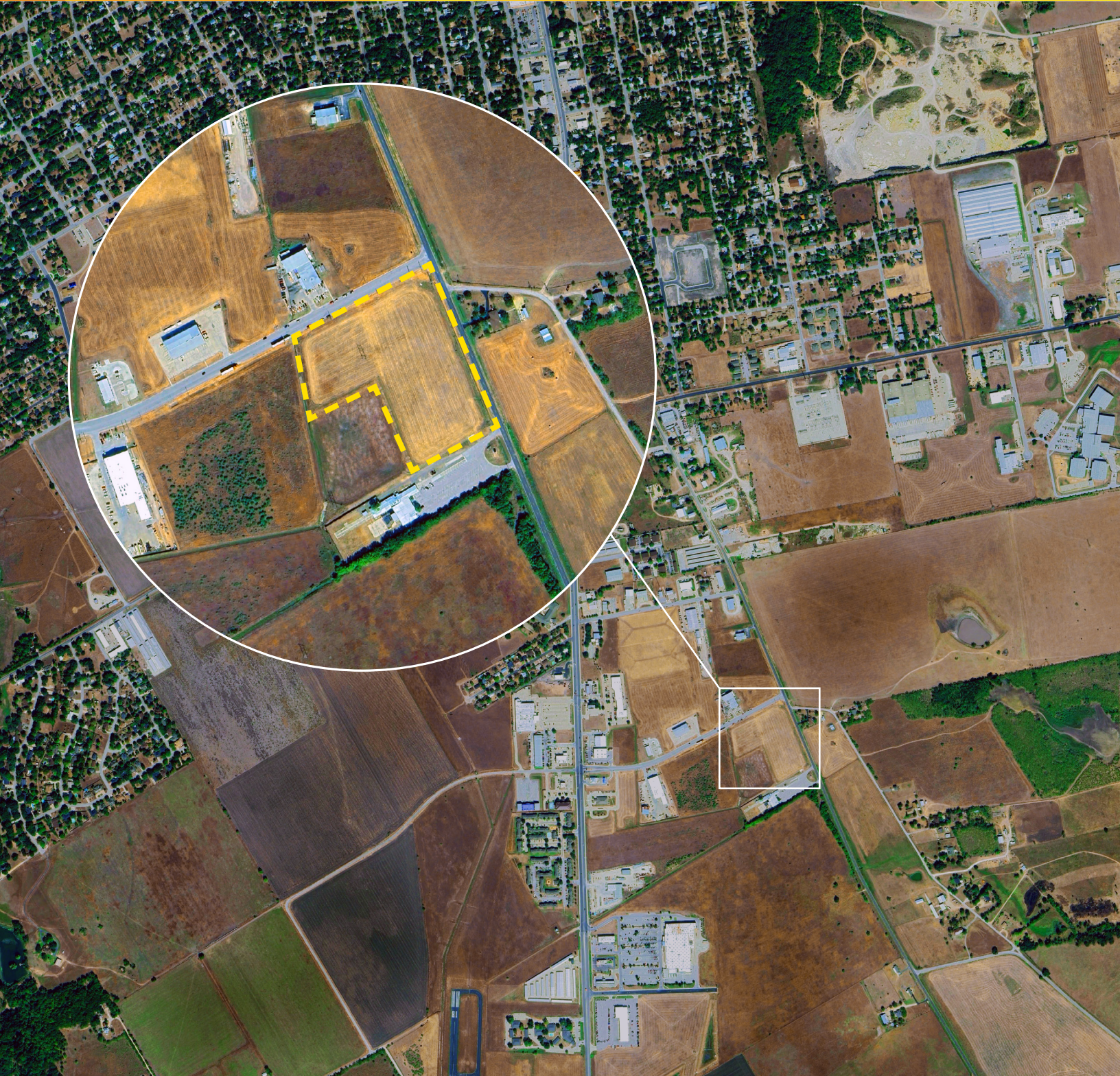


Land for sale: **±6.85 acres**

***CAN SELL PART OR WHOLE**

FOR SALE

1711 South Commerce St, Lockhart, TX 78644





SPACE PROFILE

±6.85 acres
Size

Contact broker
Price
*can sell part or whole

Light industrial
Zoning

Flat
Topography

LOCATION

- The Property is on the hard southwest corner of FM 1322 (South Commerce St.) and East Martin Luther King Jr. Industrial Blvd in Lockhart's Industrial Park.

FRONTAGE

- Approximately 660' on S. Commerce St.
- Approximately 560' on East MLK Blvd.

UTILITIES

- All public utilities are currently to the site.
- Water, sewer, electric and detention in place

FLOOD HAZARD

- No portion of the Property is in the FEMA floodplain.

USES

- Light industrial warehouse, commercial office, and/or retail

Lockhart's fastest-growing corridor

1711 South Commerce St sits at the heart of Lockhart's most active and future-forward development pocket — a rare opportunity to capture value in an area surrounded by thousands of new rooftops and mixed-use growth.

RESIDENTIAL BOOM DIRECTLY SURROUNDING THE SITE

INTERMANDECO

Just steps from our site, Intermandeco is driving a significant master-planned community across ±178 acres. The development is slated to deliver:

- **400–500 single-family homes**
- **Multifamily residential**
- **Commercial and industrial pads**

This brings a high-density residential population within walking distance — ideal for future service retail, light industrial tenants, or flex users seeking proximity to workforce and rooftops.

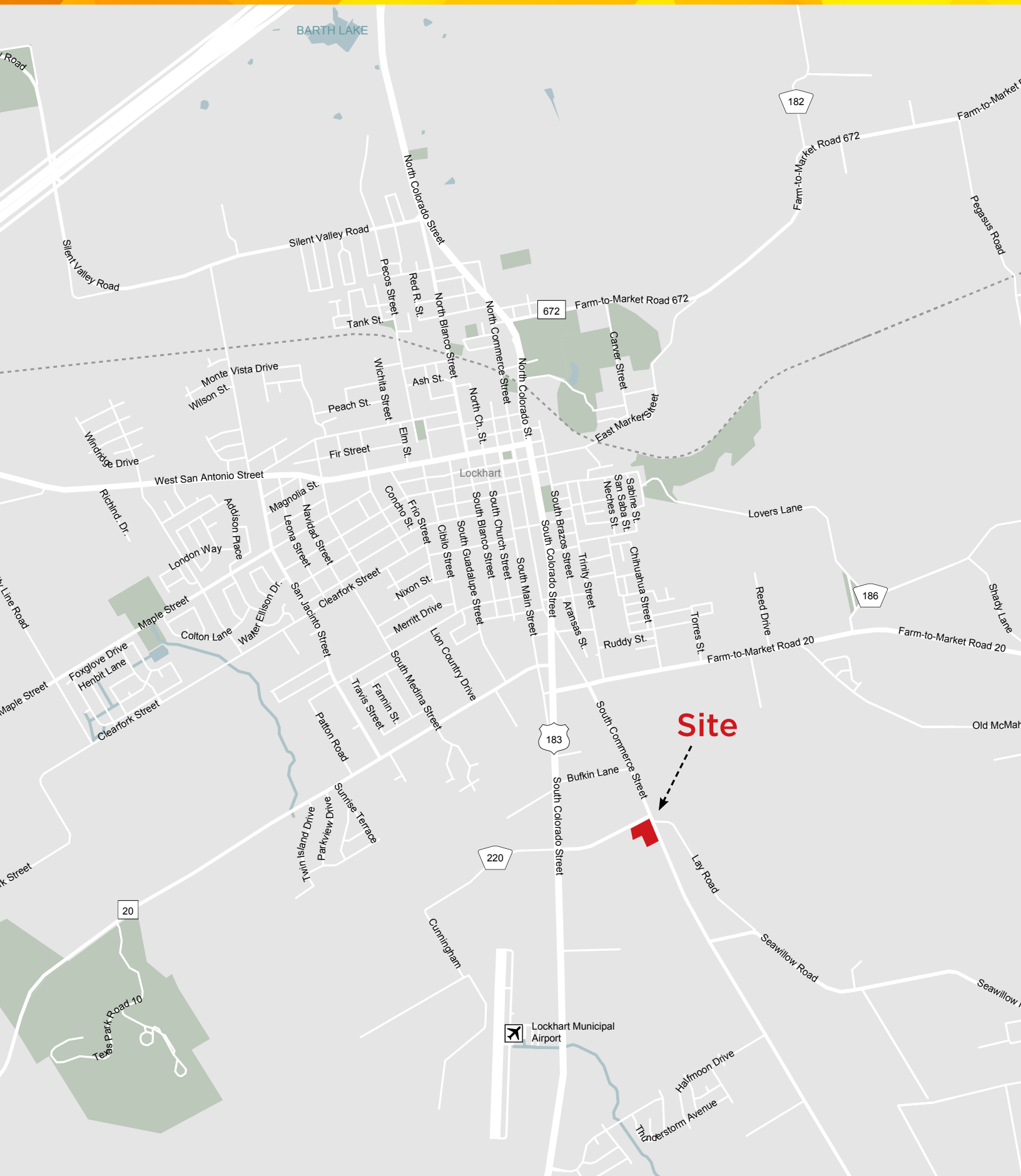
LENNAR AT SUMMERSIDE

Lennar is actively building out an additional 300+ single family homes adjacent to their existing 400-home community, just south of the site with full infrastructure complete.

SEAWILLOW RANCH BY RED OAK DEVELOPMENT

Adding another **414 build-ready residential lots**, Seawillow Ranch will further amplify daytime and residential density in the area. With strong absorption expected, this project brings even more velocity to the immediate trade area.





BOULEVARD



Being all of Lots 10, 11, 12 ,13, and 14, Block 2

savills

savills.us