

# Lockhart 130 Industrial Park

Industrial Space For Lease or Sale in Lockhart, Texas

**392,126**

SQUARE FEET AVAILABLE



DEVELOPED BY



LEASED BY





Building 1 | Representative Building Look

## ABOUT THE PROPERTY

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**Welcome to Lockhart 130 Industrial Park.** This brand new Class A park is comprised of two rear-load buildings and one cross-dock building. Located in Lockhart, Texas, just west of SH-130, this industrial park provides excellent accessibility and visibility, making it a prime location in a fast-growing region. Additionally, the City of Lockhart offers compelling incentives to attract businesses to the area.

### **CLASS A INDUSTRIAL PARK**

Introducing a new Class A industrial park with two rear-load buildings and one cross-dock building

### **BUILDING 2: 250,166 SF CROSS DOCK**

Groundbreaking: Q2 2025 | Delivery: Q1 2026

### **BUILDING 3: 141,960 SF REAR LOAD**

Groundbreaking: Q2 2025 | Delivery: Q1 2026

### **PROVEN DESIRABILITY**

Building 1 has been fully leased

### **FAST-GROWING REGION**

Located just west of SH-130 in growing Lockhart, Texas with easy access and outstanding visibility

### **INCENTIVES**

Triple Freeport tax exempt + aggressive incentives from the City of Lockhart

### **UTILITIES TO SITE**

Full utilities servicing the park

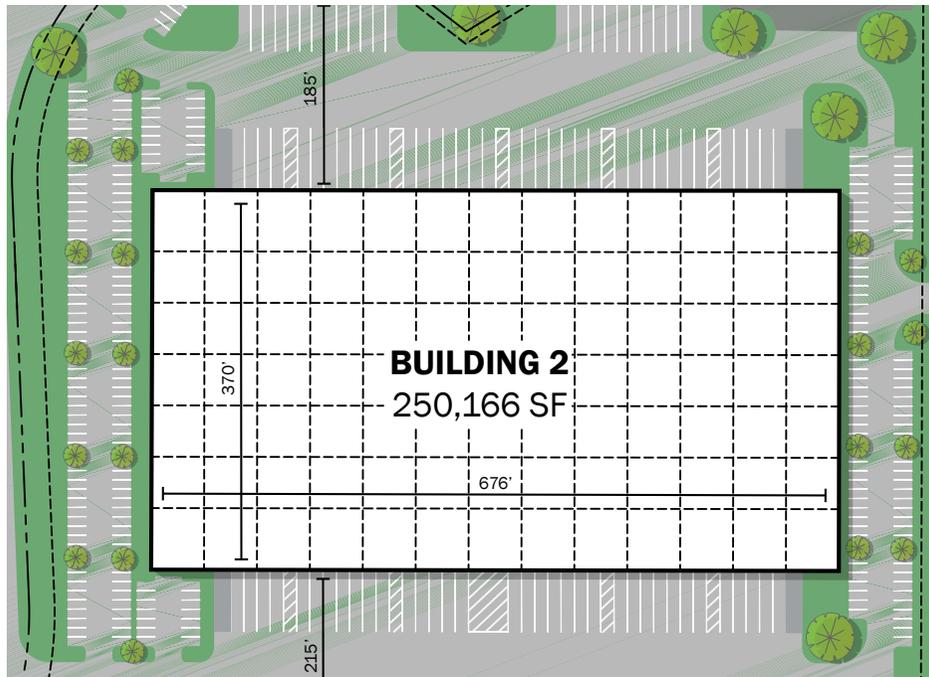
# SITE PLAN

**250,166 SF**  
BUILDING 2

**141,960 SF**  
BUILDING 3



# BUILDING 2

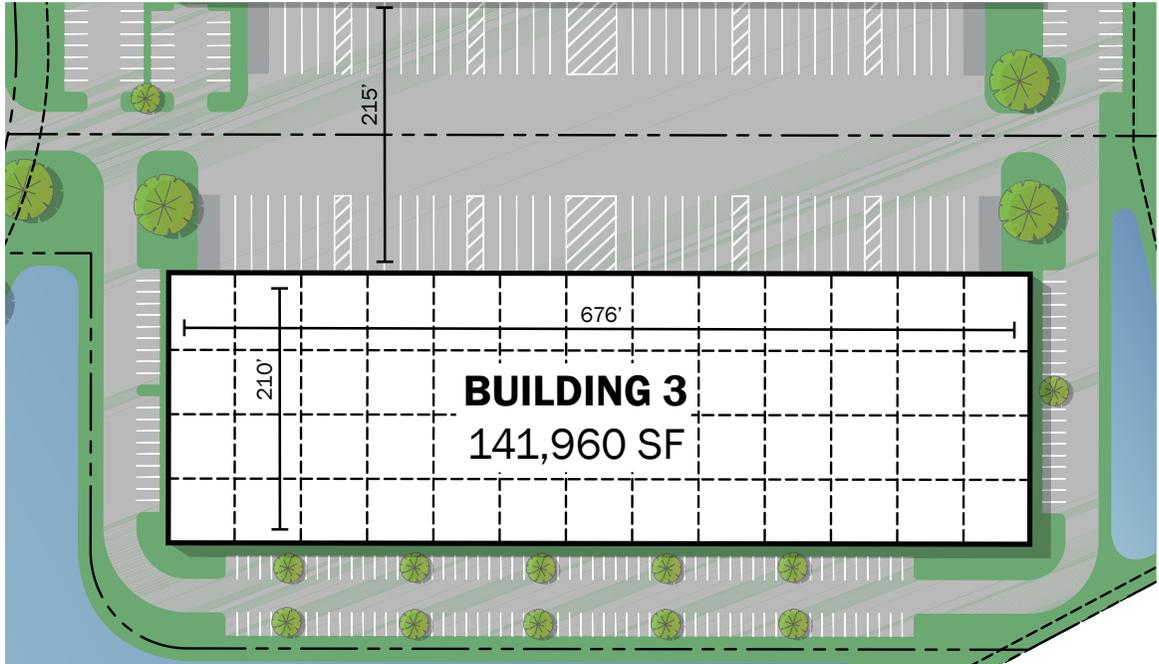


## BUILDING 2 SPECS



<b>TOTAL SIZE</b>	250,166 SF
<b>BUILDING TYPE</b>	Cross Dock
<b>BUILDING DEPTH</b>	370'
<b>COLUMN SPACING</b>	52' x 50' with (2) 60' speed bays
<b>CLEAR HEIGHT</b>	36'
<b>RAMPS</b>	4
<b>DOCK DOORS</b>	72
<b>TRUCK COURT DEPTH</b>	185' / 215' shared
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	2,500 Amps
<b>AUTO PARKING</b>	264
<b>TRAILER PARKING</b>	25 with ability to add more
<b>GROUNDBREAKING</b>	Q3 2024
<b>DELIVERY</b>	Q2 2025

# BUILDING 3



## BUILDING 3 SPECS



<b>TOTAL SIZE</b>	141,960 SF
<b>BUILDING TYPE</b>	Rear Load
<b>BUILDING DEPTH</b>	210'
<b>COLUMN SPACING</b>	52' x 50' with 60' speed bay
<b>CLEAR HEIGHT</b>	32'
<b>RAMPS</b>	2
<b>DOCK DOORS</b>	39
<b>TRUCK COURT DEPTH</b>	215' shared
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	2,500 Amps
<b>AUTO PARKING</b>	150
<b>TRAILER PARKING</b>	None
<b>GROUNDBREAKING</b>	Q3 2024
<b>DELIVERY</b>	Q2 2025

# WHY LOCKHART?

**Situated just 30 miles south of Austin, Lockhart offers access to surrounding communities with the friendly atmosphere of a small town.** The Texas legislature named Lockhart the official Barbecue Capital of Texas. With great food, breweries, antique shops and more, there is something for everyone in this charming town. Plus, the City of Lockhart provides a multitude of incentive opportunities such as tax abatement, enterprise zones and more.

## Household Income



**50%**

of residents make between \$50,000 and \$150,000<sup>3</sup>

**\$55,644**

median household income<sup>1</sup>

**2,257,690**

available workforce within a 45-mile radius<sup>3</sup>

## Home Ownership



**61%**

homeownership<sup>1</sup>

**An Affordable Place to Live**

The median home sale price is \$251,300<sup>2</sup>

**32%**

of increase in employment in Caldwell County over the past ten years<sup>3</sup>

## Population



**38.9**

median age in Lockhart<sup>3</sup>

**13,458**

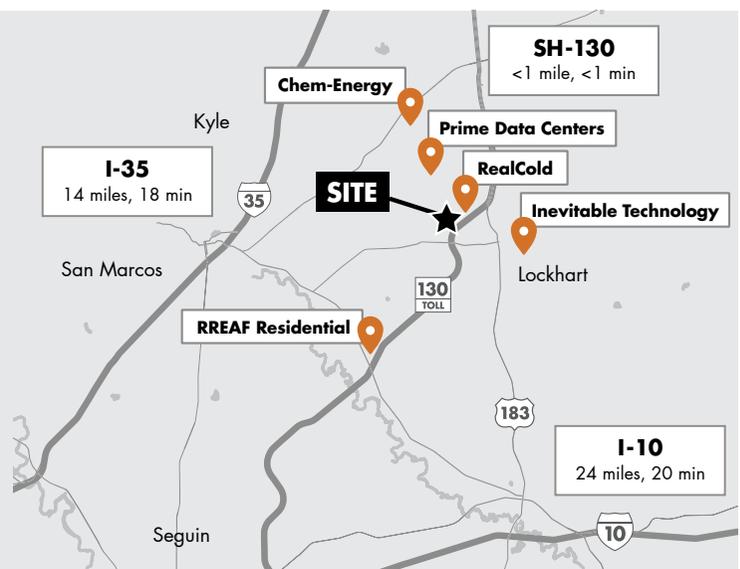
residents in Lockhart<sup>3</sup>

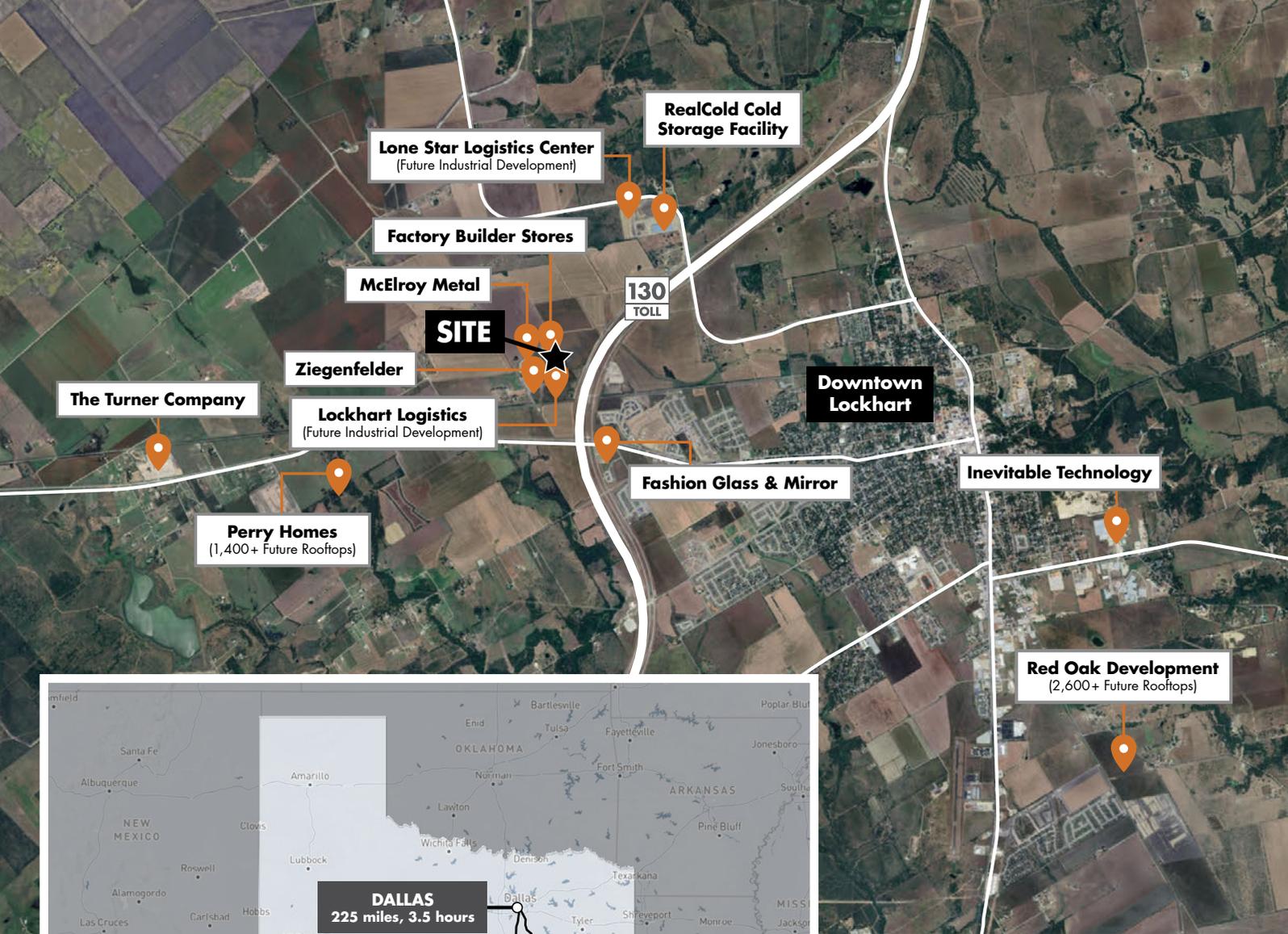
Sources: <sup>1</sup>Census <sup>2</sup>Redfin <sup>3</sup>Lockhart EDC

## Easy Access to the Region's Major Highways

With excellent proximity and access to major thoroughfares SH-130, I-10 and I-35, Lockhart is connected to Austin and beyond.

Recent developments in and around Lockhart including Inevitable Tech Inc., Chem-Energy Corp, Ziegenfelder Co., the RREAF Residential Development and more, along with proximity to Tesla's Gigafactory, make the area well-positioned to continue its high-growth trajectory.





**#1**  
Job Creator in the Nation;  
Texas is projected to add one million jobs by 2023 (Forbes)

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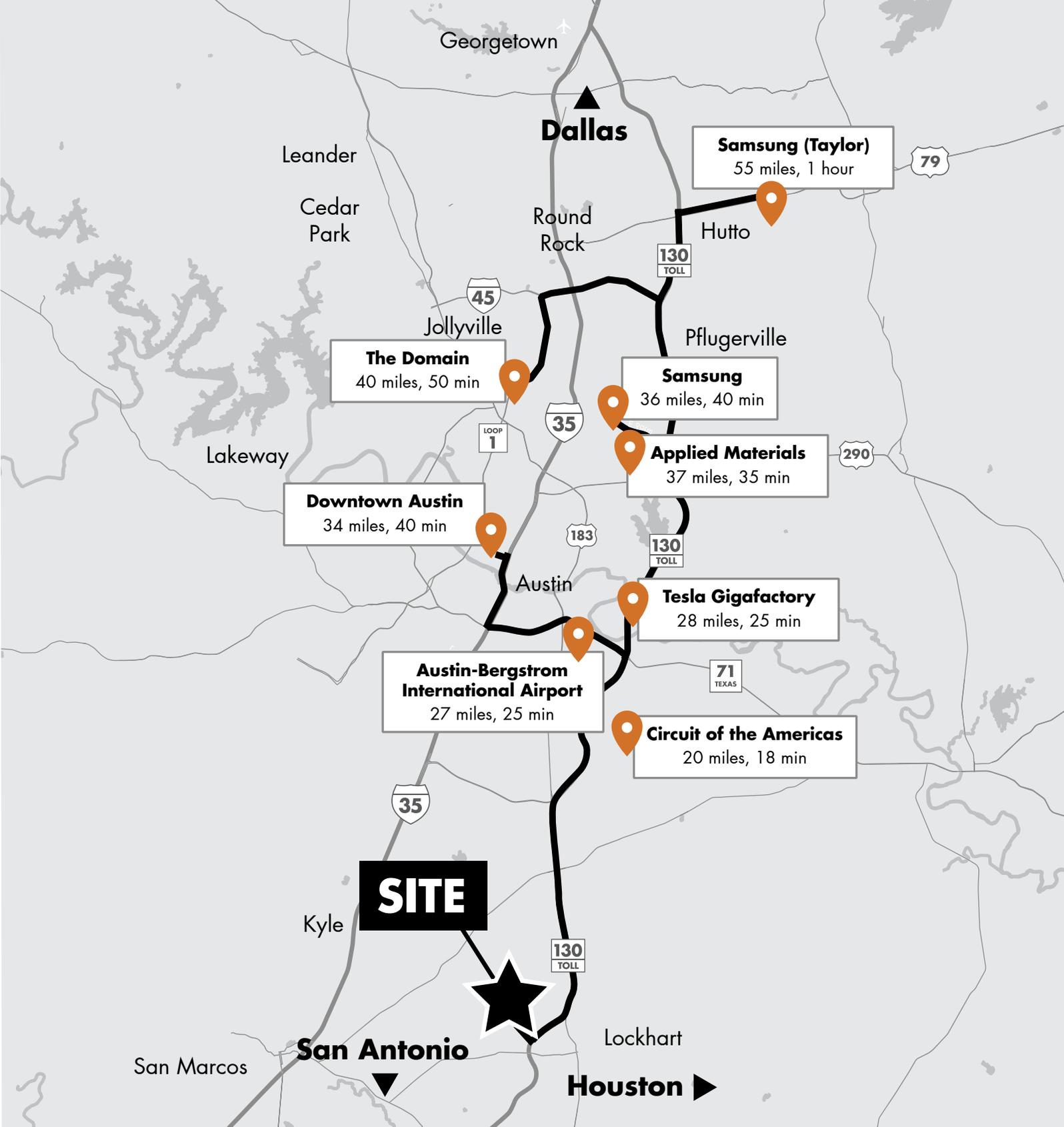
**2nd**  
Largest Workforce in the U.S.  
(U.S. Census Bureau)

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**50+**  
Fortune 500 Company HQs

# CENTRAL TEXAS LOCATION

The Texas Triangle is the fastest growing region in one of the fastest growing states. By 2050, the area is expected to grow to 35 million people.



**Contact us for more information.**

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