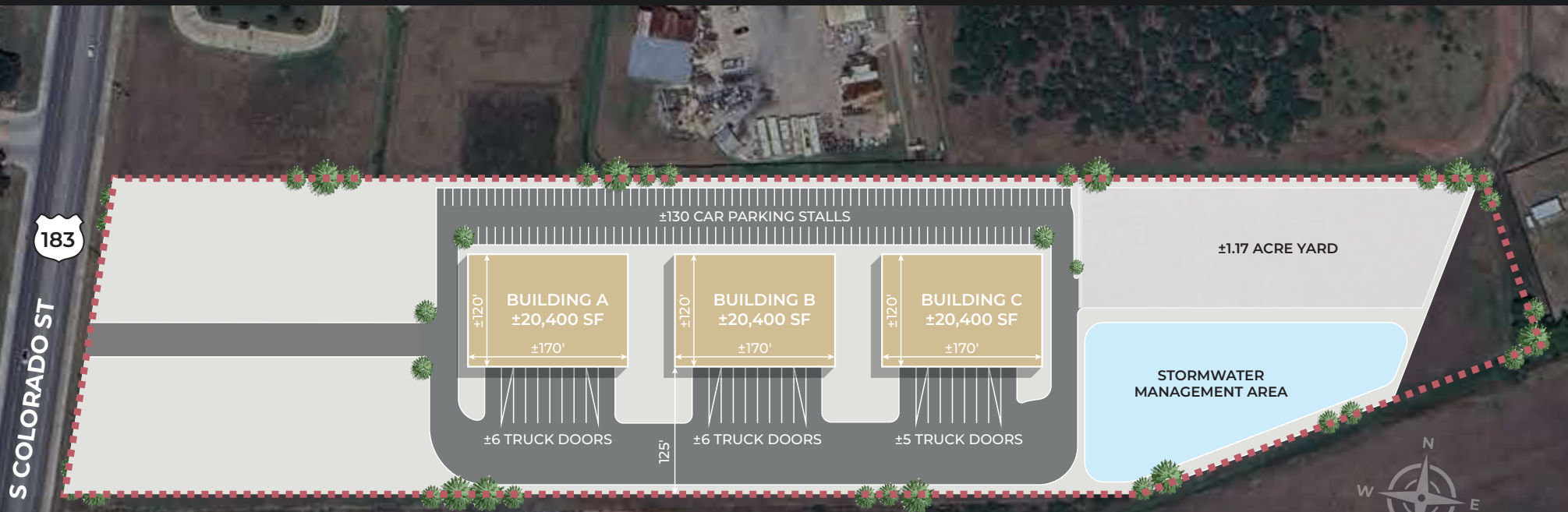


Direct Access
to **Hwy 183**



Local Ownership
with Long-term Goals

Site Plan – B



Flexibility on
10.93 Acres



(3) 20,400 SF
Individual Buildings



120'
Building Depth



6 Dock Doors
- Per Building -



125'
Truck Court



1.17 AC
Yard



2.1+:1000
Minimum Parking



Ability to
Fence & Secure



Direct Access
to **Hwy 183**



Local Ownership
with Long-term Goals

LOCKHART, TX

Local Access



4.0 MILES

HWY 130



19 MILES

KYLE, TX



20 MILES

SAN MARCOS, TX



27 MILES

BUDA, TX



28 MILES

AUSTIN-BERGSTROM
INT'L AIRPORT



36 MILES

DOWNTOWN
AUSTIN

← EGRESS | INGRESS →



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