

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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5000 Plaza on the Lake, Suite 225
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KBCADVISORS



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

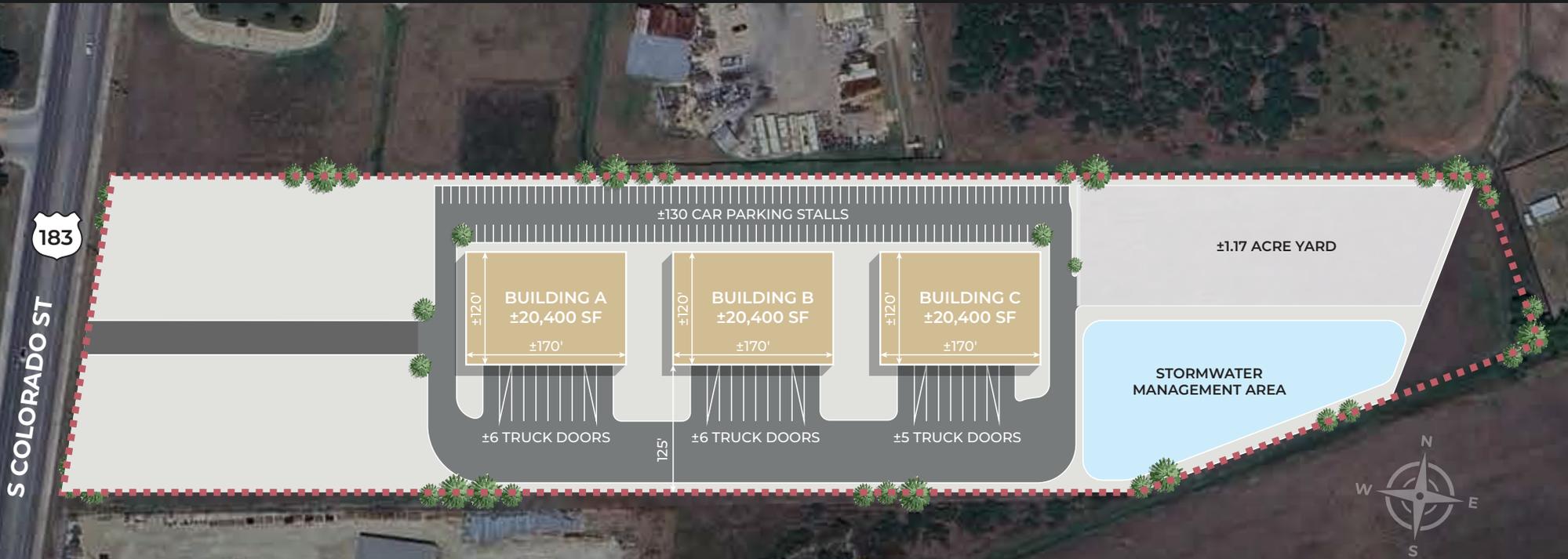


Direct Access
to **Hwy 183**



Local Ownership
with Long-term Goals

Site Plan – B



Flexibility on
10.93 Acres



(3) Three 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

4.0 MILES
HWY 130

19 MILES
KYLE, TX

20 MILES
SAN MARCOS, TX

27 MILES
BUDA

28 MILES
AUSTIN-BERGSTROM
INT'L AIRPORT

36 MILES
DOWNTOWN
AUSTIN

EGRESS | INGRESS



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