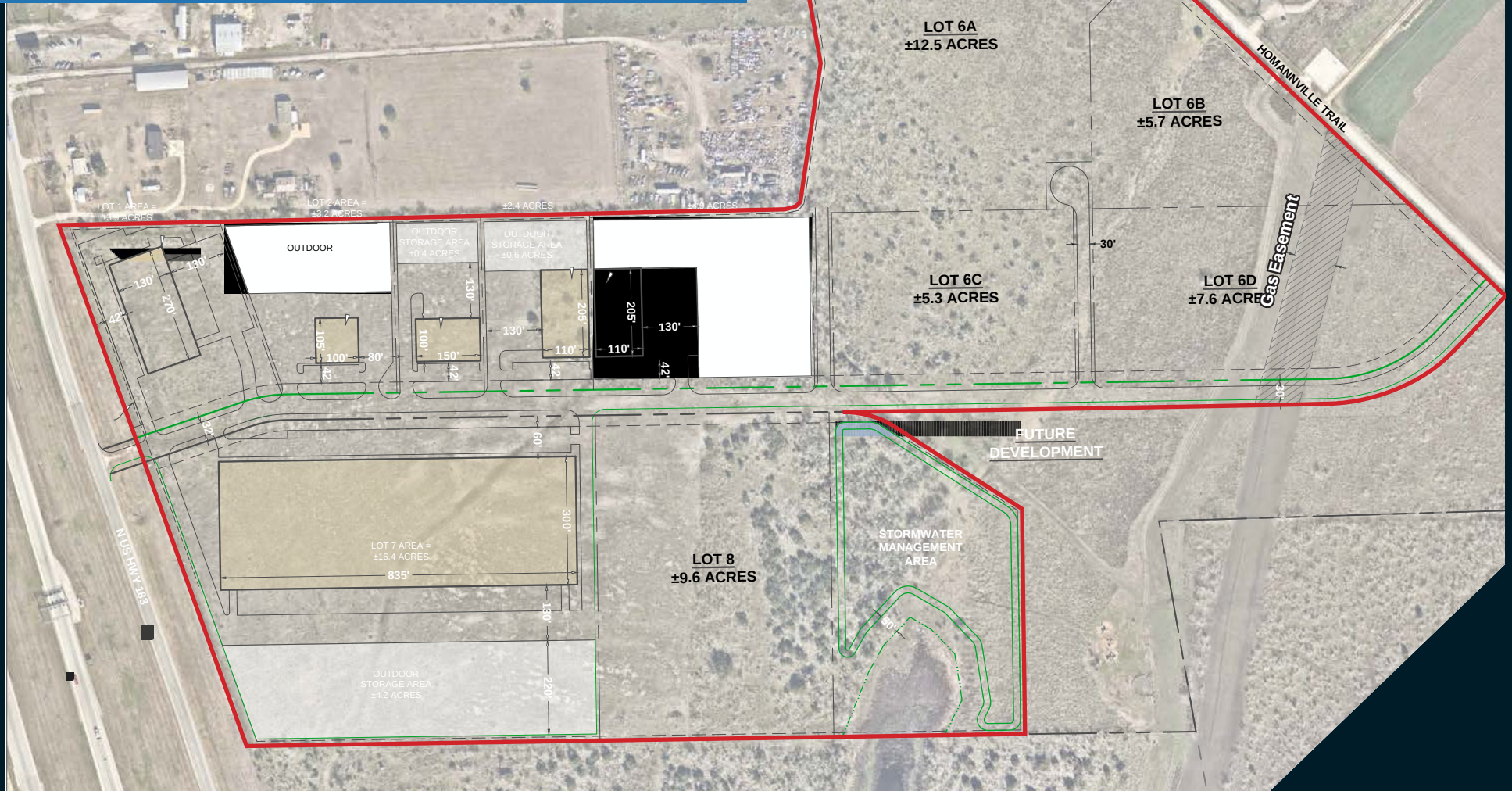


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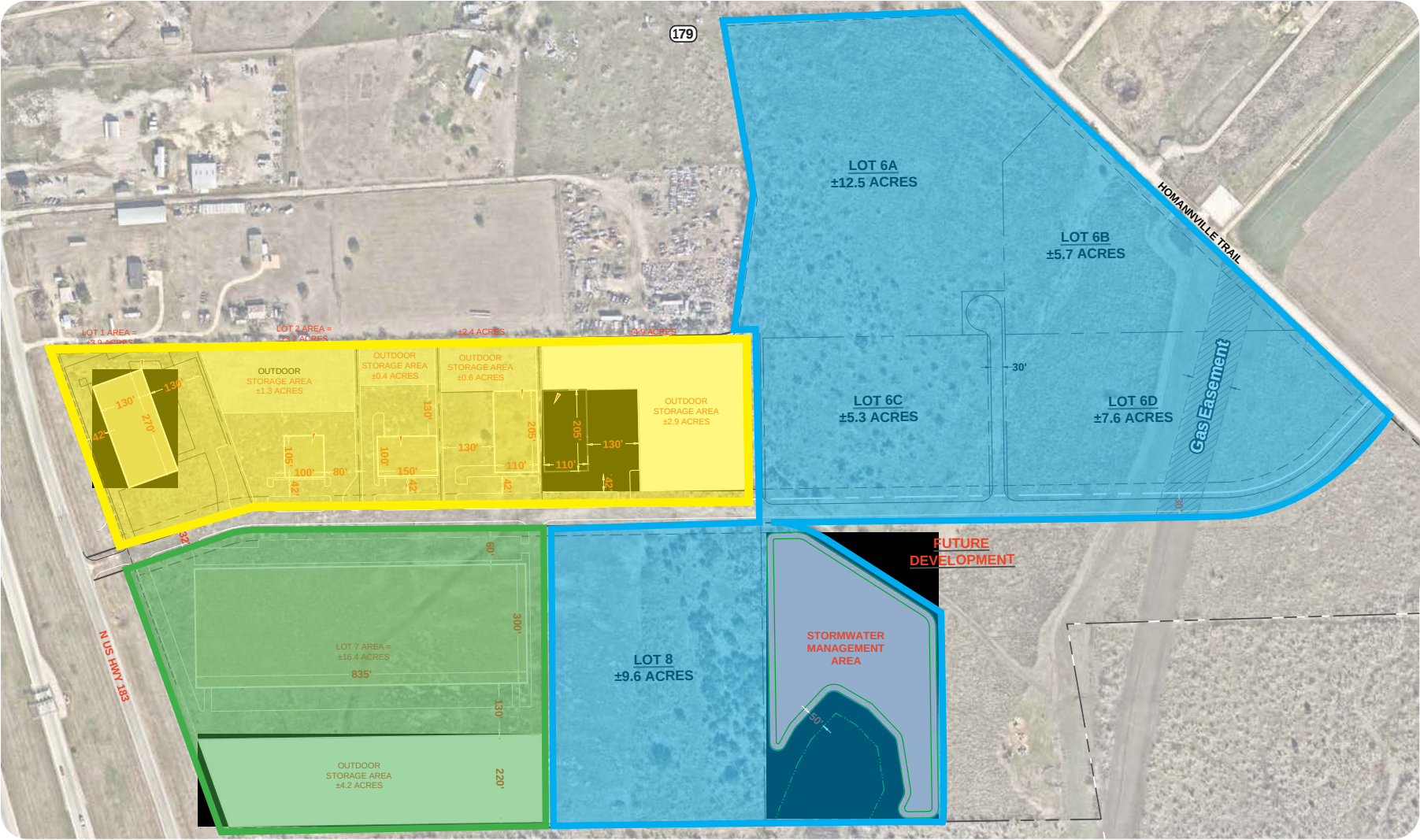
Industrial Outdoor Storage (IOS) | Warehouse/Distribution
Shallow Bay Industrial | Lot sales



Ben Seger
Associate
512 601 8124

Phasing Plan

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Phase 1:
Buildings 1-5



Phase 2:
Building 7



Future Development:
Lots 6A, 6B, 6C, 6D, 8, and Future Development Acres

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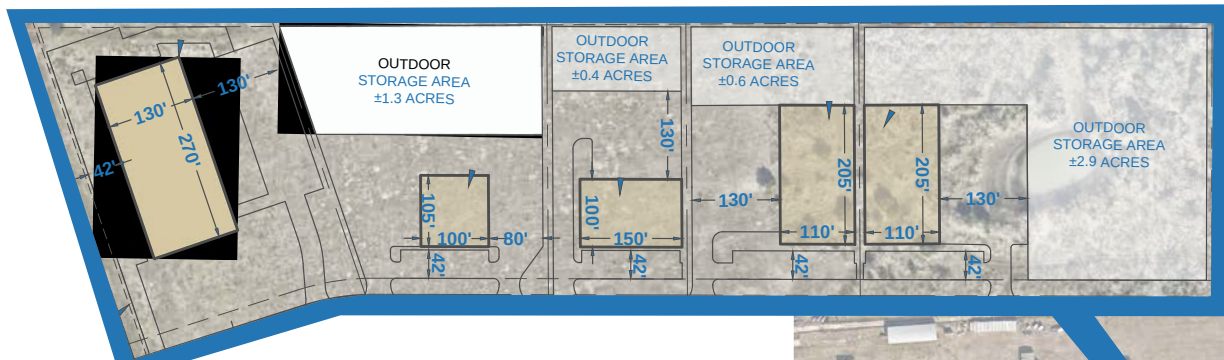
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512 601 8120

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Vice President
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Ben Seger
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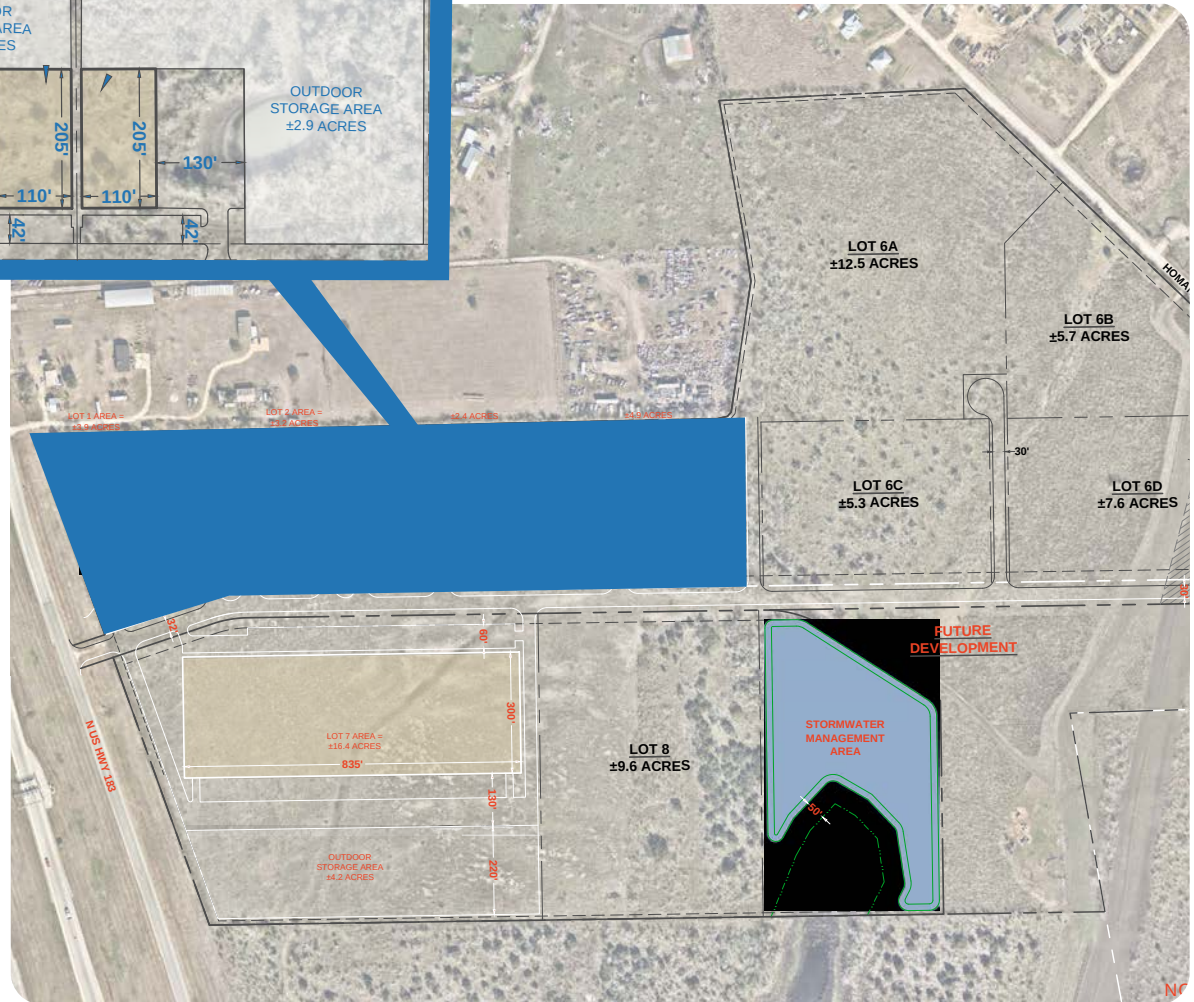
Phase 1

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QSPQFSUZ!TQFDT

BLDG SIZES	Bldg 1: 35,100 SF on 3.9 AC Bldg 2: 10,500 SF on 3.2 AC Bldg 3: 15,000 SF on 1.9 AC Bldg 4: 22,550 SF on 2.4 AC Bldg 5: 22,500 SF on 4.9 AC
DPOTUSVDUJPO	Pre-fab clear span metal buildings
DPOGJHVSBUJPO	Rear and/or Side Load
DMFBS! I FJH I U	To-Suit
LOADING	12' x 14' Grade-Level (dock wells can be added)
OFFICE FINISH	To-Suit
PARKING	To-Suit
POWER	400 Amps - 800 Amps
SLAB	6", 3,500 PSI
SPRINKLERS	To-Suit
DRAINAGE	Regional Detention (See site plan)
YARD	Dedicated, secured yard w/ fencing, lighting & access control Lot lines can be adjusted
VUJMJUJFT	Aqua Water, Bluebonnet Electric Co-op



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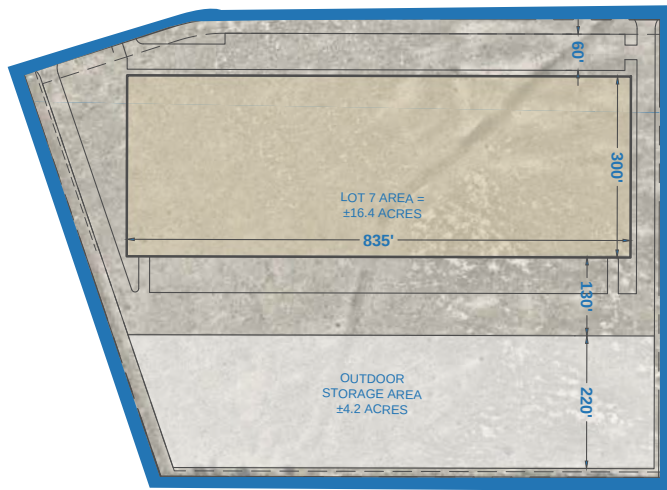
Phase 1 Conceptual Renderings

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Phase 2

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QSPQFSUZ!TQFDT

BLDG SIZES	Bldg 7: 250,500 SF on 16.4 AC
DPOTUSVDUJPO	Concrete tilt-wall
DPOGJHVSBUJPO	Rear Load
DMFBS! I FJH I U	To-Suit
LOADING	Dock-high and Grade level to suit
OFFICE FINISH	To-Suit
PARKING	To-Suit
POWER	Minimum 2,000 Amps; upgradeable
SLAB	TBD
SPRINKLERS	To-Suit
DRAINAGE	Regional Detention (See site plan)
YARD	Dedicated, secured yard w/ fencing, lighting & access control Lot lines can be adjusted
VUJMJUJFT	Aqua Water, Bluebonnet Electric Co-op



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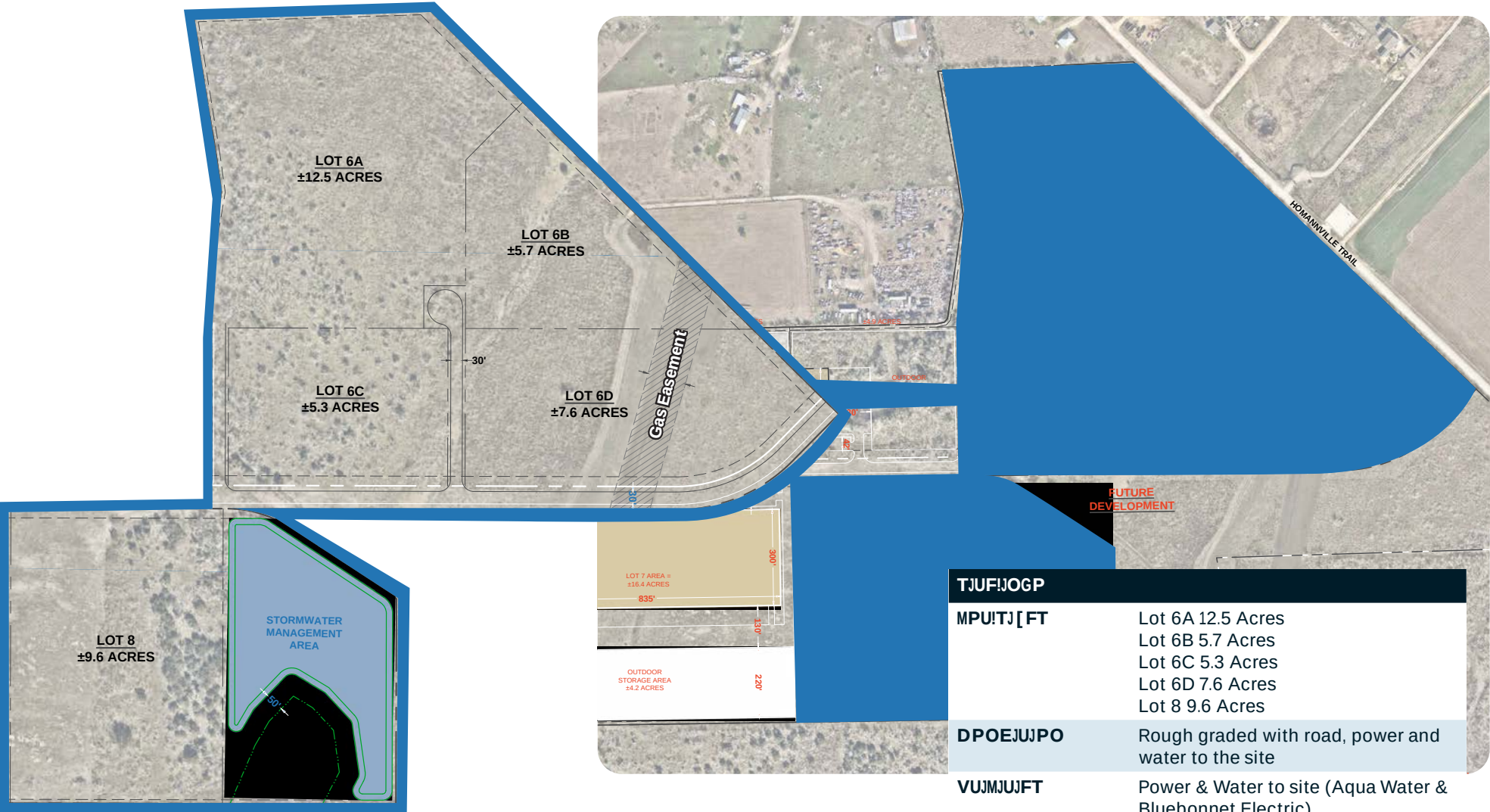
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Flexible BTS or Lot Sales

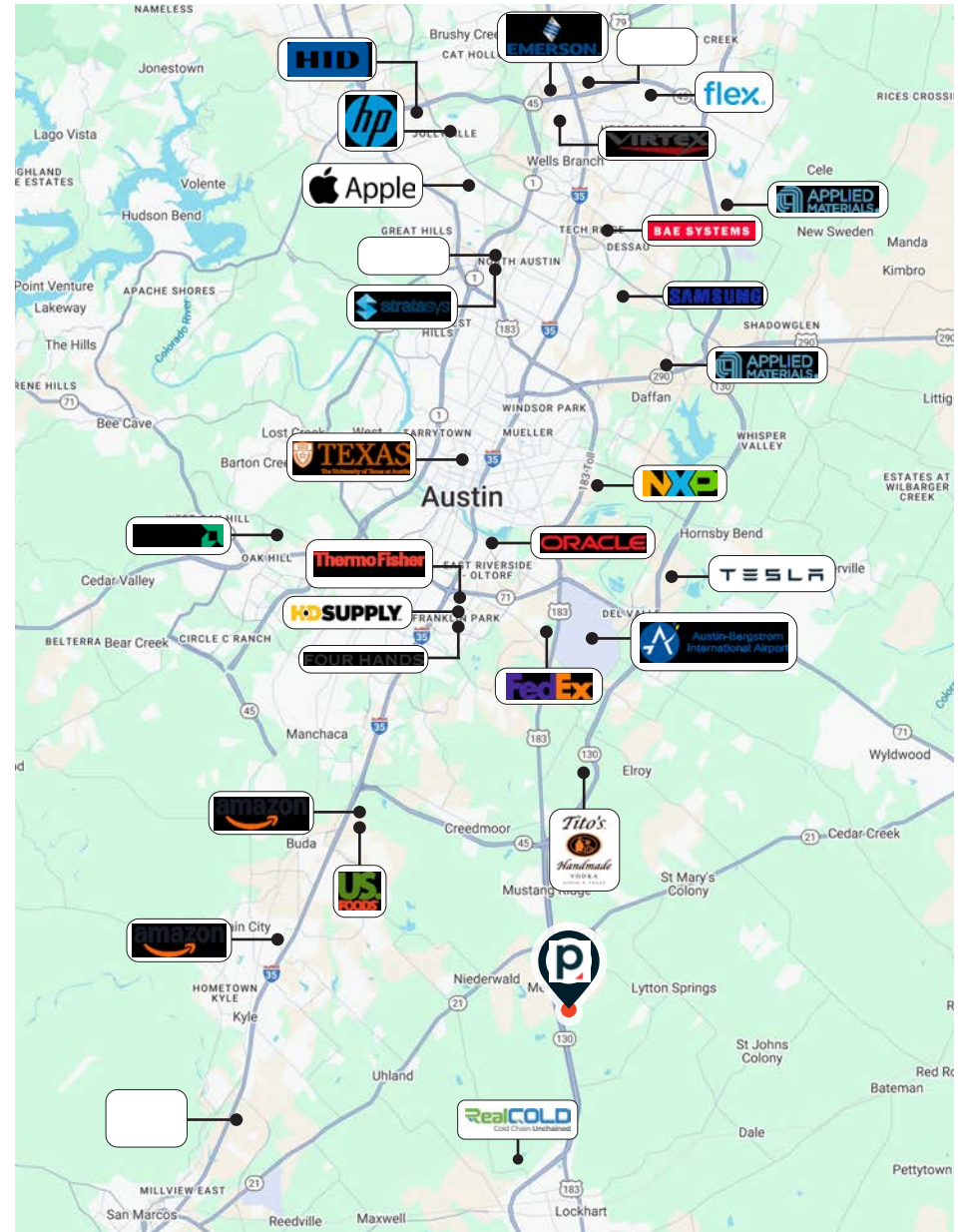
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TJUF!JOGP	
MPUITJ [FT	Lot 6A 12.5 Acres Lot 6B 5.7 Acres Lot 6C 5.3 Acres Lot 6D 7.6 Acres Lot 8 9.6 Acres
DPOEUJPO	Rough graded with road, power and water to the site
VUJMJUJFT	Power & Water to site (Aqua Water & Bluebonnet Electric)
EFUFOUJPO	Regional Detention (see site plan)
TUBUVT	For sale or Lease

Nearby Projects

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Lockhart, TX

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WORKFORCE

- Lockhart is nestled at the heart of a dynamic labor market. The city's top employers span industries from retail and manufacturing to tech and education, creating a diverse talent pool. Lockhart's proximity to key educational institutions and training centers ensures access to a highly skilled and adaptable workforce. With a variety of local and regional educational opportunities, businesses benefit from a pipeline of talent, from entry-level positions, to specialized, high demand roles.
- Over 845,000 potential employees within a 45-mile radius
- Top Local Skills: Manufacturing, Welding, Logistics, Construction, Healthcare



LFZ!JOEVTUSJFT

- Lockhart is redefining manufacturing in Central Texas, offering a strategic location between Austin and San Antonio with the infrastructure, workforce, and connectivity companies need to thrive.
- Optimal Business Sectors: Auto Parts, Metal & Electronics Manufacturing, Food & Beverage Manufacturing, Regional & Last-Mile Logistics, Packaging & Distribution Services



DPNNVOJUZ!EFNPHSBQ I JDT

- Lockhart offers the rare combination of small-town charm, housing affordability, and steady population growth, all in a prime Central Texas Location. With a population that's expanding alongside the region, Lockhart attracts a mix of young professionals and families seeking opportunity, quality of life, and lower living costs. Lockhart is an ideal community for workforce development and long-term economic growth.
- +6.6% Population growth 5-year trend
- +17% Population growth 10-year trend
- 38.8 Median Age



TBNQMF!UPQ!FNQMPZFST

- Pure Castings Company (Manufacturing)
- Fashion Glass & Mirror (Manufacturing)
- Livengood Feeds, Inc. (Manufacturing / Agriculture)
- Visionary Fiber Technologies (Manufacturing)
- Real Cold (Manufacturing)
- Ziegenfelder (Manufacturing)
- McElroy Metal (Manufacturing)



UNION PACIFIC RAILROAD

Lockhart is served by Union Pacific Railroad, providing direct freight rail access that connects local businesses to major markets across Texas and the US. This is a critical logistics advantage for manufacturers, and agricultural operations seeking efficient, scalable transportation solutions.

*Info provided by [Lockhart EDC](#) & [Hays Caldwell EDP](#)

QSPYJNJUZ!UP!NBKPS!NFUSPT

BVTUJO 35 Mi

TBO!BOUPOJP 65 Mi

QSPYJNJUZ!UP!QPSUT

QPSU!PG! I PVTUPO 165 Mi

QPSU!PG!DPSQVT 166 Mi

QPSU!PG!HBMWFTUPO 207 Mi

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BVTUJO!CFSHTUSP N! 18 Mi

JOUF SOBU!POBM!BJSQPSU

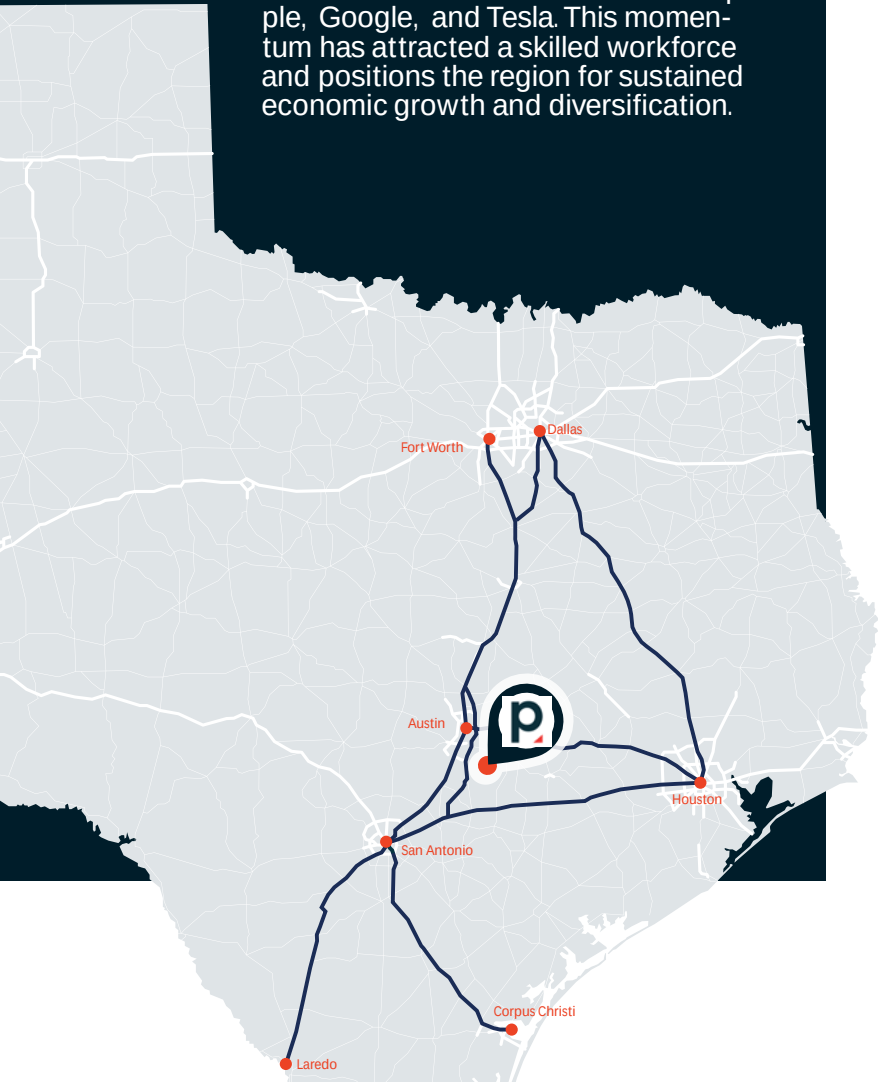
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JOUF SOBU!POBM!BJSQPSU

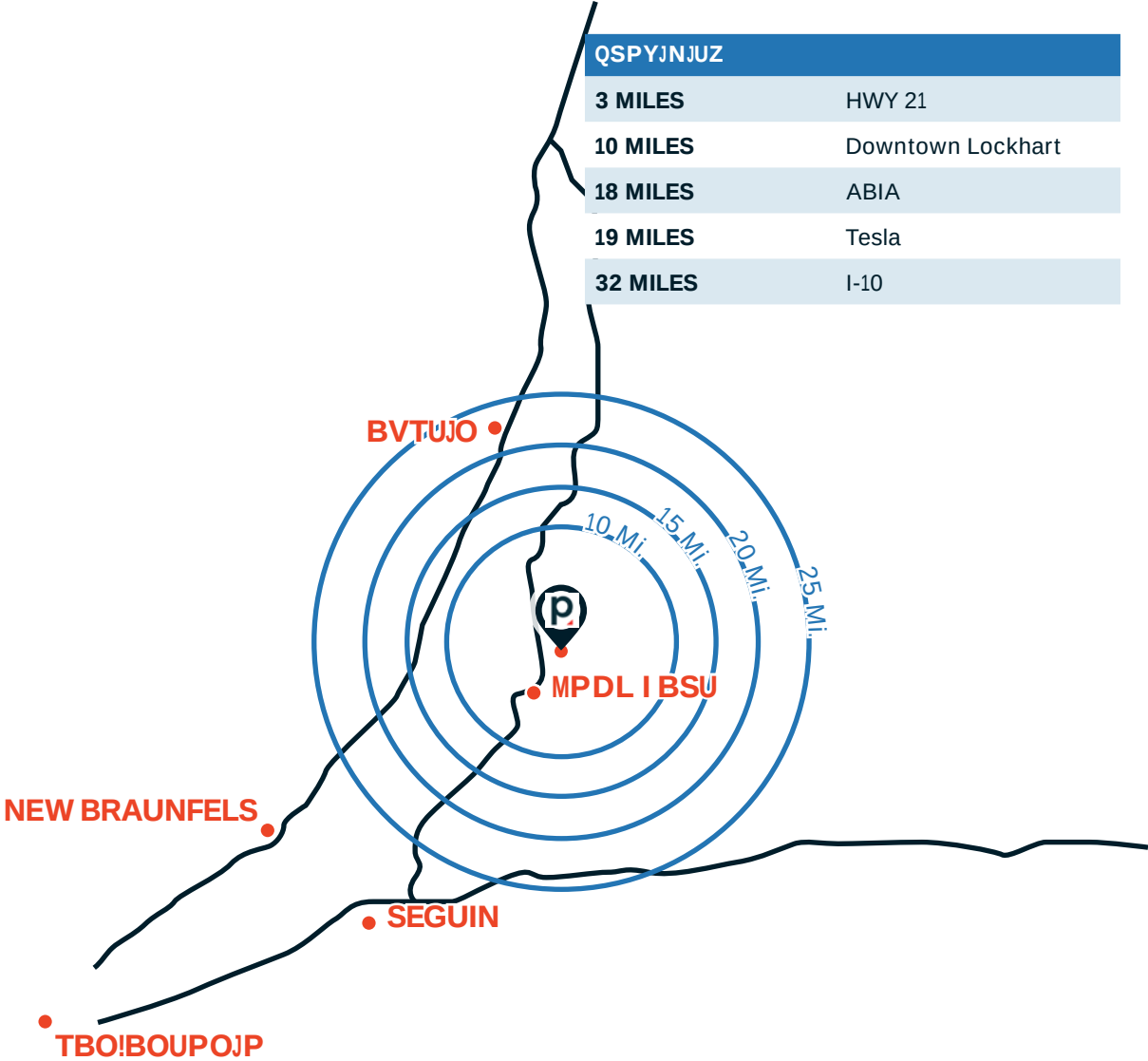
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BJSQPSU Also offers cost-effective
general aviation access
w/ 4,000-ft runway & 24/7
operations

Texas Triangle

The “Texas Triangle” — encompassing San Antonio, Austin, Houston, and Dallas/Fort Worth — is a powerhouse of growth fueled by a business-friendly climate, strong infrastructure, and low cost of living. These factors have made Texas the nation’s leader in population and corporate expansion. Since 2018, 74 companies, including McKesson, Charles Schwab, Oracle, and HP, have relocated their headquarters to Texas, with continued investment from Apple, Google, and Tesla. This momentum has attracted a skilled workforce and positions the region for sustained economic growth and diversification.



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QSPYJNJUZ	
3 MILES	HWY 21
10 MILES	Downtown Lockhart
18 MILES	ABIA
19 MILES	Tesla
32 MILES	I-10

BSFB!QPQVMBUJPO	
10 MILES	93,529
15 MILES	363,437
20 MILES	788,282
25 MILES	1,163,918

For More Information, Please Contact

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Austin

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Austin, TX 78701

512 580 6025

QBSUOFSTSBMFTUBUF/D P N

partners