

Commercial Real Estate for Lease

Lockhart Historic Downtown Square

3,712 Rentable Square Feet

Available February, 2027

Kaigler LLC, 113 E. San Antonio Street, 1st Floor, Lockhart, Texas 78644

Contact:

Holly Sparkman, hollysparkman@hotmail.com, 512-350-4736

Ron Faulstich, ron@pslockhart.com, 512-785-4331

Located on the North side of the Lockhart Historic Downtown Square
with beautiful views of the Calwell County Courthouse
Caldwell County Property ID: 16976, Year Built: 1910



First Year Annual Base Rental Rate PSF	
3 Year Term	\$21.30 Highest rate, shortest term
5 Year Term	\$19.30
7 Year Term	\$17.30 Lowest rate, longest term
First Year NNN Expense Rate PSF (Estimate)	\$5.29
First Year Monthly Base + NNN Rent (Estimate)	
3 Year Term	\$8,224.24
5 Year Term	\$7,605.57
7 Year Term	\$6,986.90
Landlord Tenant Improvement Allowance	Negotiable based on lease term & use

Building's Rich History – only 3 owners in 136+ years!

2016 to Present: Printing Solutions (Founded by Ron Faulstich & Son Travis Faulstich) Moving
January, 2027 to 519 W San Antonio St, Suite 103, Lockhart, TX 78644

~1970 to 2015: Kaigler's Clothing Boutique (Founded by Mrs. Sybil McArn Kaigler)

1910 to ~1970: Rosenwasser's Clothing Store (Founded by Hungarian immigrant Morris
Rosenwasser)

