

LOCKHART MEDTAIL

MEDICAL / OFFICE / RETAIL | **FOR LEASE**



FOR INFORMATION

NICK TRIOLA

512.441.1062

NICK@KPGCOMMERCIAL.COM

LOCKHART MEDTAIL

MEDICAL / OFFICE / RETAIL | SALE OR LEASE

✓ AVAILABILITY

BLDG 1 - UP TO +/- 8,050 SF

BLDG 2 - UP TO +/- 6,000 SF

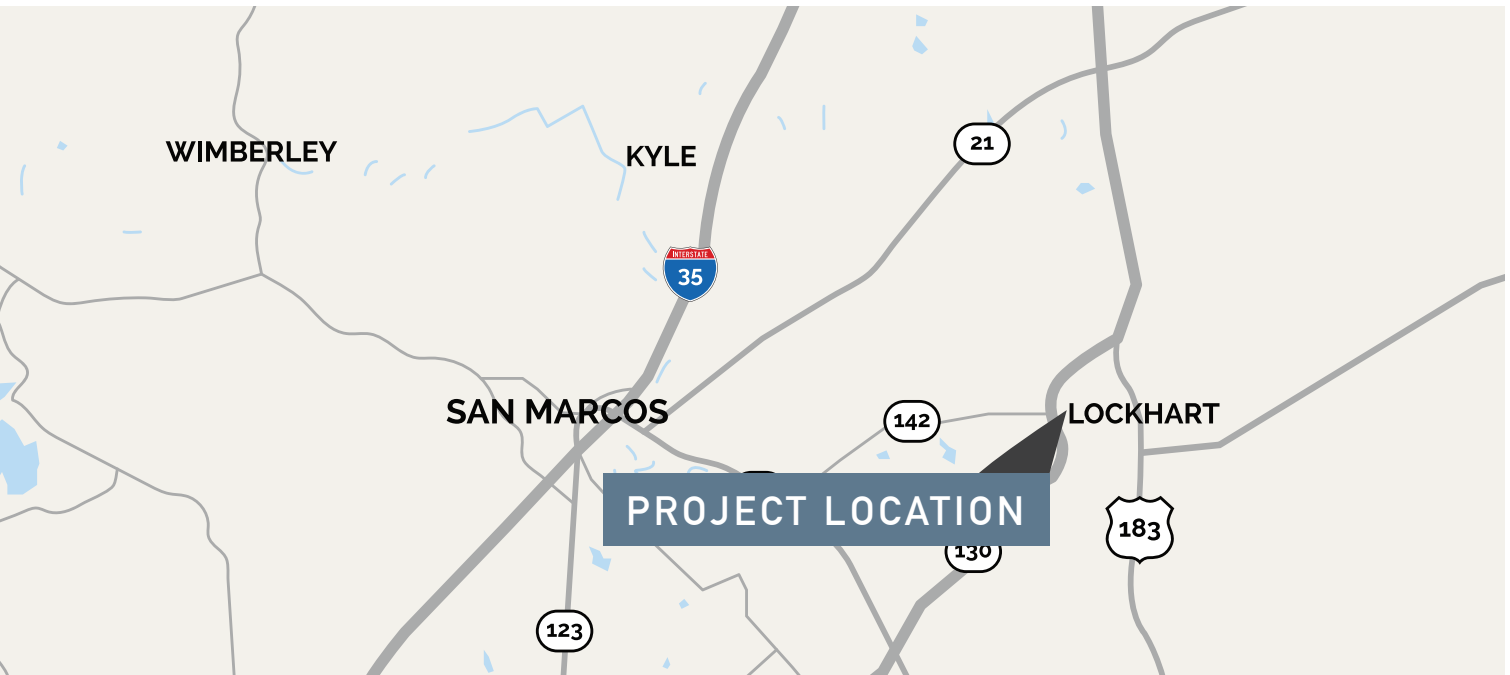
🇺🇸 LEASE TERMS

RATE: \$32/SF + NNN (STARTING)

TI: \$35/RSF

TERM: 5-10 year

PROPERTY INFORMATION



★ FEATURES

LOCATION

- High Visibility at NEC of TX 130 and W San Antonio St.
- Hard Corner at major thoroughfare
- Near new development corridor in Lockhart

BUILDING

- Anchored by Austin Regional Clinic
- Deliver Date - Q2 2023
- Parking Ratio - 1:200 square feet

DEMOGRAPHICS

(5-MILE, CoStar 2021)

- Population- 16,036
- Avg. Household Income - \$73,580
- Household Growth 2019-2024 - 7.74%



FOR INFORMATION

NICK TRIOLA
512.441.1062

nick@kpgcommercial.com

LOCKHART MEDTAIL

MEDICAL / OFFICE / RETAIL | SALE OR LEASE

AVAILABLE

BLDG 1 - UP TO +/- 8,050 SF

BLDG 2 - UP TO +/- 6,000 SF



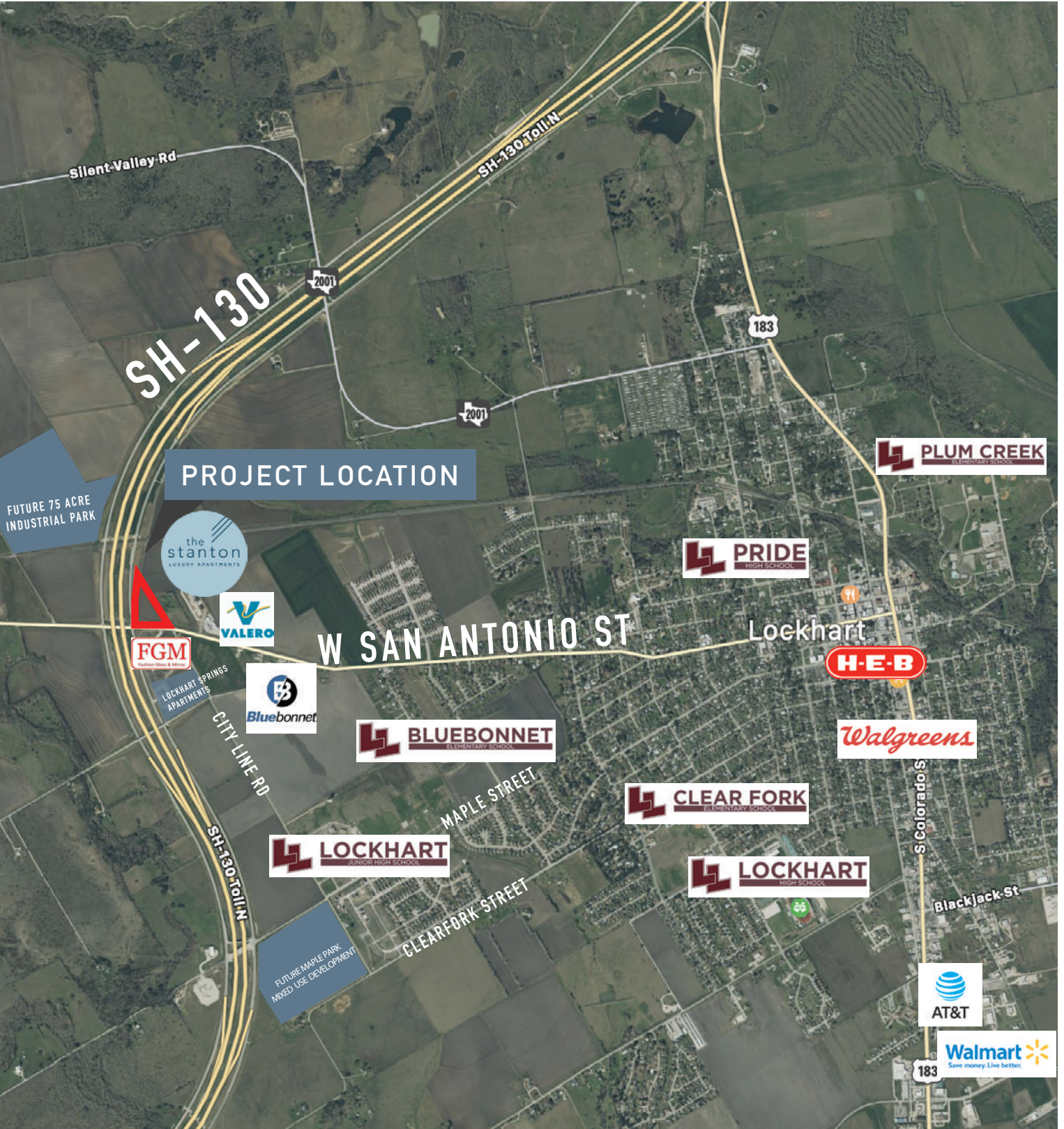
SITE PLAN



LOCKHART MEDTAIL

MEDICAL / OFFICE / RETAIL | SALE OR LEASE

AREA MAP



PROJECT LOCATION

FUTURE 75 ACRE INDUSTRIAL PARK

the stanton
LUXURY APARTMENTS

VALERO

FGM
Retail Gas & More

LOCKHART SPRINGS APARTMENTS

Bluebonnet

W SAN ANTONIO ST

BLUEBONNET
ELEMENTARY SCHOOL

PRIDE
HIGH SCHOOL

Lockhart

H-E-B

Walgreens

CLEAR FORK
ELEMENTARY SCHOOL

LOCKHART
JUNIOR HIGH SCHOOL

LOCKHART
HIGH SCHOOL

FUTURE MAPLE PARK
MIXED USE DEVELOPMENT

MAPLE STREET

CLEARFORK STREET

S Colorado St

Blackjack St

AT&T

Walmart
Save money. Live better.

LOCKHART MEDTAIL

MEDICAL / OFFICE / RETAIL | SALE OR LEASE



PROJECT RENDERINGS



FOR INFORMATION

NICK TRIOLA
512.441.1062

nick@kpgcommercial.com

The information contained in this offering material ("Summary") is confidential, furnished solely for the purpose of the review by a prospective interested parties of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of KPG Commercial. The material is based in part upon information supplied by the owner of the Property ("Owner") and in part upon information obtained by KPG Commercial from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective interested parties should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located on site.