



GREENHOUSE/IOS SITE

LAND SITE*

*Flexible Parcel Size

20

1205

REED DRIVE

AVAILABLE FOR SALE OR LEASE

**STREAM**

THE PROPERTY

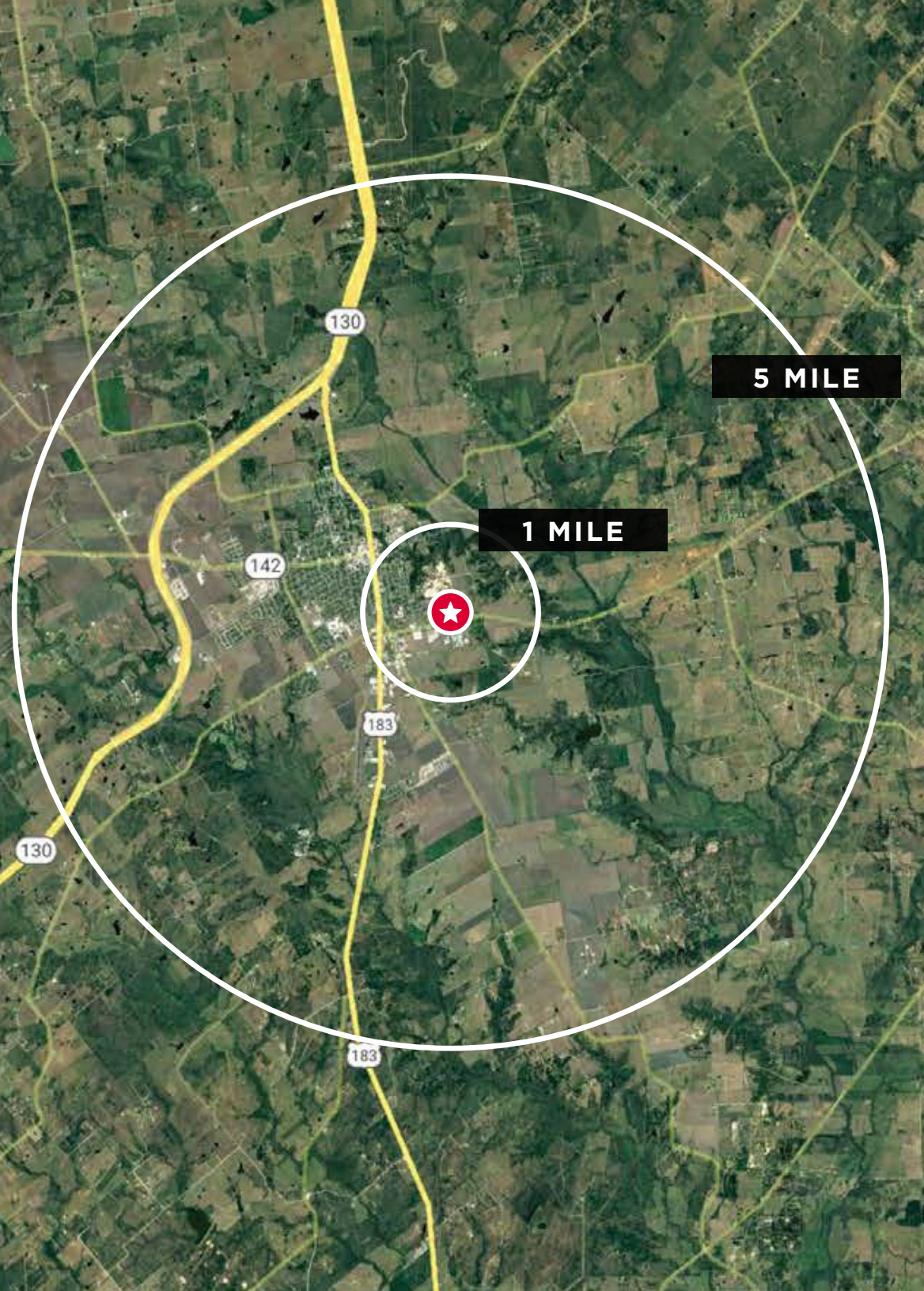
ADDRESS	1205 Reed Drive Lockhart TX, 78644
YEAR BUILT	2022
AVAILABLE	Existing Greenhouse/IOS Site : 5.38 AC (234,432 SF) - Possible IOS Conversion Land Site: 9.0 AC - Flexible Parcel Size
IMPROVEMENTS	- 6' Reinforced Concrete Slab - Clear-height: 16' - Natural Gas feed rate at max capacity of 5000 CFH - Ample Power
ZONING	Light Industrial
POTENTIAL	Industrial, IOS, Multi-Family, Retail

Lockhart has been a booming development market for both industrial and multi-family due to its proximity to multiple thoroughfares, major cities and unique local culture. 1205 Reed Drive offers both a unique development opportunity as a raw land or the ability to up-use the existing greenhouse in its current for or as Industrial Outside Storage. The existing greenhouse has ample power, a 6" reinforced concrete slab and the existing infrastructure for several uses. The raw land site offers close proximity to town, utilities on site and importantly – a development friendly municipality in the City of Lockhart.



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DEMOGRAPHICS



1 MILE RADIUS

POPULATION
3,716

AVERAGE AGE
37.29

HOUSEHOLDS
854

AVERAGE
HOUSEHOLD
INCOME
\$87,276

5 MILE RADIUS

POPULATION
16,730

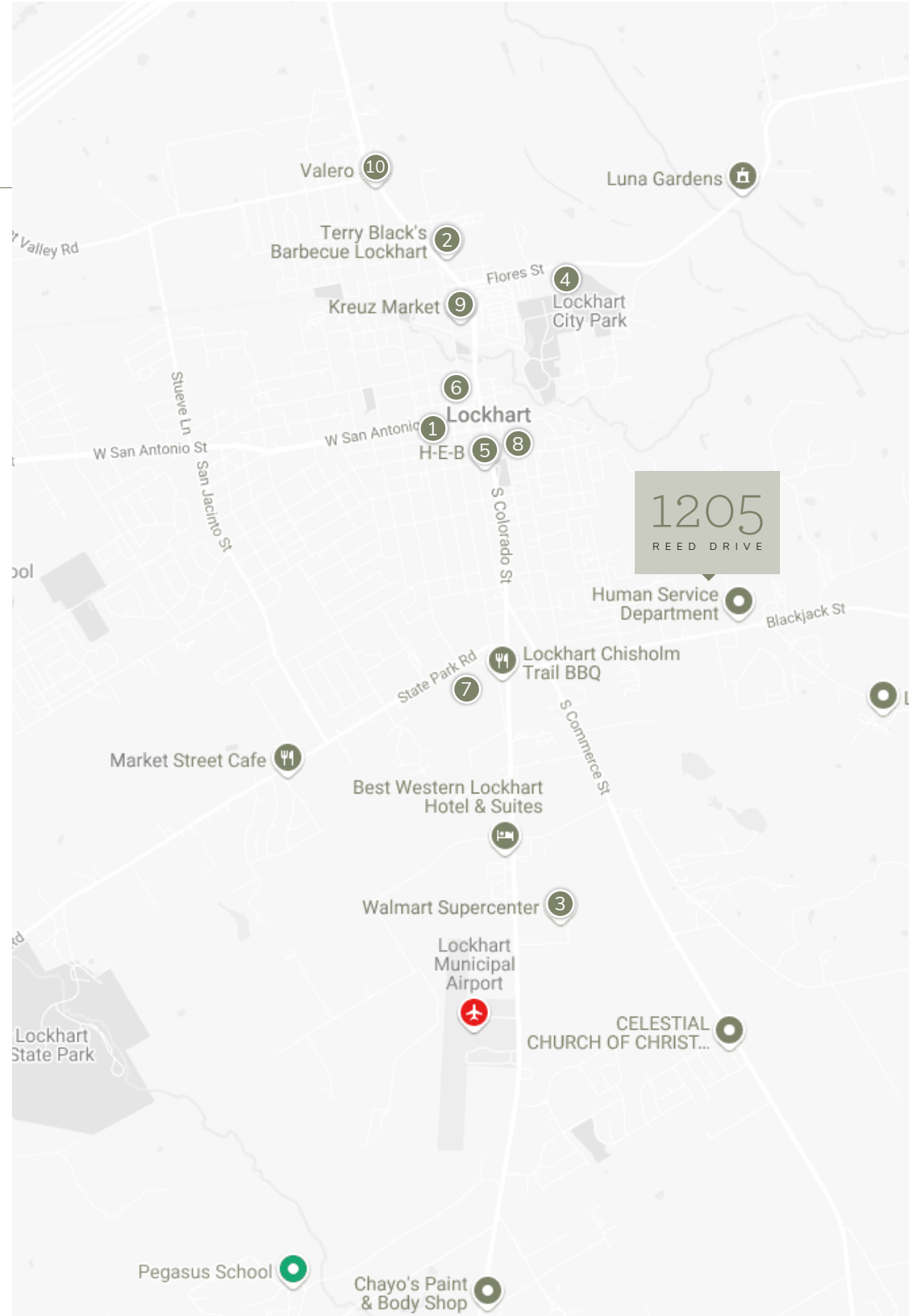
AVERAGE AGE
39.10

HOUSEHOLDS
5,469

AVERAGE
HOUSEHOLD
INCOME
\$84,600

NEARBY AMENITIES

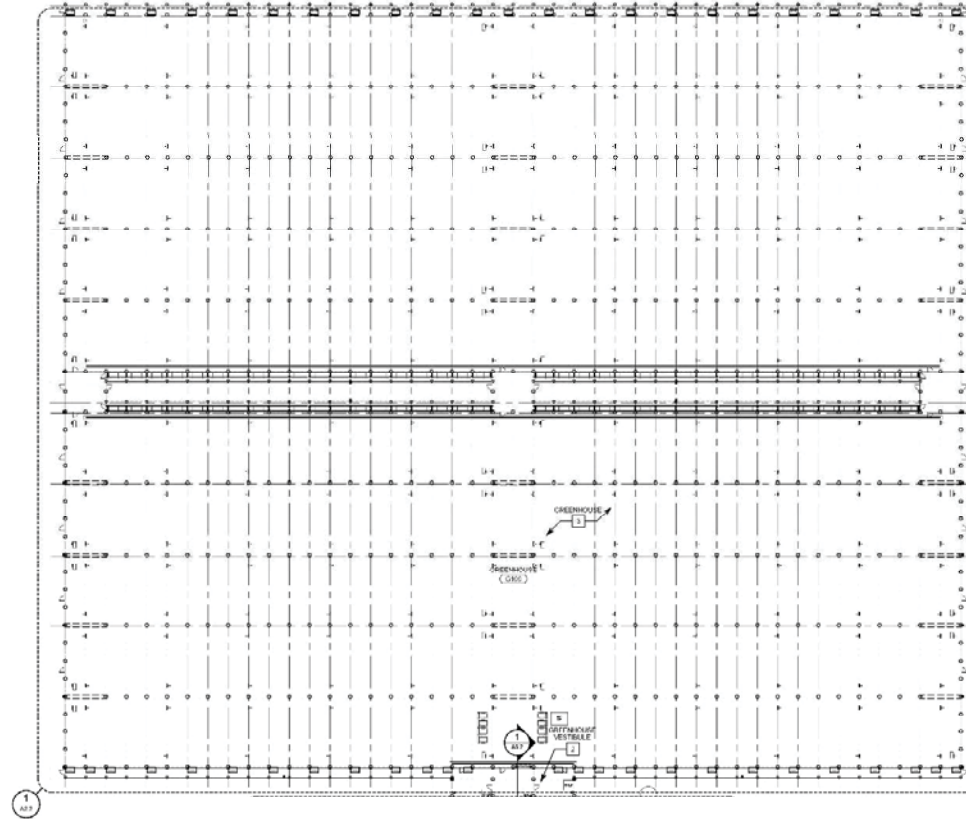
1. SMITTY'S MARKET
2. TERRY BLACK'S BARBECUE
3. WALMART
4. LOCKHART CITY STATE PARK
5. H-E-B
6. WALGREENS
7. SUMMER MOON COFFEE
8. SCHLOTZSKY'S
9. KREUZ MARKET
10. VALERO





1205 REED DRIVE

FLOORPLAN



RALPH COPPOLA | 512.481.3014 ralphcoppola@streamrealty.com

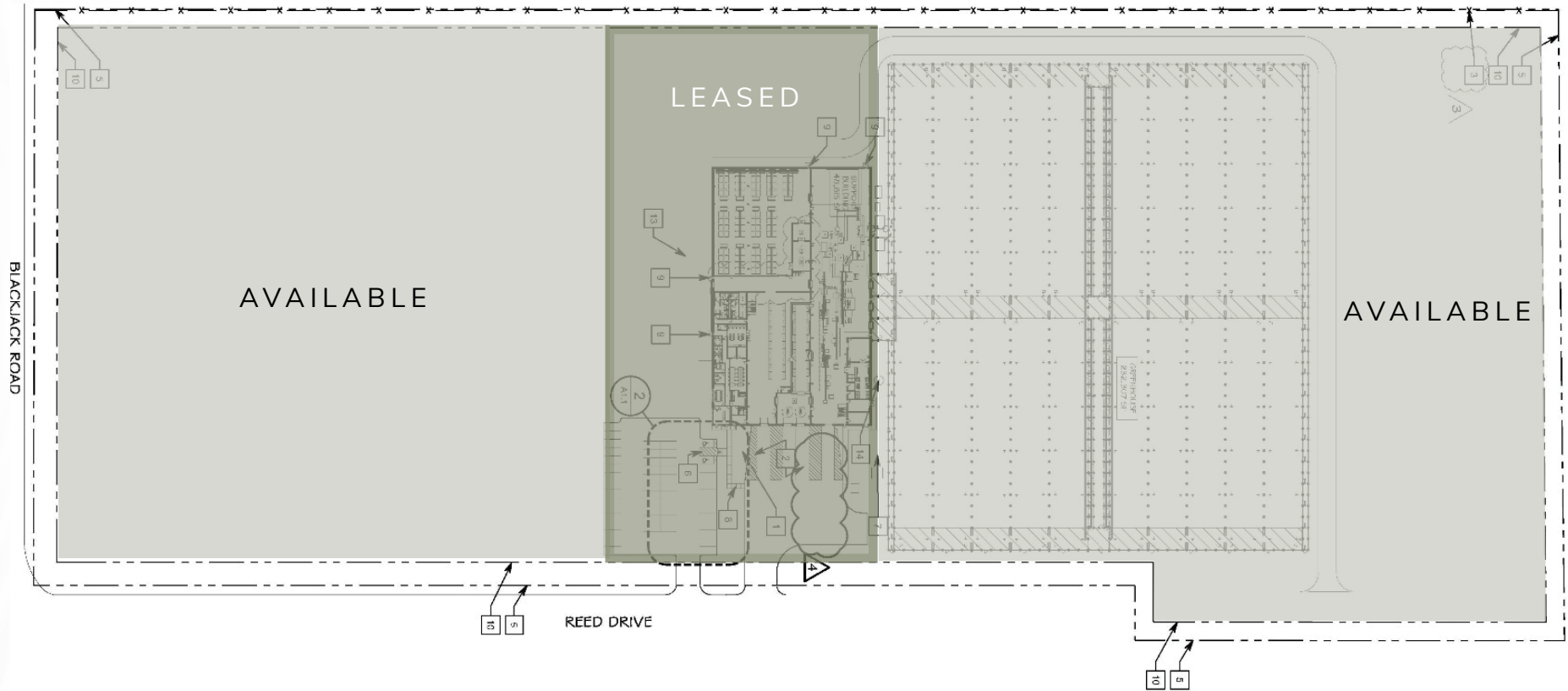
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SITE PLAN



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