

# LOCKHART 2720

INDUSTRIAL PARK

## BUILT-TO-SUIT FOR LEASE OR SALE

- Distribution & Manufacturing Space
- Delivered within 15 Mo. of Lease Execution
- Flexible Sizing: Between 200K - 1M SF

**BUILDING 1:** ±809,000 SF

**BUILDING 2:** ±598,000 SF

**FOR SALE:** 25-185 acres



**FOR LEASE | FOR SALE | BUILT-TO-SUIT**



### THRIVING WORKFORCE

**60,000+** manufacturing workforce  
and a total labor pool of **845,000**  
within a **45-min. drive**



### PROXIMITY TO MAJOR METROS

Direct SH 130 access puts both  
**Austin** and **San Antonio**  
within **30-min.**



### GROWTH AND MOMENTUM

One of Central Texas's fastest  
growing cities, up  
**11% year-over-year**

# IN THE HEART OF CENTRAL TEXAS



Located 30 miles south of Austin in Caldwell County, Lockhart 2720 is strategically located between two of the nation's fastest-growing metro areas.

Lockhart 2720 offers shovel-ready industrial land, streamlined permitting, competitive demographics, and a business-friendly city that is eager to add new industrial users.

Lockhart has emerged as a recognized hub for food processing, cold-chain logistics, advanced manufacturing, light assembly, data centers, aerospace, and defense.

## LOCKHART INDUSTRIAL USERS



Texas ranks #1 state for business by Chief Executive Magazine for 20 years



5,000 new homes planned for development in the next 3 years



Texan roots and culture: the Barbecue Capital of Texas



Lockhart ranks #2 in Austin-area Cost of Living



# PROPOSED SITE PLAN



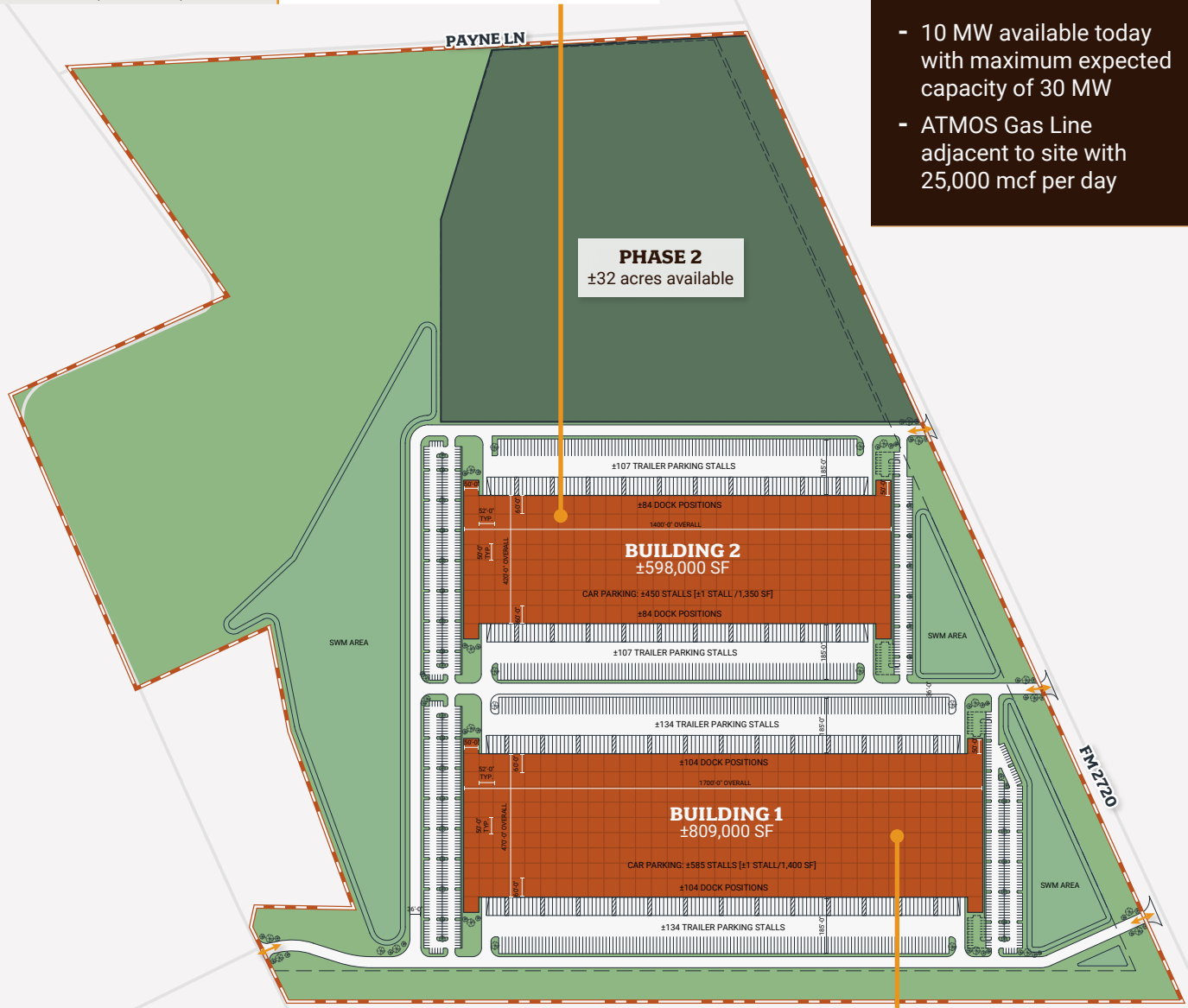
## BUILDING 2

598,000 SF	214 trailer stalls
Cross-dock loading	420' building depth
450 Car Parks	185' truck court
168 dock doors (9'x10')	4 points of access to the site
4 drive-in ramps (14'x16')	40' Clear Height



## SITE UTILITIES

- 10 MW available today with maximum expected capacity of 30 MW
- ATMOS Gas Line adjacent to site with 25,000 mcf per day



**PHASE 2**  
±32 acres available

**BUILDING 2**  
±598,000 SF

**BUILDING 1**  
±809,000 SF

## BUILDING 1

809,000 SF	269 trailer stalls
Cross-dock loading	470' building depth
585 Car Parks	185' truck court
208 dock doors (9'x10')	4 points of access to the site
4 drive-in ramps (14'x16')	40' Clear Height

# STRATEGIC LOCATION



## CALDWELL COUNTY

### STRONG EMPLOYMENT

**4.5%** **845,000**

year-over-year employment growth

potential employees within a 45-min. drive

### INDUSTRIAL & MANUFACTURING OUTFLOW

**~600** **1,500**

people are employed in manufacturing in Caldwell County

production workers live in Caldwell County

## AUSTIN, TX

### A MANUFACTURING HUB

**#1**

mid-sized city for STEM employment & startup growth

**#1**

state for semiconductor manufacturing

### TOP LOCATION FOR GROWTH

**TOP 10**

fastest-growing industrial community in the United States

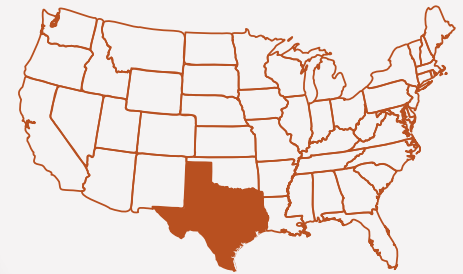
**TOP 5**

small manufacturing hub in the United States

# THE TEXAS TRIANGLE



Texas remains a premier destination for business relocation & growth initiatives.



**#1 US Exporter** for 24 years in a row

**22 million +** total residents

**80%** of the Texas GDP

**15 Years** leading the US in population growth

**LOCKHART DRIVE TIMES**

Austin	<b>37 MINS</b>
San Antonio	<b>1 HOUR 7 MIN</b>
Houston	<b>2 HOUR 30 MIN</b>
DFW	<b>3 HOUR</b>
Laredo	<b>3 HOUR 30 MIN</b>

**DALLAS | FORT WORTH**  
8.47M Population

Dallas | 270mi

**AUSTIN**  
2.55M Population

Austin | 140mi

**LOCKHART**

**SAN ANTONIO**  
2.8M Population

San Antonio | 175mi

**HOUSTON**  
7.85M Population

**CORPUS CHRISTI**

**LAREDO**

The Texas Triangle is home to over 22M people and generates the vast majority of the state's economic output.

Lockhart sits near the geographic center of the Triangle, in one of the most strategically positioned mid-points in the entire corridor.



**26 Commercial Airports**



**22 Interstate Highways**



**23 Sea Ports**



**58 Freight Railroads**



**54 Fortune 500 Companies**

# LOCKHART 2720

INDUSTRIAL PARK

## For More Information

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