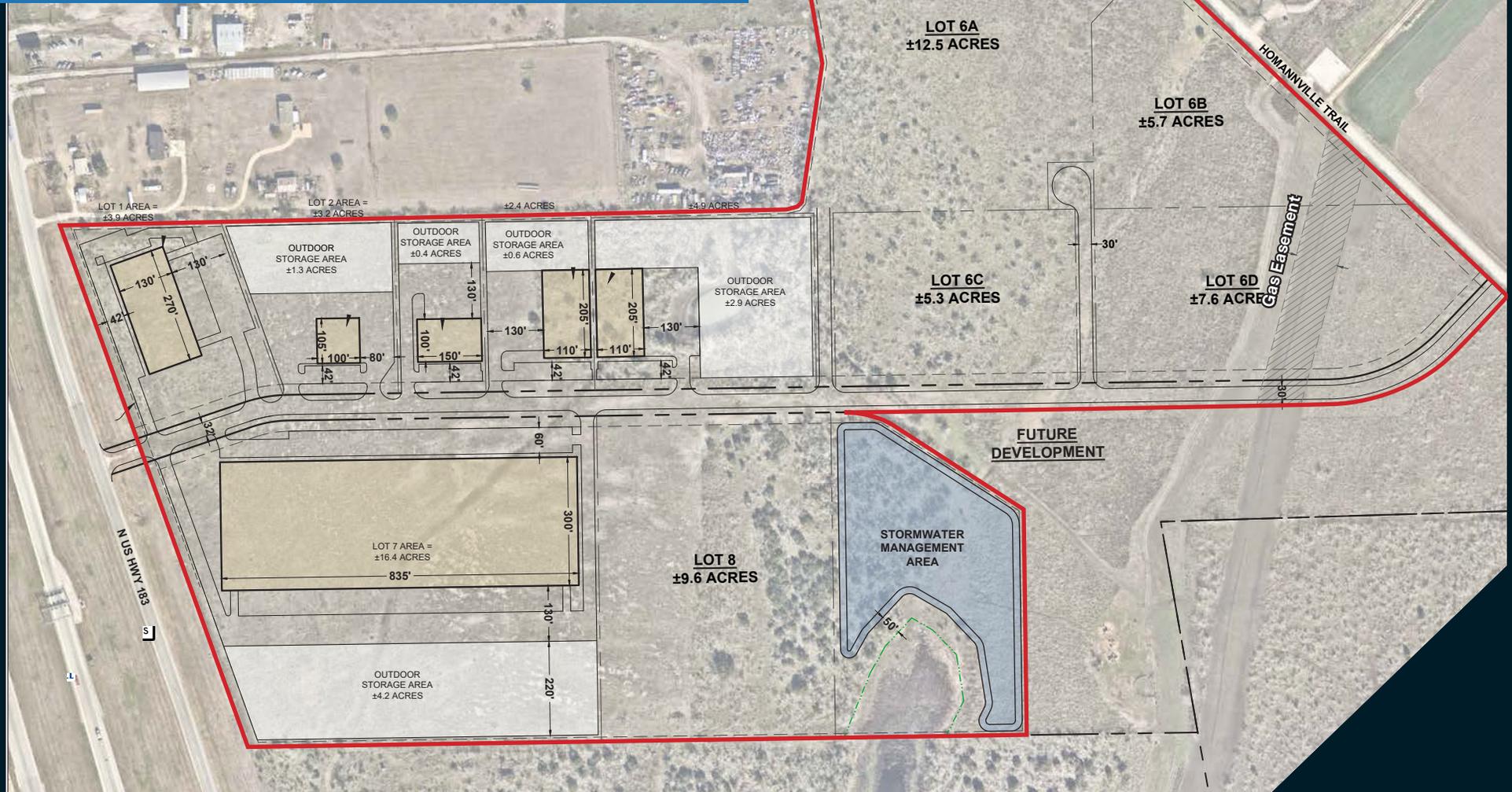


FOR SALE, LEASE & BUILD-TO-SUIT

**7750 N US HIGHWAY 183
LOCKHART, TX 78644**

Metro 183 Industrial Park

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



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LEDO CAPITAL GROUP

SC
CR St. Clair
Commercial
Real Estate

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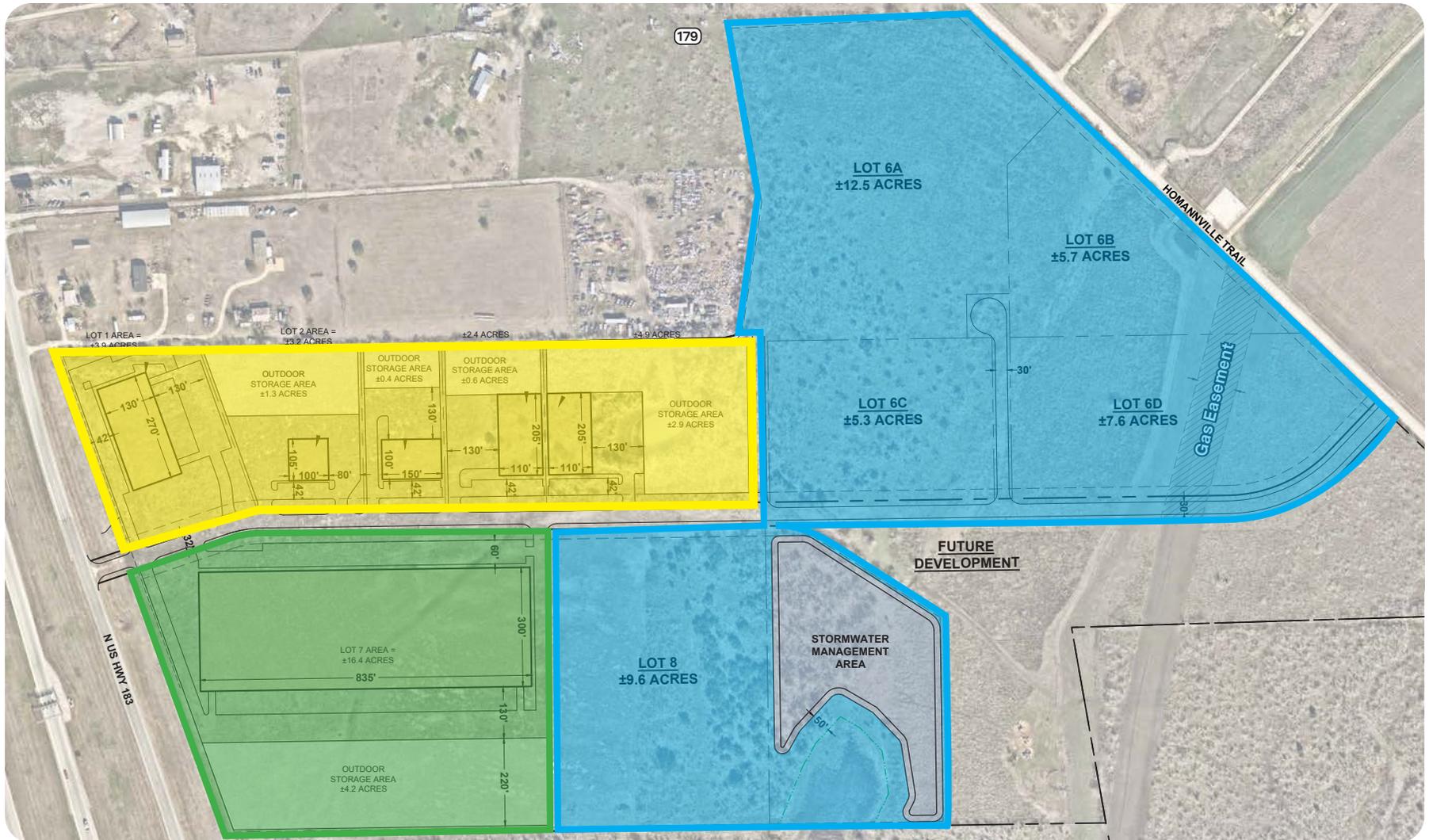
Stan Nowak, SIOR
Partner
512 601 8120

Andrew Alizzi
Vice President
512 647 1545

Colten Courtney
Senior Associate
210 807 6552

Phasing Plan

7750 N US HIGHWAY 183
LOCKHART, TX 78644



Phase 1:
Buildings 1-5



Phase 2:
Building 7



Flexible BTS or Lot Sales: Lots 6A-6D
+ Lot 8 + Future Development Acres

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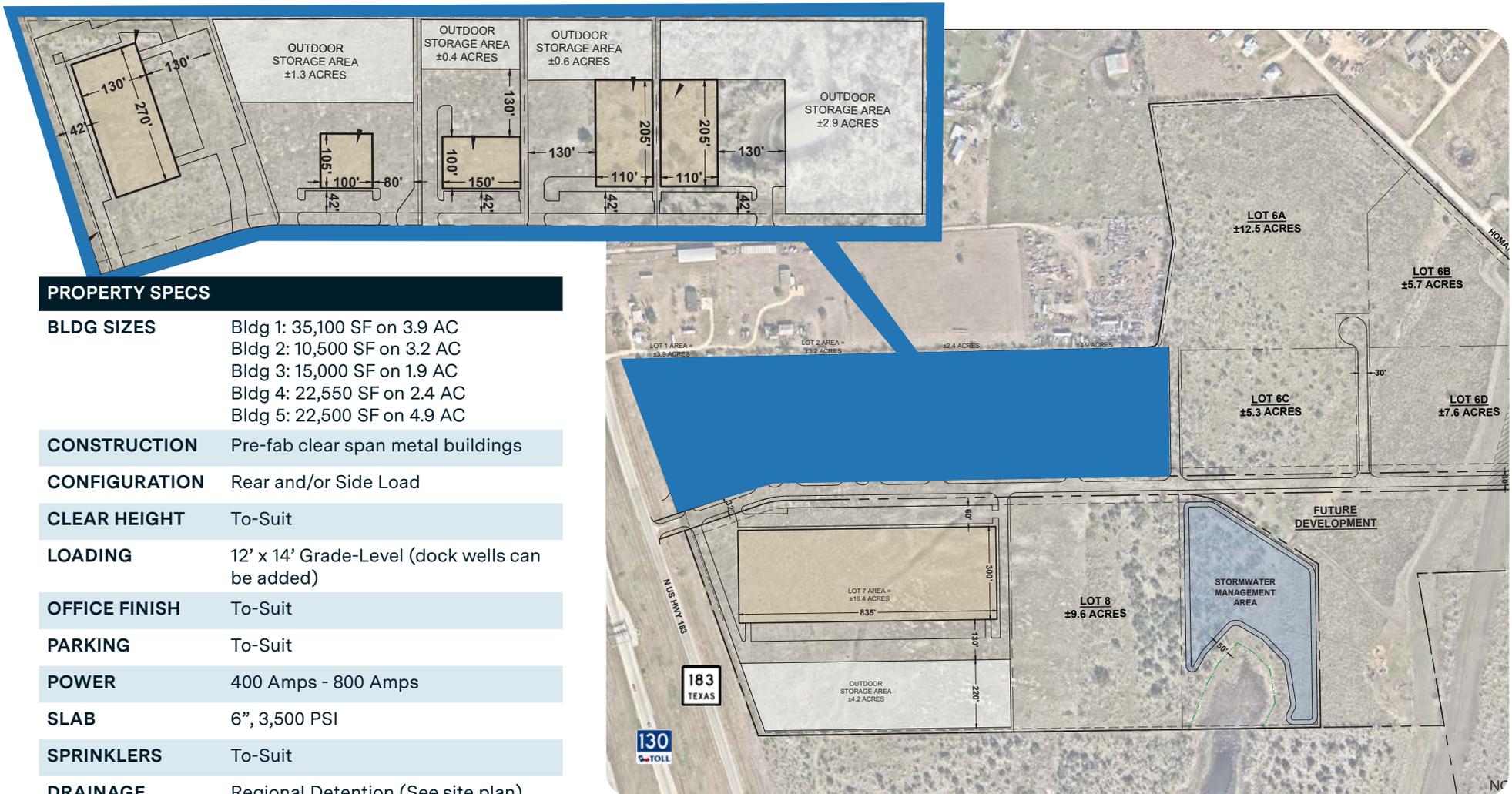
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Phase 1

7750 N US HIGHWAY 183
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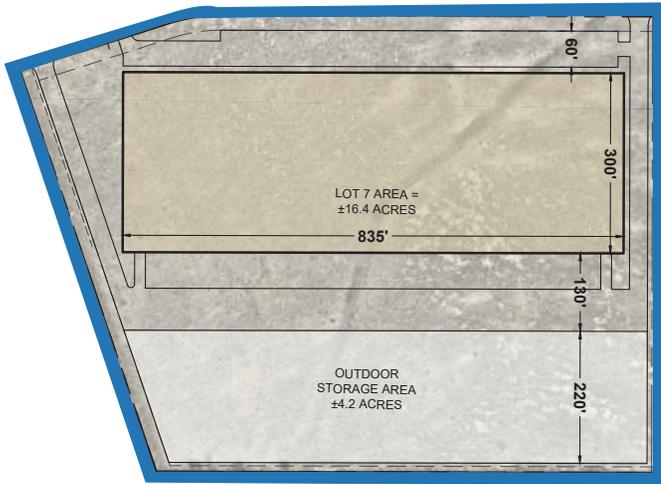
Phase 1 Conceptual Renderings

7750 N US HIGHWAY 183
LOCKHART, TX 78644



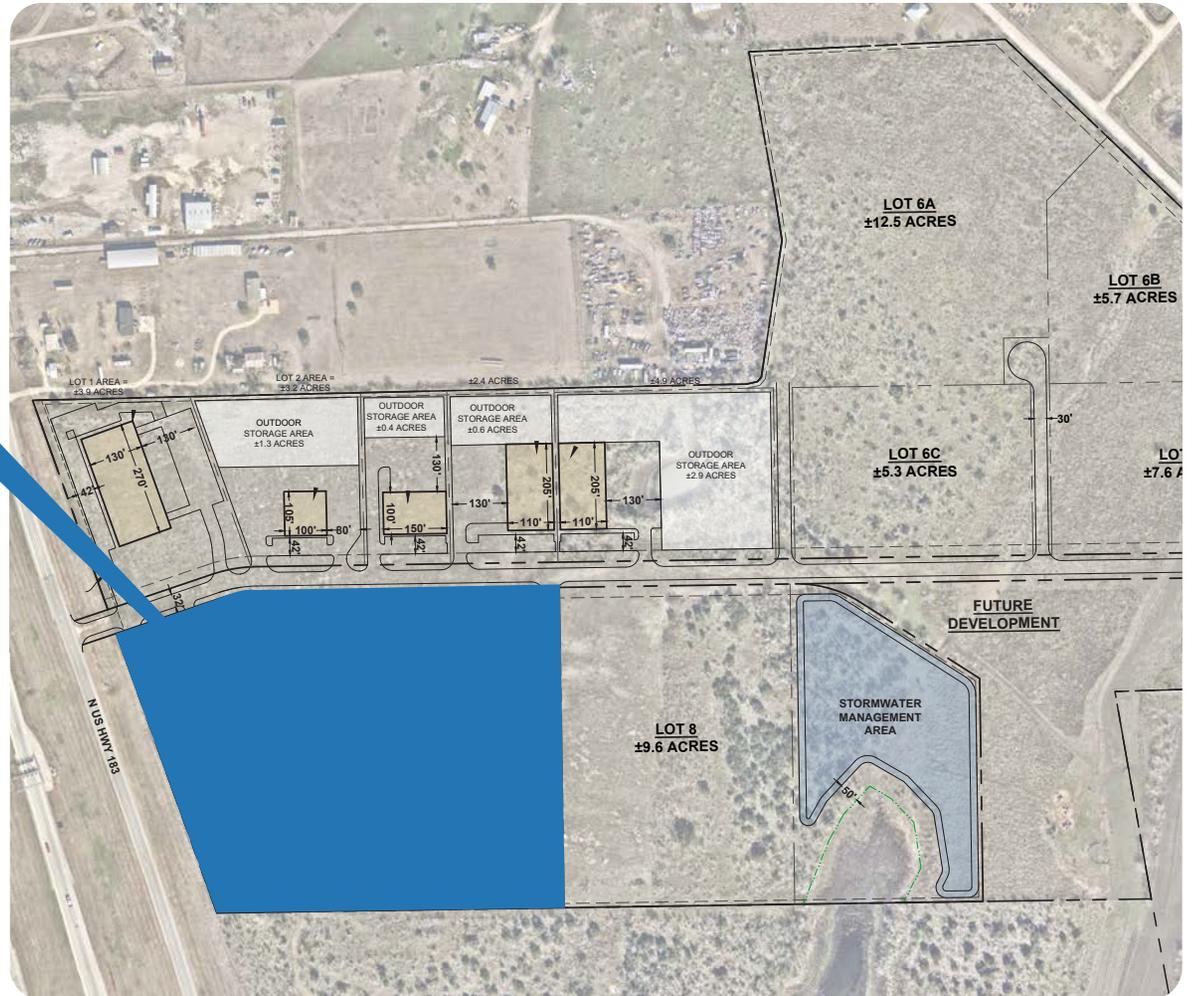
Phase 2

7750 N US HIGHWAY 183
LOCKHART, TX 78644



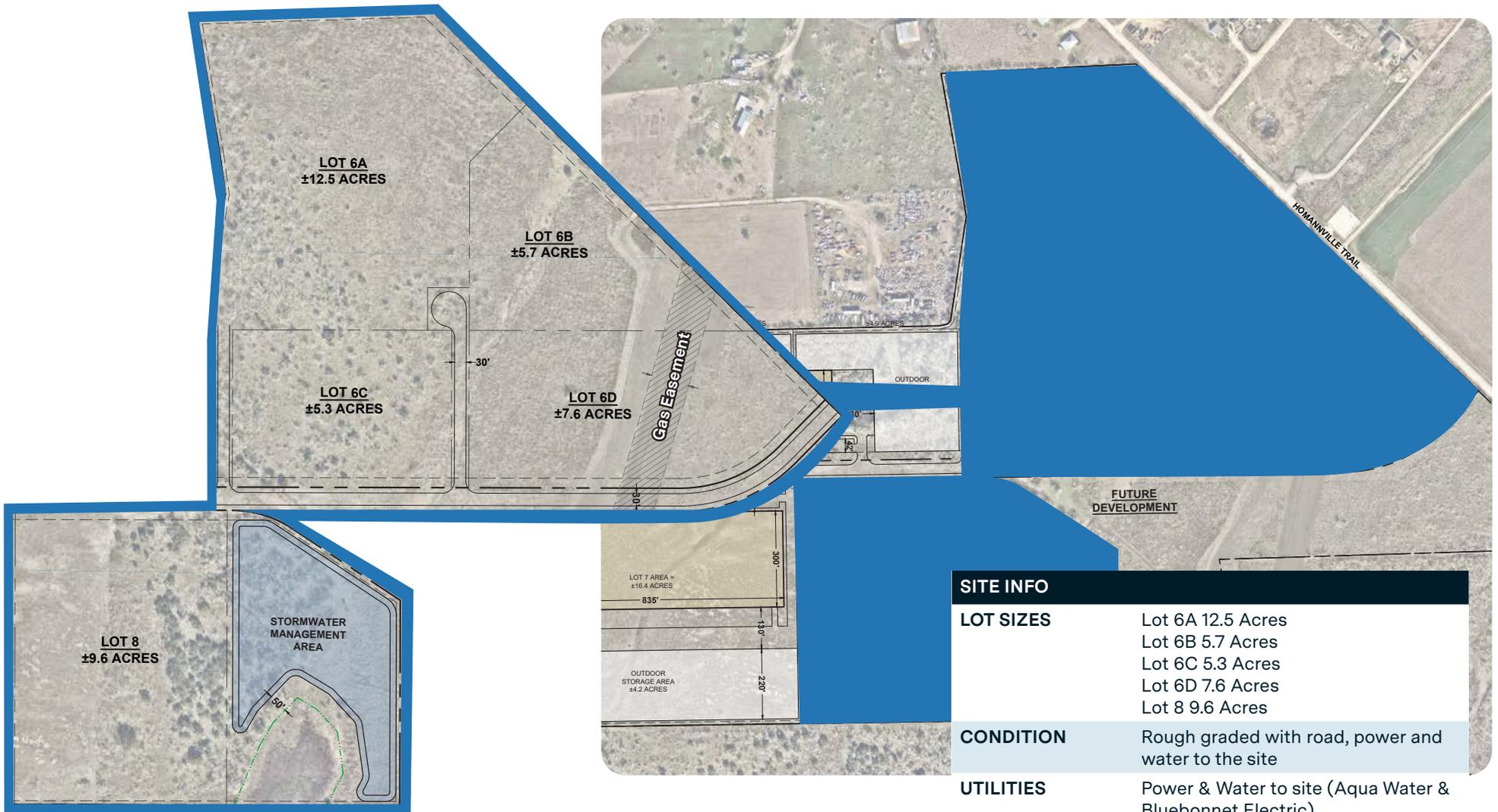
PROPERTY SPECS

| | |
|----------------------|--|
| BLDG SIZES | Bldg 7: 250,500 SF on 16.4 AC |
| CONSTRUCTION | Concrete tilt-wall |
| CONFIGURATION | Rear Load |
| CLEAR HEIGHT | 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 |
| UTILITIES | Aqua Water, Bluebonnet Electric Co-op |



Flexible BTS or Lot Sales

7750 N US HIGHWAY 183
LOCKHART, TX 78644



| SITE INFO | |
|------------------|--|
| LOT SIZES | 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 |
| CONDITION | Rough graded with road, power and water to the site |
| UTILITIES | Power & Water to site (Aqua Water & Bluebonnet Electric) |
| DETENTION | Regional Detention (see site plan) |
| STATUS | For sale or Lease |

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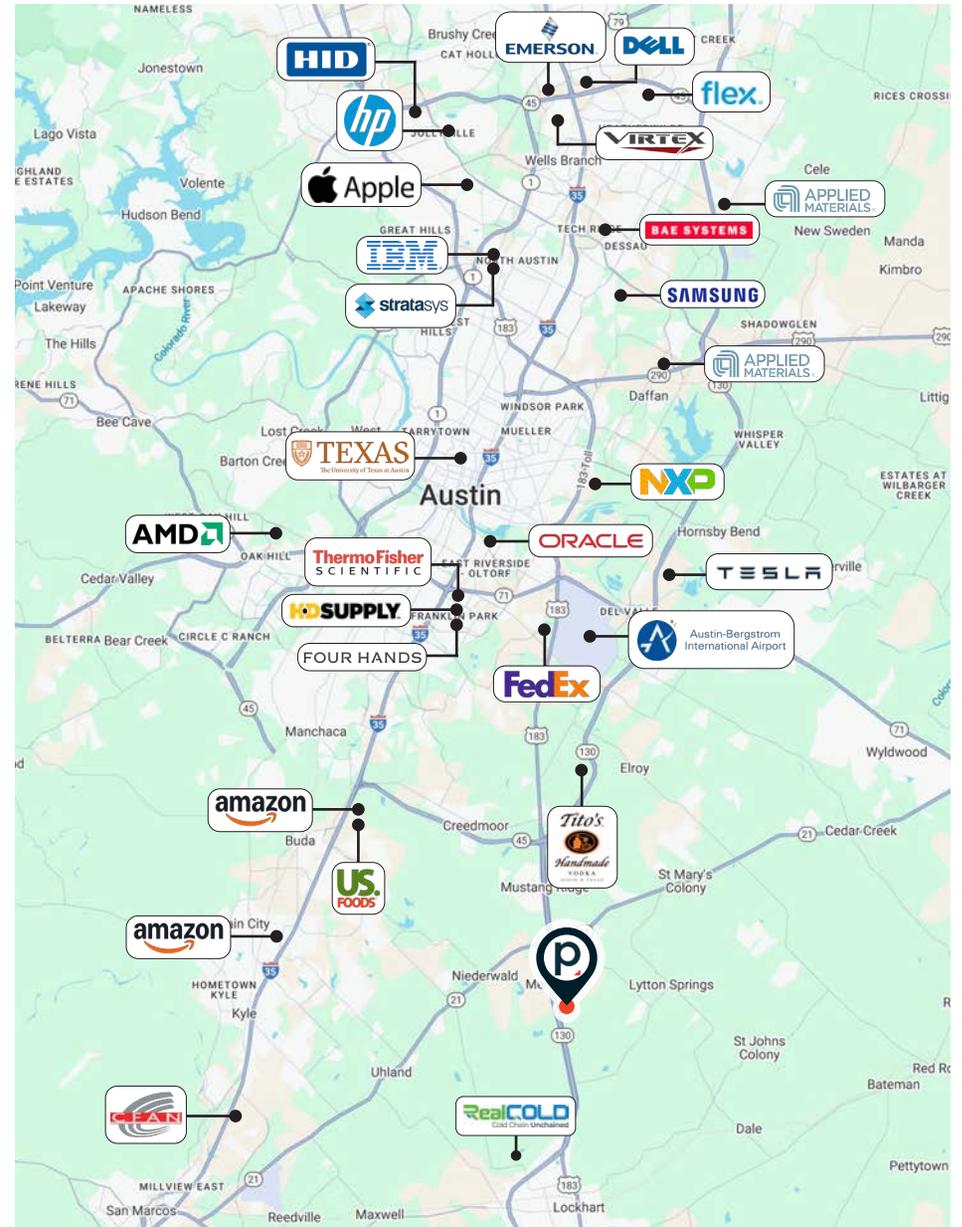
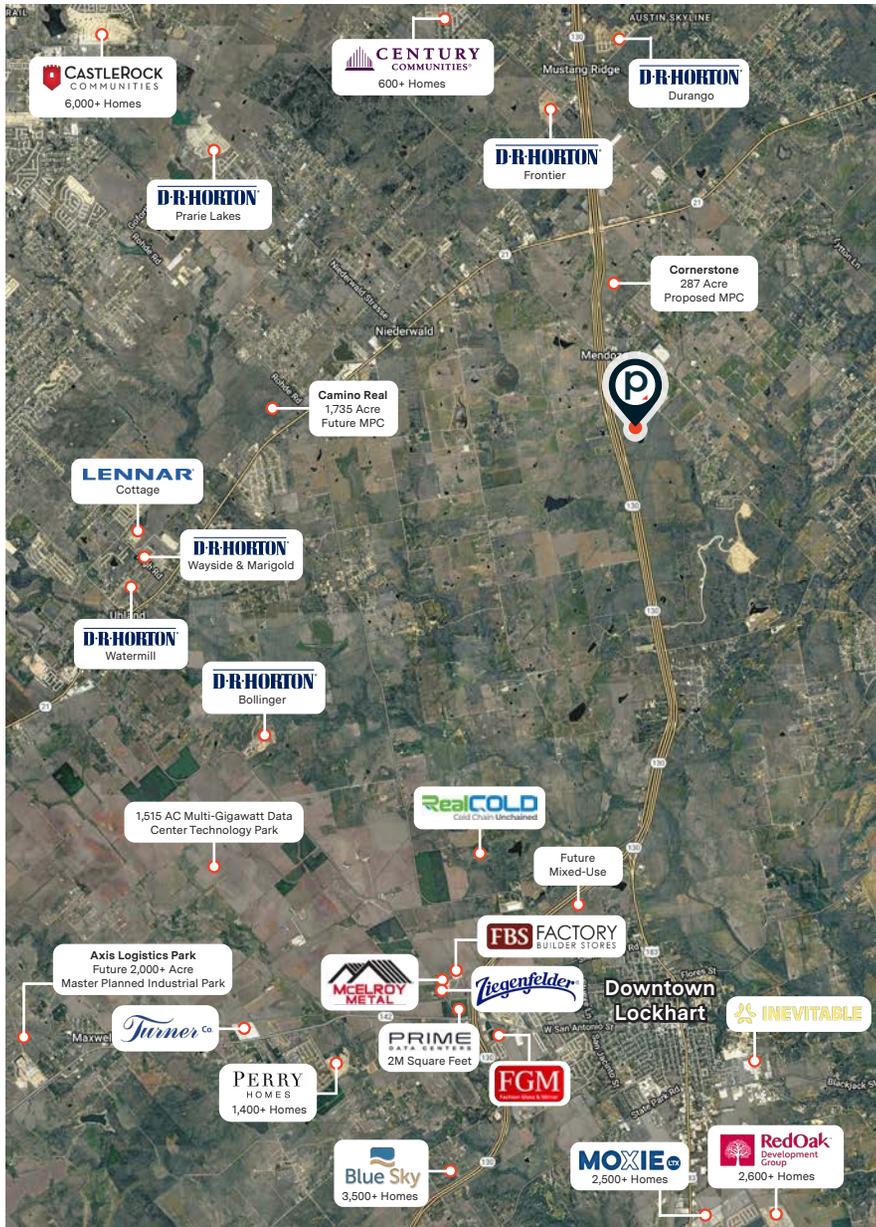
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Nearby Projects

7750 N US HIGHWAY 183
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Lockhart, TX

7750 N US HIGHWAY 183
LOCKHART, TX 78644



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



KEY INDUSTRIES

- 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



COMMUNITY DEMOGRAPHICS

- 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



SAMPLE TOP EMPLOYERS

- 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](#)

PROXIMITY TO MAJOR METROS

AUSTIN 35 Mi

SAN ANTONIO 65 Mi

PROXIMITY TO PORTS

PORT OF HOUSTON 165 Mi

PORT OF CORPUS 166 Mi

PORT OF GALVESTON 207 Mi

PROXIMITY TO AIRPORTS

AUSTIN BERGSTROM 18 Mi

INTERNATIONAL AIRPORT

SAN ANTONIO 75 Mi

INTERNATIONAL AIRPORT

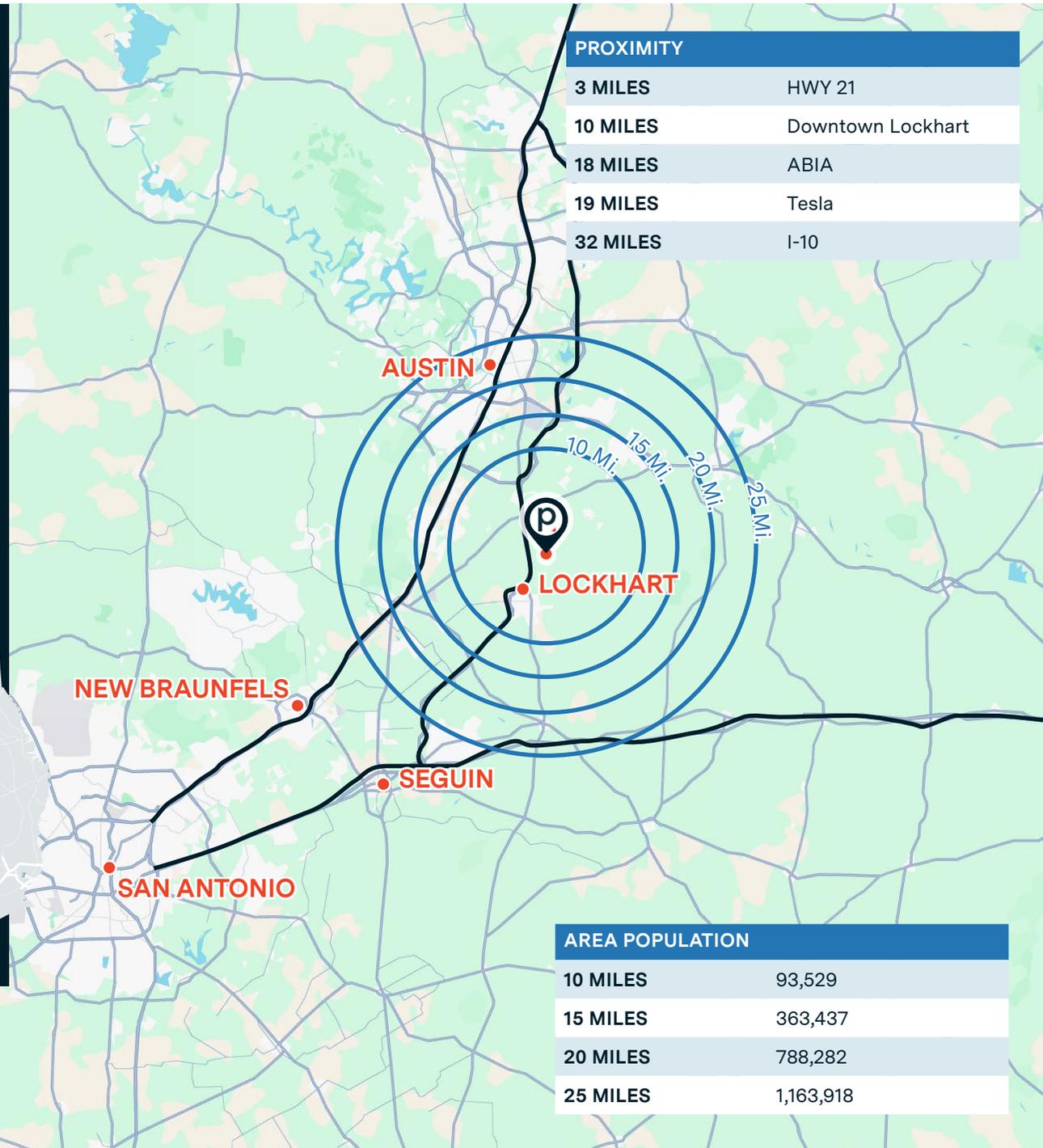
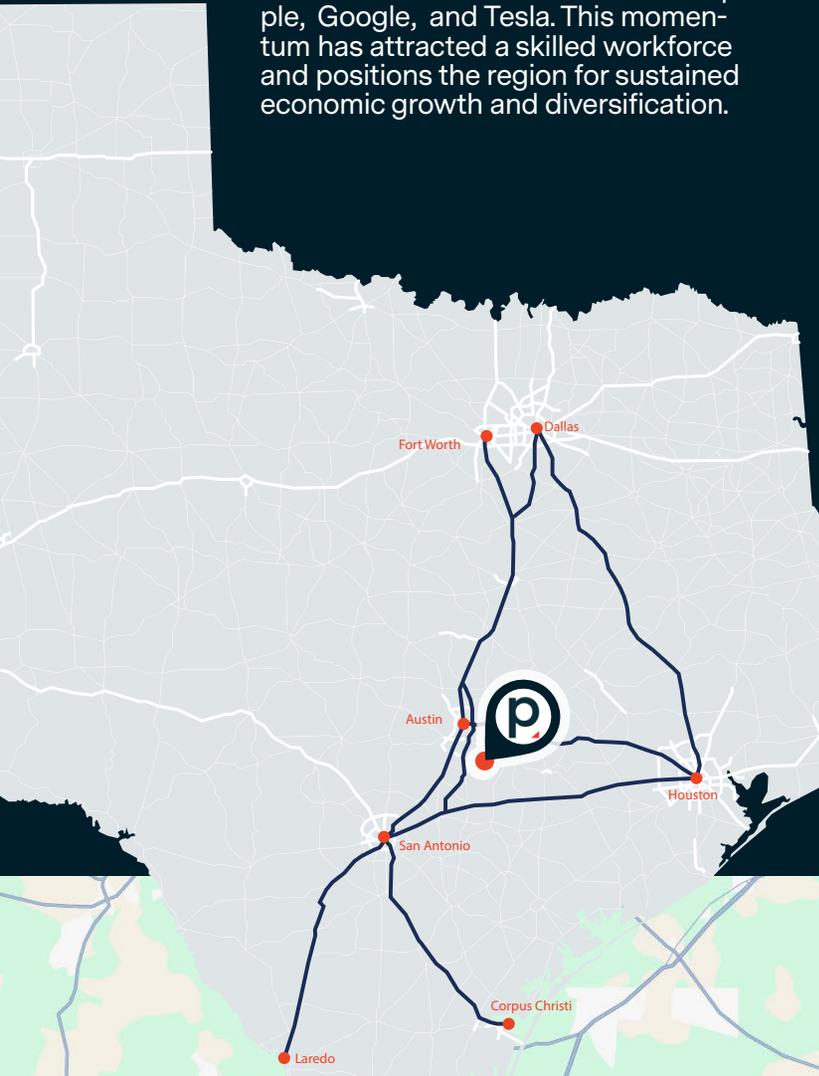
LOCKHART MUNICIPAL AIRPORT Also offers cost-effective general aviation access w/ 4,000-ft runway & 24/7 operations



Texas Triangle

7750 N US HIGHWAY 183
LOCKHART, TX 78644

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.



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

| AREA POPULATION | |
|-----------------|-----------|
| 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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