

1702 Central Texas Expressway Lampasas TX



2,250 Sq. Ft. Available

The natural resources of Lampasas continue to attract families to this area. Like the Indians, Spanish explorers, and the Settlers who followed, Lampasas still attracts people looking for a better life. At its essence, families choose Lampasas because of the land's mineral spring water, the beauty of the surrounding land, and the culture of the like-minded who settle here.

- Intersection of 4th Street and 190 on Central Texas Expressway
- Texas Hill Country Charm
- Business Friendly

Vehicle Traffic:

- 13,800 Vehicles Per Day
- Walmart Supercenter Shadow Anchored

Building/Space:

- Modern Limestone and Brick Facia
- Constructed 2021
- Virgin Shell Condition ● Generous Build-out Allowance
- Plumbing ready-to-build
- 87 Parking Spaces

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Building Site Plan
2,250 Sq. Ft.



This opportunity affords a tenant to lease shell condition space and complete construction taking advantage a generous landlord build-out allowance.

Three national tenants add to the loor and prestige of this property and its location.

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For Lease

- ✓ 13,800 Average Daily Traffic
- ✓ Adjacent to Walmart Supercenter
- ✓ Across the street from U.S. Post Office



Near the intersection of U.S. Highway 190 and 4th street.
Adjacent to retailer's; Great Clips, Verizon, and near Murphy's USA.

Lampasas is just 70 miles Northwest of Austin and the
Capitol City is predicting significant growth North toward
the hill country town of Lampasas.
Its future looks bright.

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