

6484 ST PARK RD. LOCKHART, TX 78644

CALDWELL COUNTY

87± ACRES | \$8,777,000



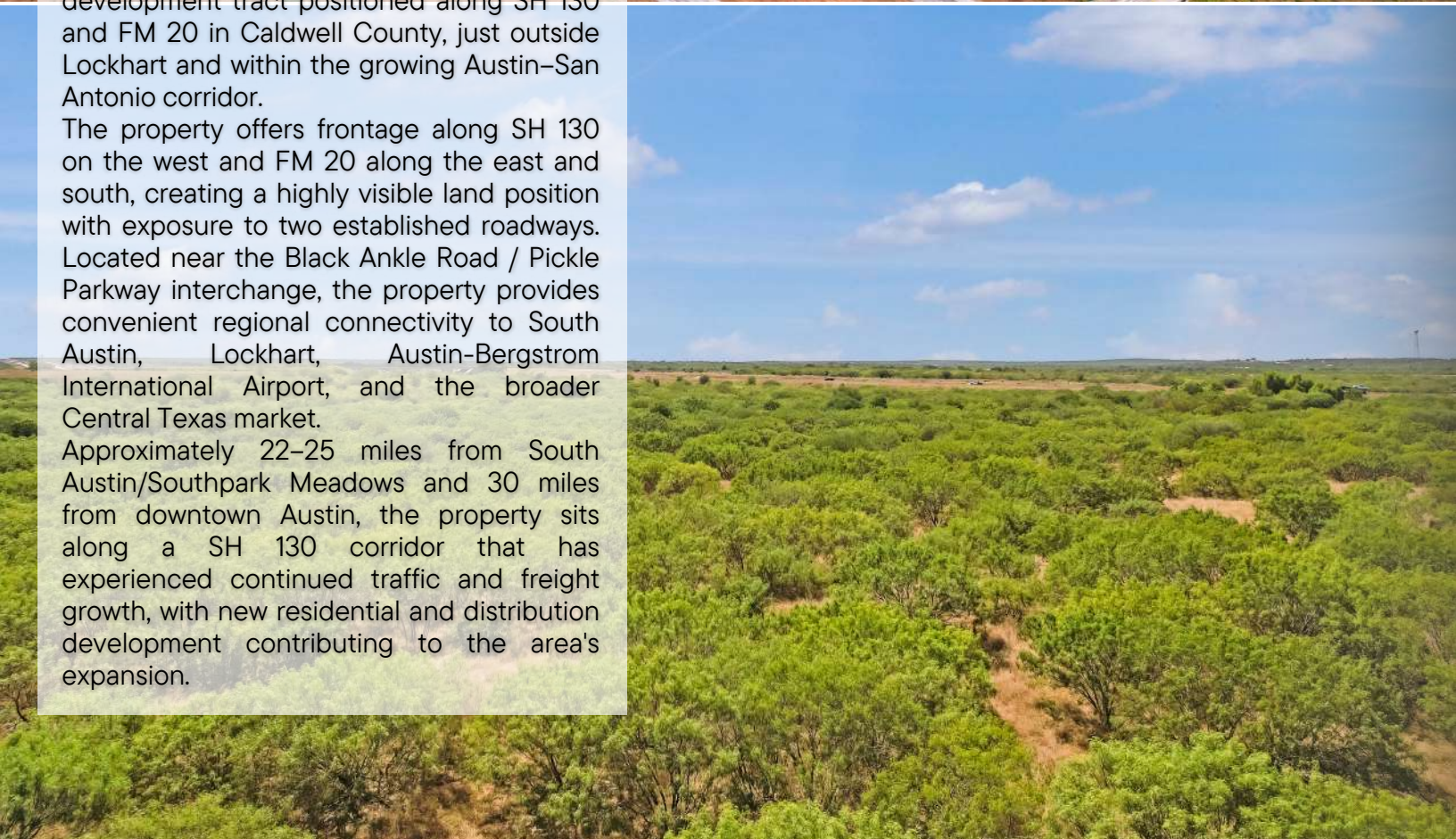


PROPERTY DESCRIPTION.

A substantial 87.772± acre commercial development tract positioned along SH 130 and FM 20 in Caldwell County, just outside Lockhart and within the growing Austin–San Antonio corridor.

The property offers frontage along SH 130 on the west and FM 20 along the east and south, creating a highly visible land position with exposure to two established roadways. Located near the Black Ankle Road / Pickle Parkway interchange, the property provides convenient regional connectivity to South Austin, Lockhart, Austin-Bergstrom International Airport, and the broader Central Texas market.

Approximately 22–25 miles from South Austin/Southpark Meadows and 30 miles from downtown Austin, the property sits along a SH 130 corridor that has experienced continued traffic and freight growth, with new residential and distribution development contributing to the area's expansion.



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LOCATION

SH 130 has become an important regional transportation corridor connecting the Austin market with Central and South Texas. The property's proximity to major employment centers, Austin-Bergstrom International Airport, Tesla's Giga Texas, and expanding residential and distribution activity contributes to its strategic location.



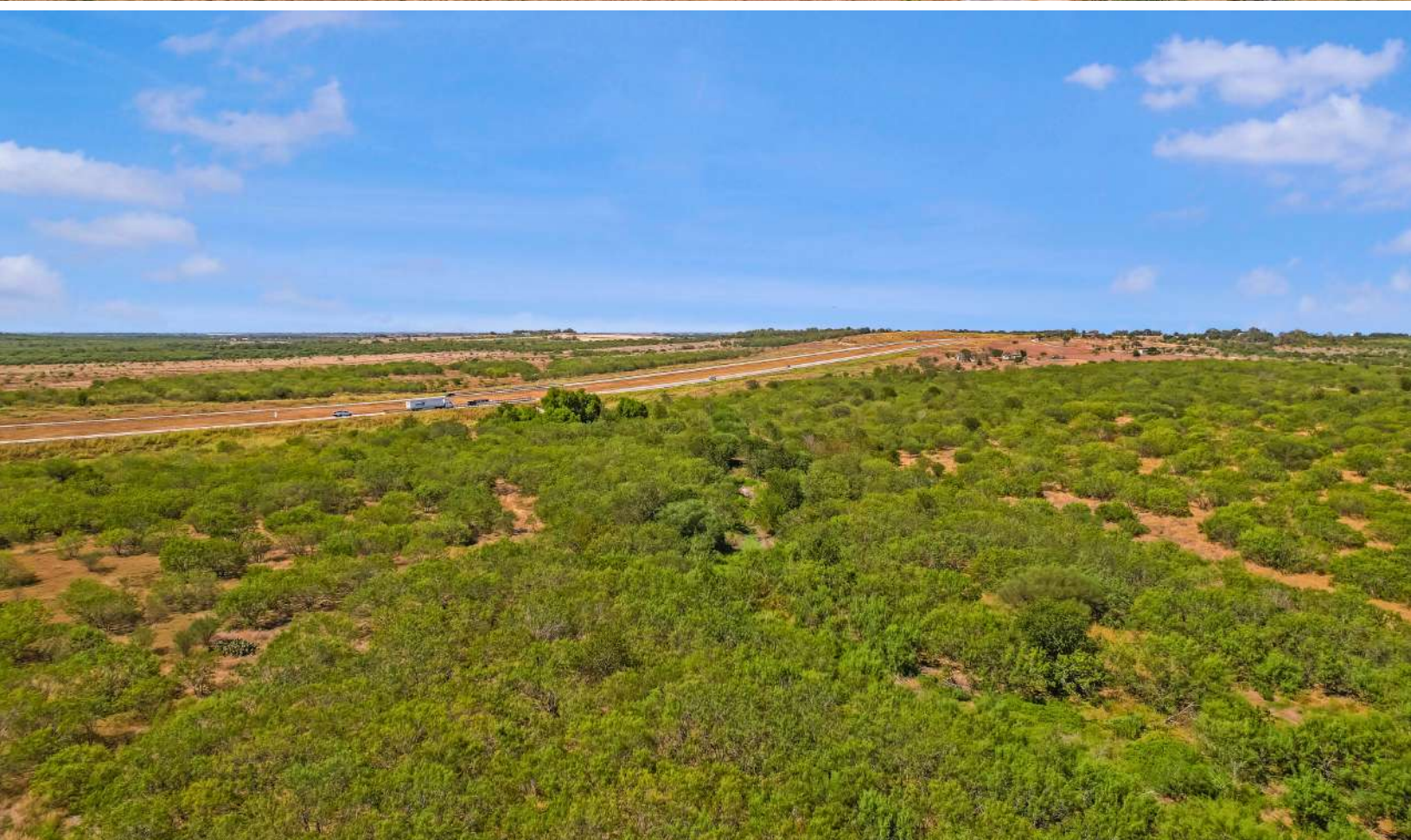
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COMMERCIAL OPPORTUNITY

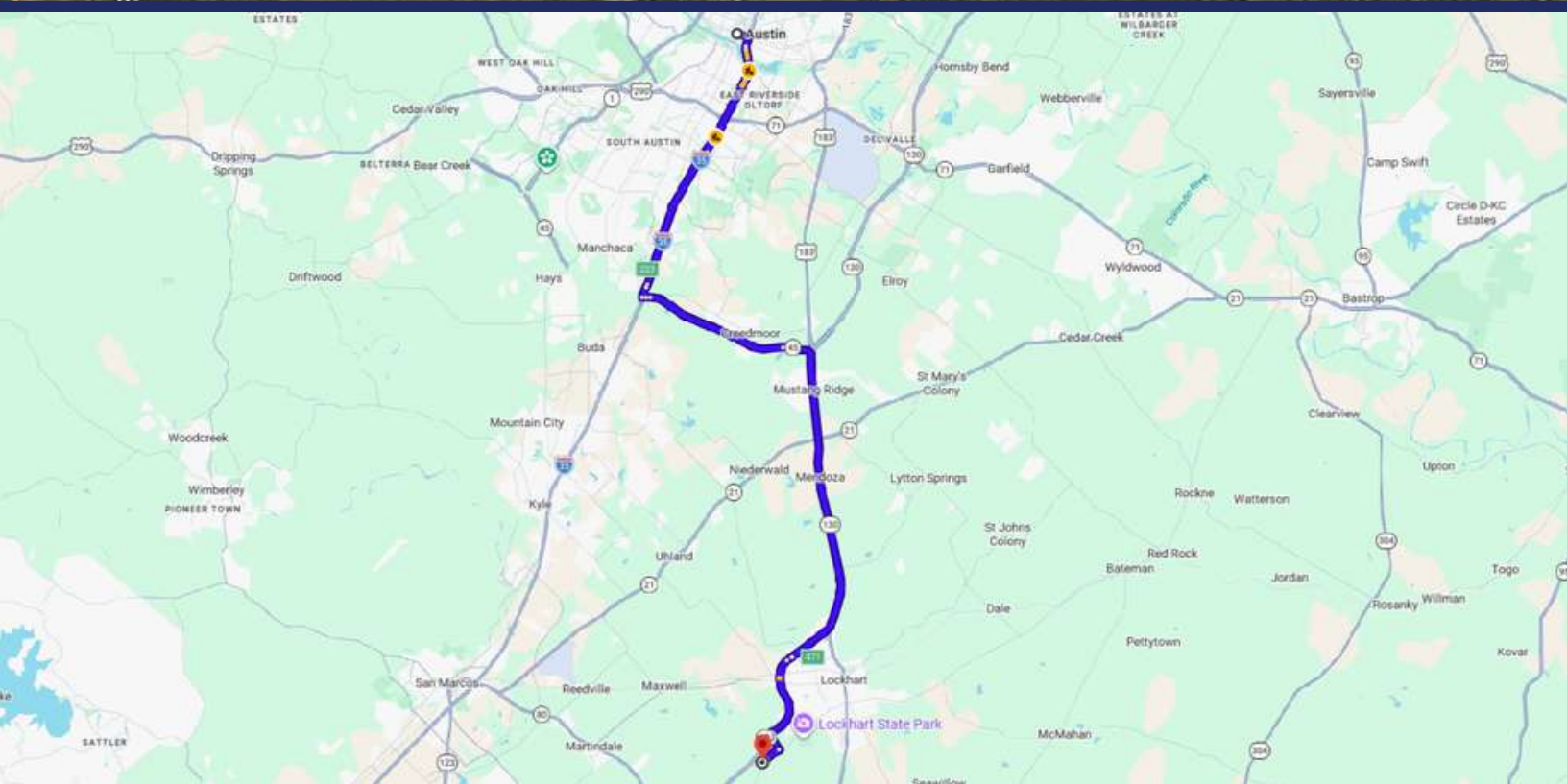
With nearly 88 acres and frontage along two roadways, the property offers a substantial commercial land position in an area experiencing continued growth. The tract presents an opportunity for commercial development, industrial/logistics uses, or other large-scale projects, subject to applicable approvals, utilities, access, and development requirements.

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CLICK IMAGE FOR
THE INTERACTIVE
MAP



NAVIGATION DIRECTIONS

From Austin:

Take I-35 S to TX-130 S, exit onto Boggy Creek Rd, then follow Old Fentress Rd to State Park Rd. Turn right onto the restricted-use road. Property is on the right

CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

chad@andruslandgroup.com

832-402-9211

www.andruslandgroup.com



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