

# Lockhart Pad Sites

1820 S Colorado St  
Lockhart, TX 78644  
[www.cbre.com](http://www.cbre.com)

1.31 Acres

Lot 1

1.40 Acres

Lot 2

## Property Details

- +2.71 Acres Total
- +D1 Zoning
- +9 warehouses to be built in Lot 3.  
Each will be 9,600 SF
- +Proposed 30' driveway between Lots 1 and 2
- +Close proximity to Wal-Mart and surrounding retail
- +Part of the fast-growing Lockhart submarket





## Lockhart Pad Sites

1820 S Colorado St | Lockhart, TX 78644

For Lease

### Lockhart Pad Close Aerial



© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. 10/01/2023 4/5834

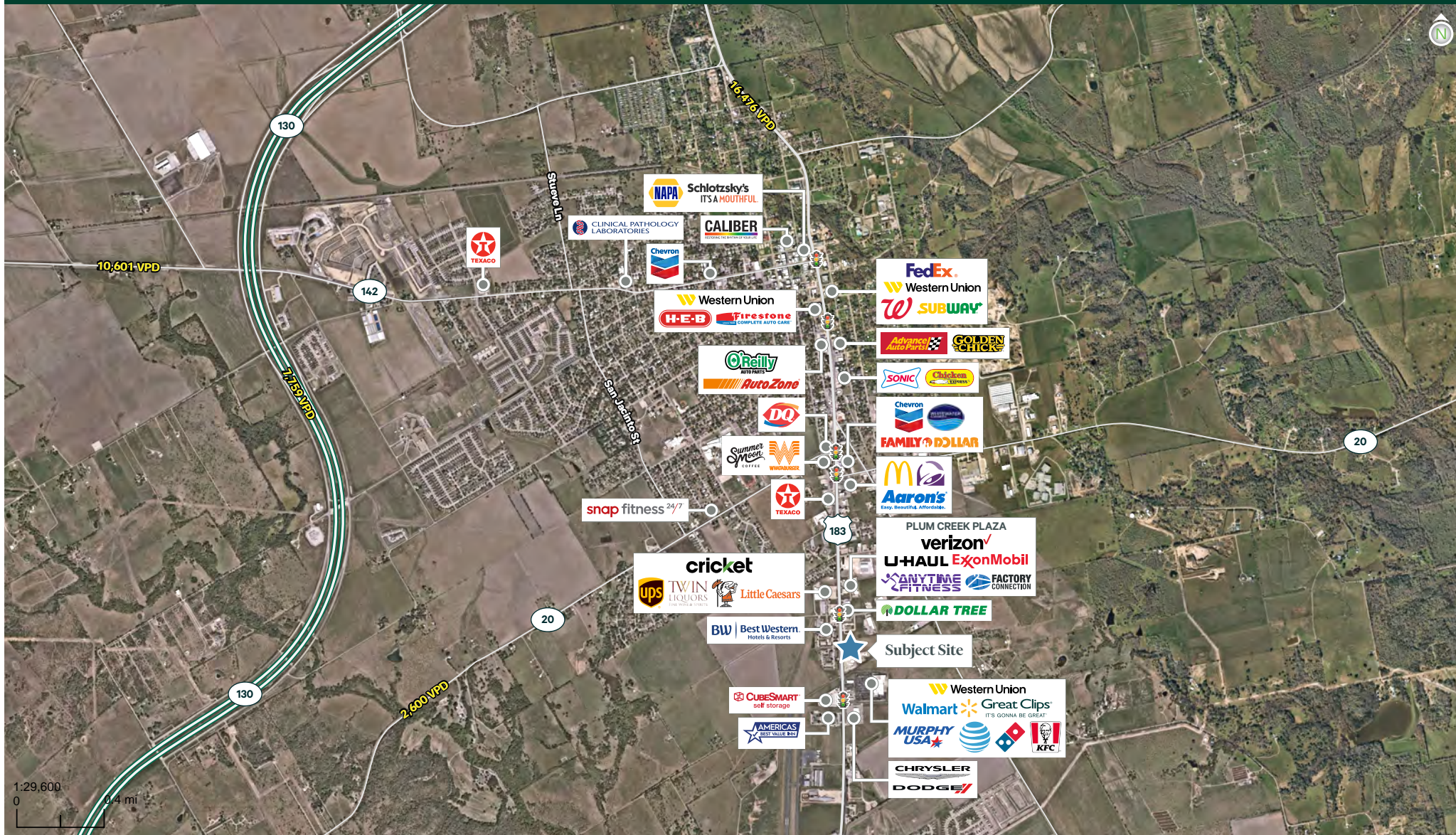


## Lockhart Pad Sites

1820 S Colorado St | Lockhart, TX 78644

For Lease

## Lockhart Pad High Aerial





## Lockhart Pad Sites

1820 S Colorado St | Lockhart, TX 78644

For Lease



2024 Demographics

Miles	1	3	5
Population	2,589	16,227	17,872
Daytime Population	4,215	14,578	15,710
Median Age	39.1	28.9	38.8
Average Household Income	\$94,375	\$88,674	\$89,315
Average Household Size	2.33	2.67	2.68
Businesses	186	600	625
Employees	2,767	6,351	6,563

Traffic Counts	
S Colorado St	16,476 VPD
S Commerce St	1,427 VPD
Year: 2021	Source: TxDot

Contact Us

**Will Majors**  
Senior Vice President  
512 482 5597  
will.majors@cbre.com

**Carson Hawley**  
Vice President  
512 482 5601  
carson.hawley@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.