



LONE STAR
LOGISTICS CENTER

Lockhart, TX

TX-130 & Silent Valley Rd 78644

**Pad Sites For Sale or Lease | Up to 137.5 Acres
Build-to-Suit & Shell Opportunities | 48K-1M SF Buildings**



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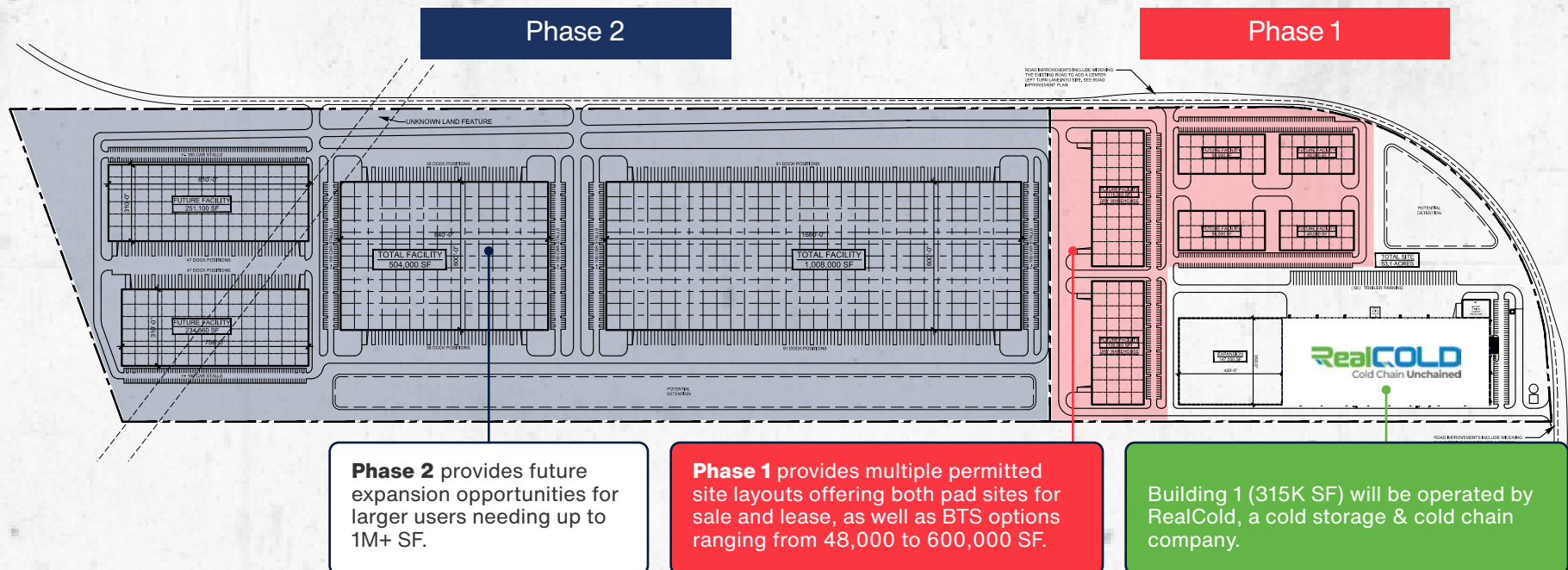
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Property Overview

Versatile Industrial Logistics Center In Key Central Texas Location

Nestled in Lockhart, Texas, Lone Star Logistics epitomizes industrial versatility in Central Texas. Offering pad sites for sale and lease, alongside build-to-suit and shell warehouse options, it caters to diverse business needs. Situated strategically in Lockhart, with easy access to major transportation routes, this development is poised to drive economic growth in the region.

- Pad Sites For Sale or Lease from 2.8 to 137.5 acres
- Flexible BTS Options from 48,000 to 1,008,000 SF
- 24' - 40' Clear Heights
- Custom Loading Configurations
- All Utilities Secured & Roadwork Improvements Ongoing
- All Approvals Received & Incentives Available



Located in the Texas Triangle

Situated within the Texas Triangle, Lone Star Logistics serves as an ideal location due to its strategic placement in proximity to major Texas cities. With a mere 30-minute drive to Austin and just under an hour to San Antonio, businesses benefit from efficient access to these bustling metropolitan areas without the hassle of city traffic. Its central position in the state further enhances connectivity to Dallas, Houston, and other key economic hubs, making it a prime choice for companies seeking streamlined logistics operations and optimal market reach in Texas. Additionally, Lockhart boasts a triple freeport tax exemption status, offering significant cost savings for businesses engaged in inventory management and distribution activities.



\$2.4T
Size of Texas Economy

8th-Largest Economy in the World
Larger than Russia & Canada

Best State for Business for 19 Years

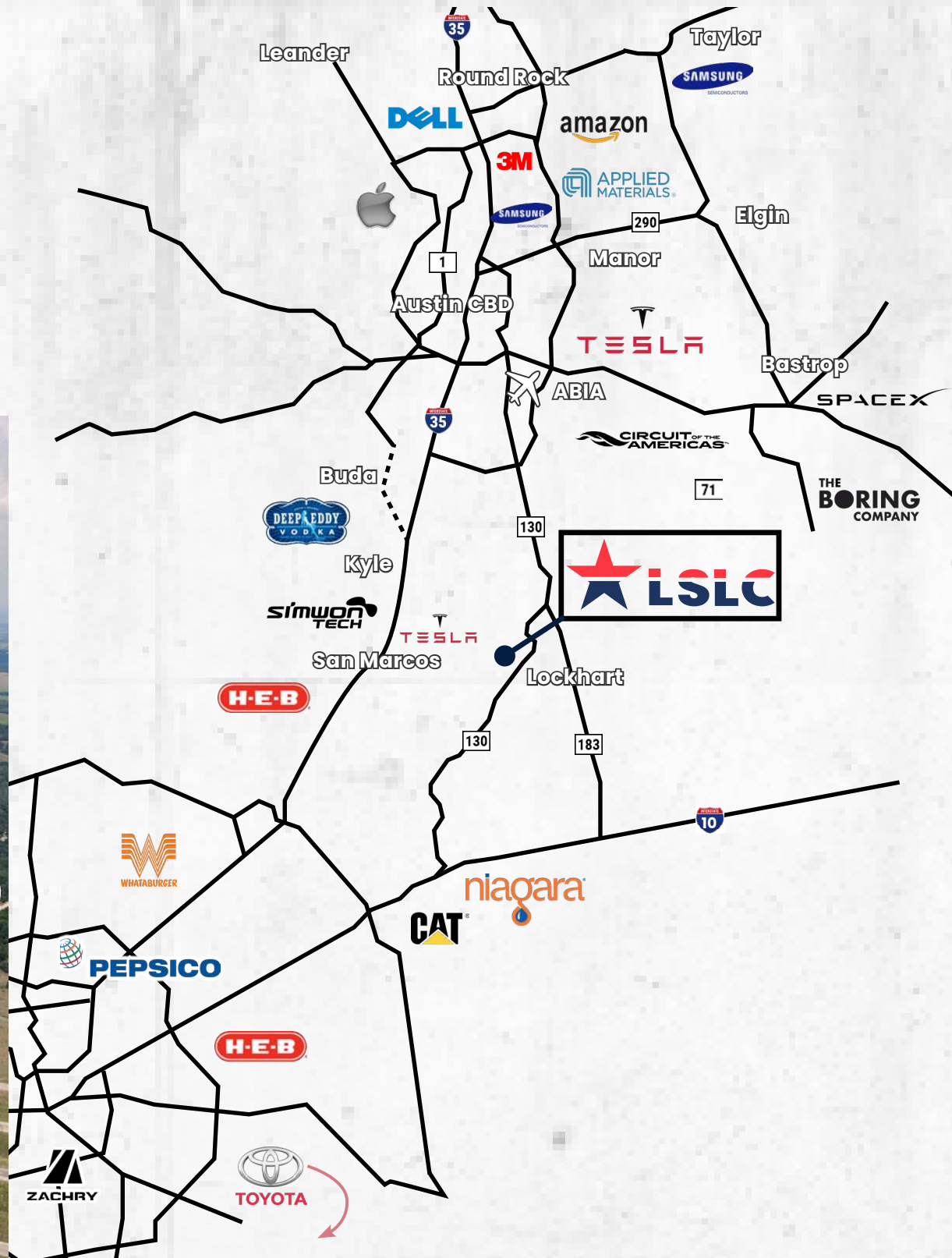
30M+
Top State Population for 18 Years in a Row

82%
Of Those Born in Texas Stay in Texas

9% of Manufactured Goods
Texas Produces 9% of all US Goods



Nearby Major Employers



LOCKHART TEXAS

Lockhart is a prime location for logistics operators, distributors, and manufacturers alike. Its strategic positioning at the crossroads of major transportation arteries makes it an unrivaled hub for seamless distribution networks. With proximity to key markets in Central Texas and beyond, businesses can optimize efficiency and reduce logistical costs. Lockhart's business-friendly environment, coupled with its skilled workforce and robust infrastructure, further enhances its appeal as a prime operational base. Additionally, the region's growing economy and supportive community provide a fertile ground for businesses to thrive and expand. In essence, Lockhart offers the ideal blend of accessibility, resources, and opportunities for logistics operators, distributors, and manufacturers to flourish.

Additional incentives available here through City & County.

\$56K

Median Household
Income

\$251K

Median Home
Sale Price

30%

Caldwell County's
Population Growth
since 2010

1M+

Available Workforce
in 45 Mile Radius

12%

Lower Cost of
Living Compared to
National Average



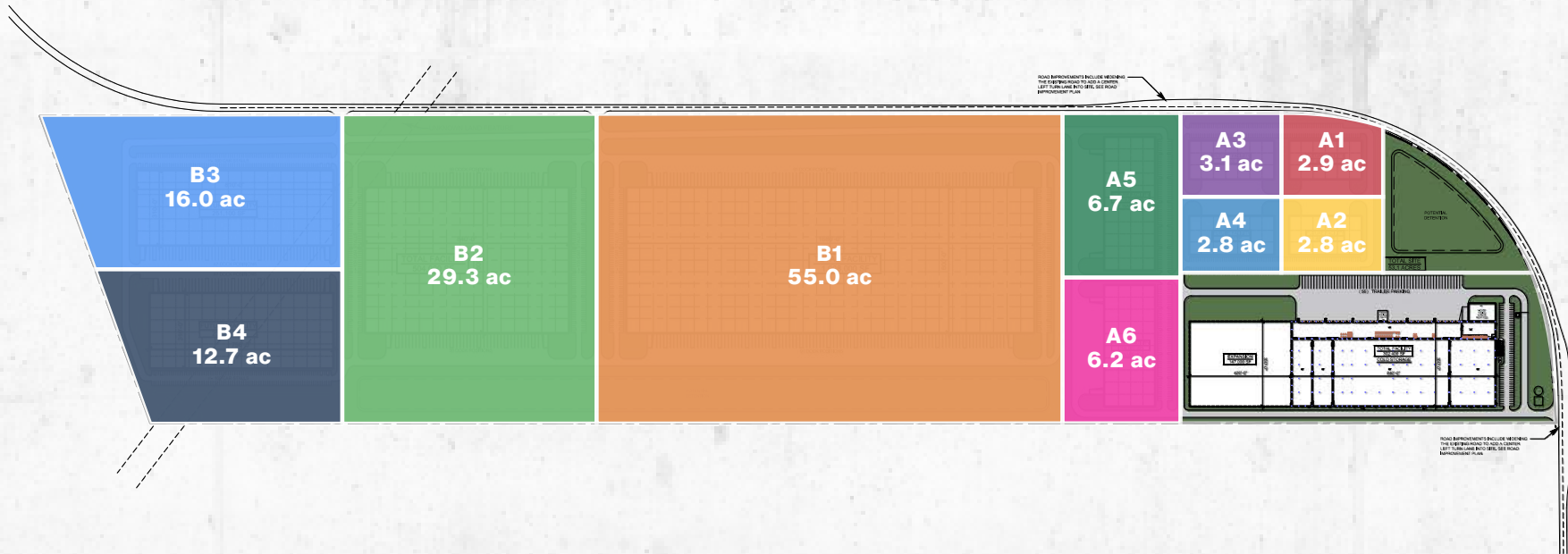


Pad Sites For Sale or Lease

Phases 1 & 2

137.5 Total Acres Available

A1 2.9 Acres	A2 2.8 Acres	A3 3.1 Acres	A4 2.8 Acres
A5 6.7 Acres	A6 6.2 Acres	B1 55.0 Acres	B2 29.3 Acres
		B3 16.0 Acres	B4 12.7 Acres



BTS & Shell Opportunities

Phase 1 | Option 1

428,500 SF Total Across 6 Buildings

BUILDING 2
48,000 SF

Rear Loading
300' x 160'
Building Dimensions
24'-40' Clear Height

BUILDING 3
48,000 SF

Rear Loading
300' x 160'
Building Dimensions
24'-40' Clear Height

BUILDING 4
56,000 SF

Rear Loading
350' x 160'
Building Dimensions
24'-40' Clear Height

BUILDING 5
56,000 SF

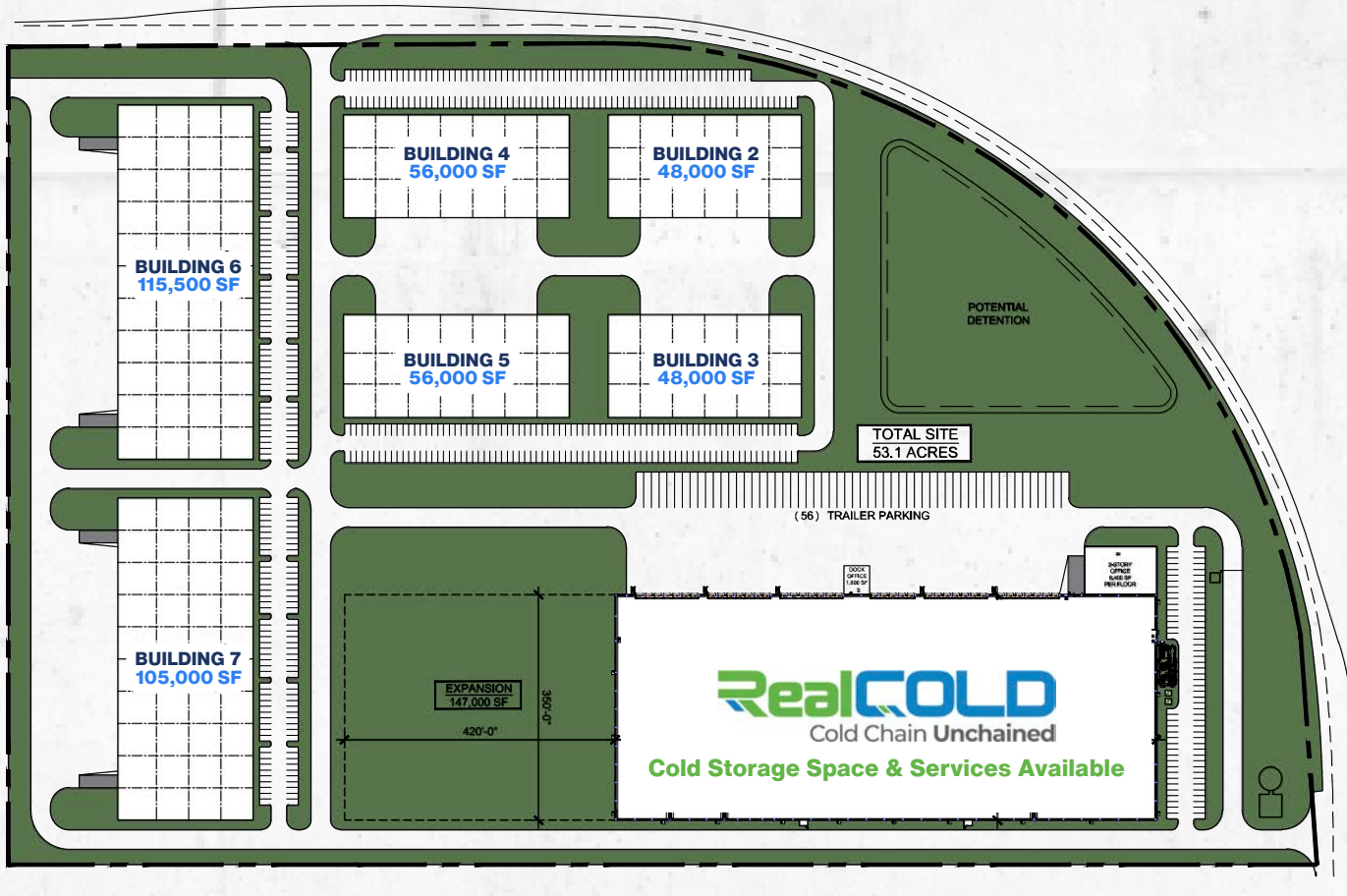
Rear Loading
350' x 160'
Building Dimensions
24'-40' Clear Height

BUILDING 6
115,500 SF

Rear Loading
210' x 550'
Building Dimensions
24'-40' Clear Height

BUILDING 7
105,000 SF

Rear Loading
210' x 500'
Building Dimensions
24'-40' Clear Height



BTS & Shell Opportunities

Phase 1 | Option 2

509,220 SF Total Across 3 Buildings

BUILDING 2
224,640 SF

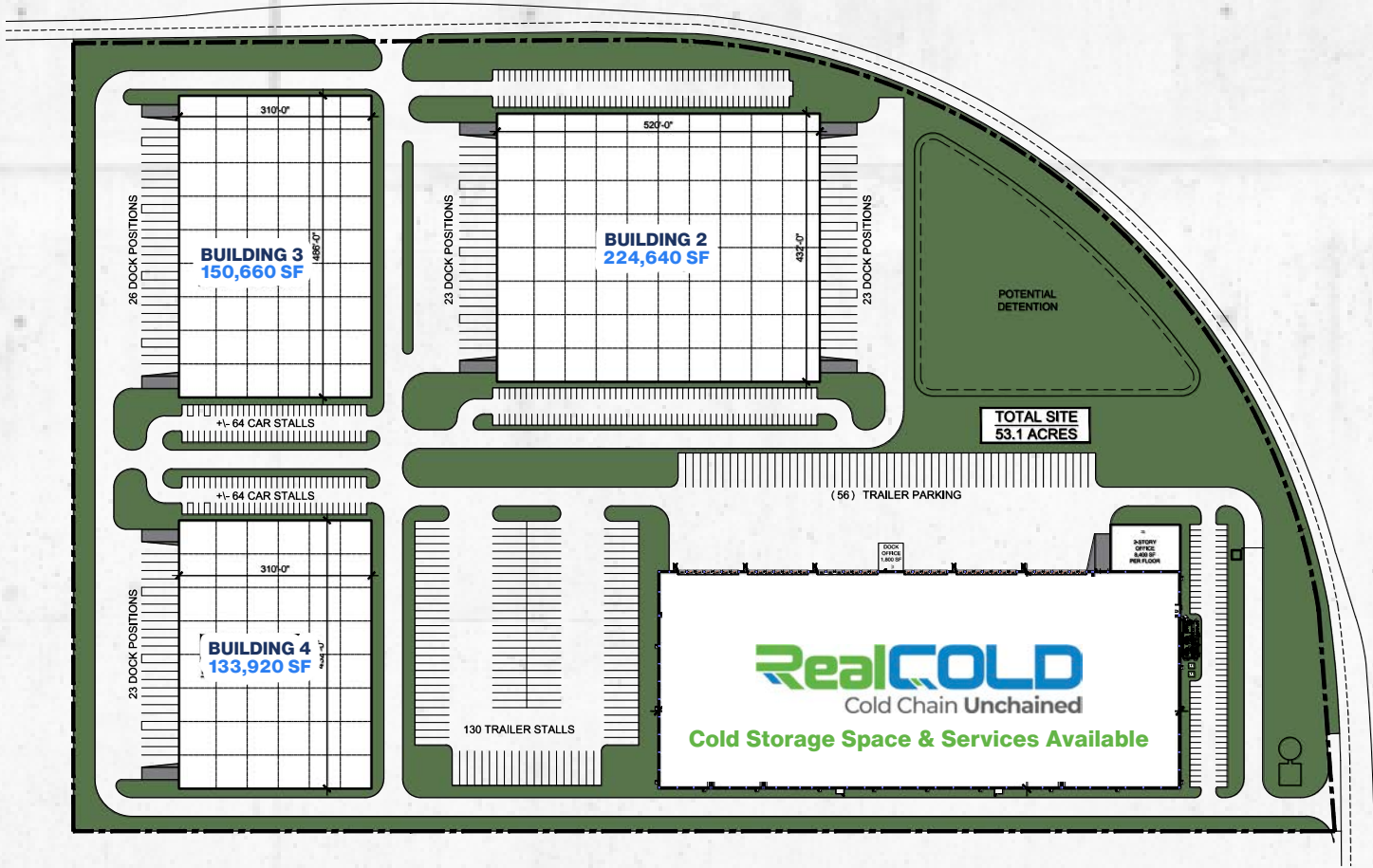
Cross Dock Loading
520' x 432'
Building Dimensions
24'-40' Clear Height

BUILDING 3
150,660 SF

Rear Loading
310' x 486'
Building Dimensions
24'-40' Clear Height

BUILDING 4
133,920 SF

Rear Loading
310' x 432'
Building Dimensions
24'-40' Clear Height



BTS & Shell Opportunities

Phase 1 | Option 3

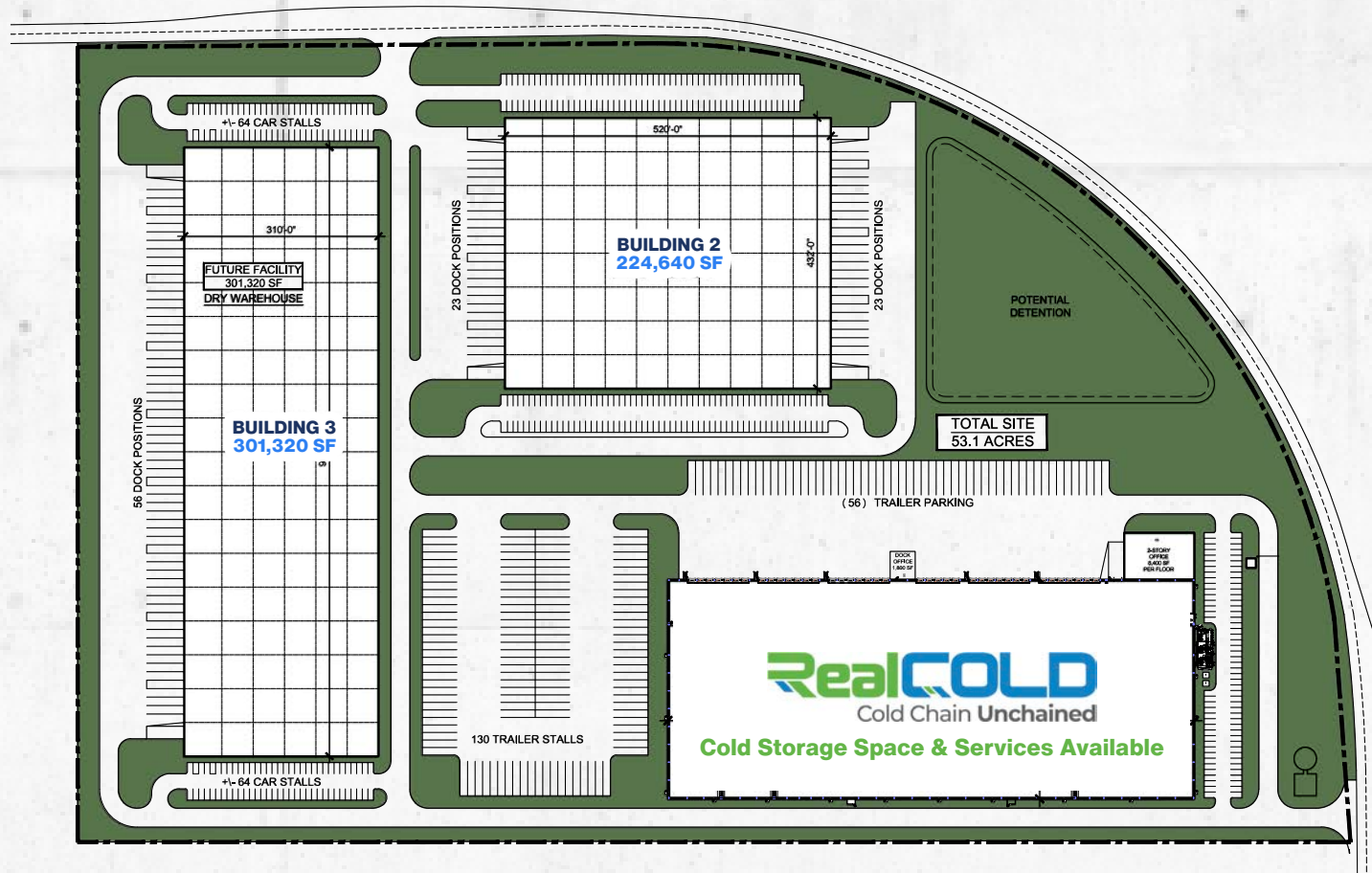
525,960 SF Total Across 2 Buildings

BUILDING 2
224,640 SF

Cross Dock Loading
520' x 432'
Building Dimensions
24'-40' Clear Height

BUILDING 3
301,320 SF

Rear Loading
310' x 972'
Building Dimensions
24'-40' Clear Height



BTS & Shell Opportunities

Phase 1 | Option 4

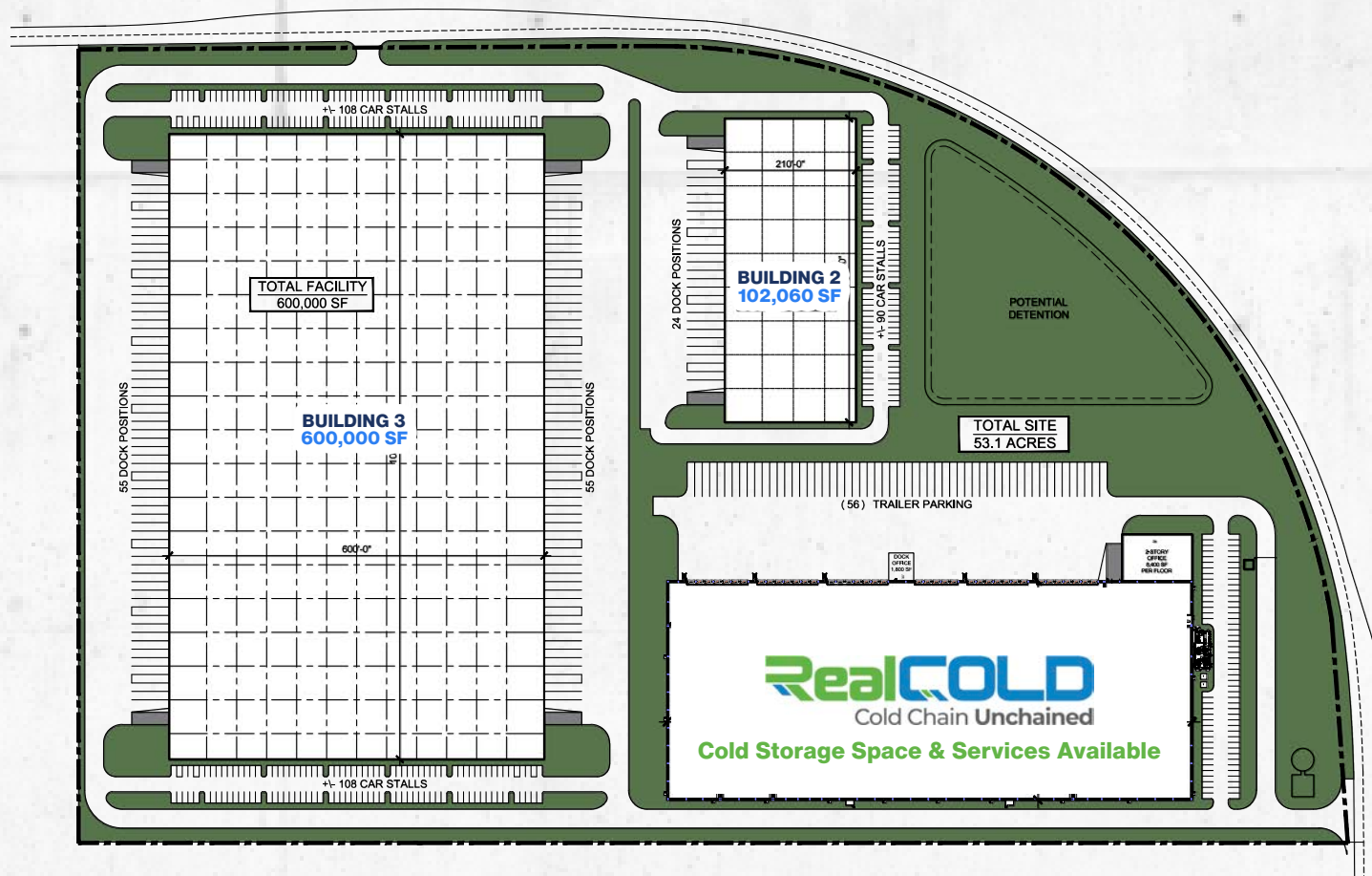
702,060 SF Total Across 2 Buildings

BUILDING 2
102,060 SF

Rear Loading
210' x 486'
Building Dimensions
24'-40' Clear Height

BUILDING 3
600,000 SF

Cross Dock Loading
600' x 1,000'
Building Dimensions
24'-40' Clear Height



BTS & Shell Opportunities

Phase 1 | Option 5

462,300 SF Total Across 3 Buildings

BUILDING 2
241,800 SF

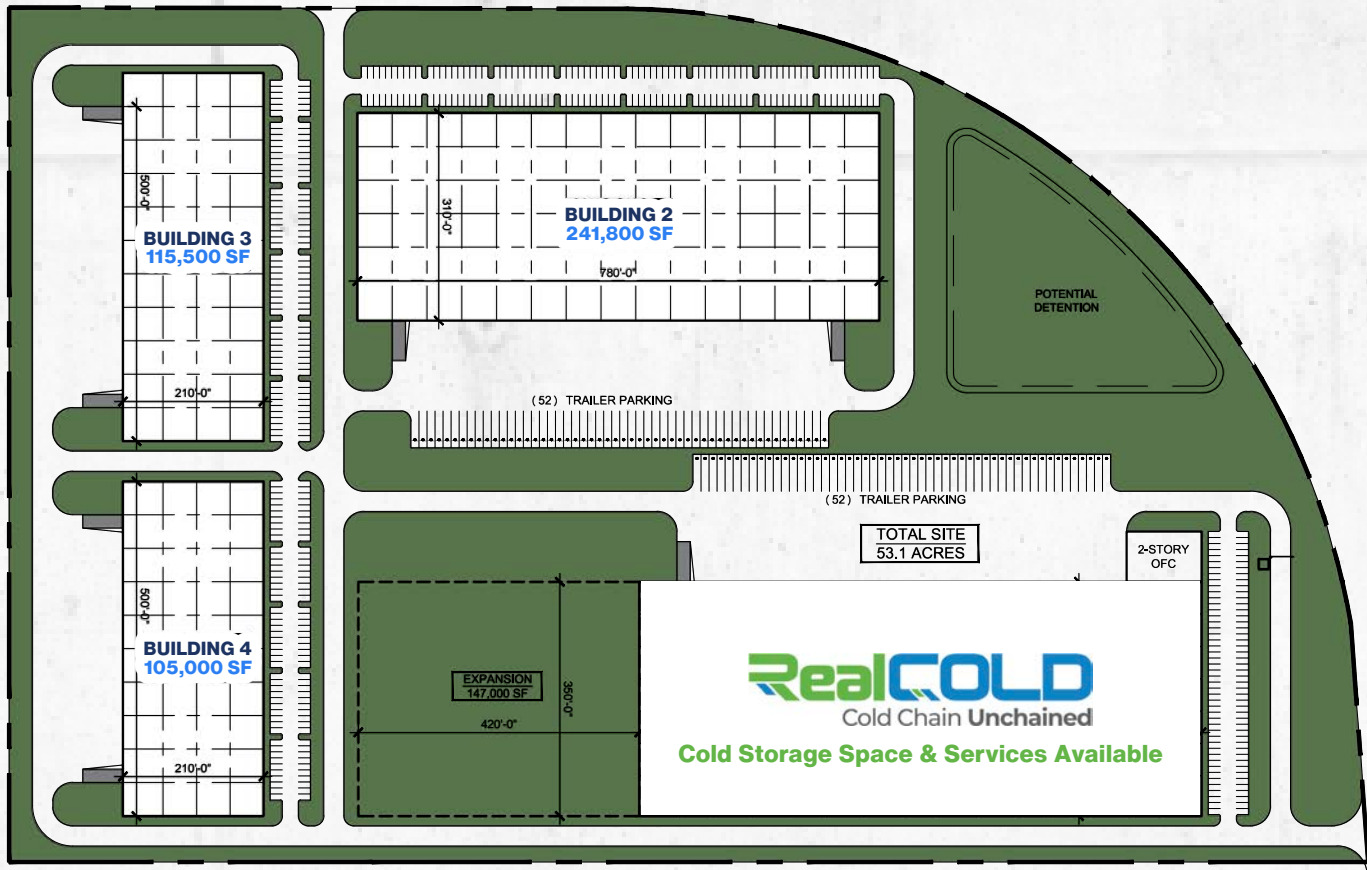
Rear Loading
780' x 310'
Building Dimensions
24'-40' Clear Height

BUILDING 3
115,500 SF

Rear Loading
210' x 550'
Building Dimensions
24'-40' Clear Height

BUILDING 4
105,000 SF

Rear Loading
210' x 500'
Building Dimensions
24'-40' Clear Height





BTS & Shell Opportunities

Phase 2 | Option 1

2M SF Total Across 4 Buildings

BUILDING 8
1,008,000 SF

Cross Dock Loading
1,680' x 600'
Building Dimensions
24'-40' Clear Height

BUILDING 9
504,000 SF

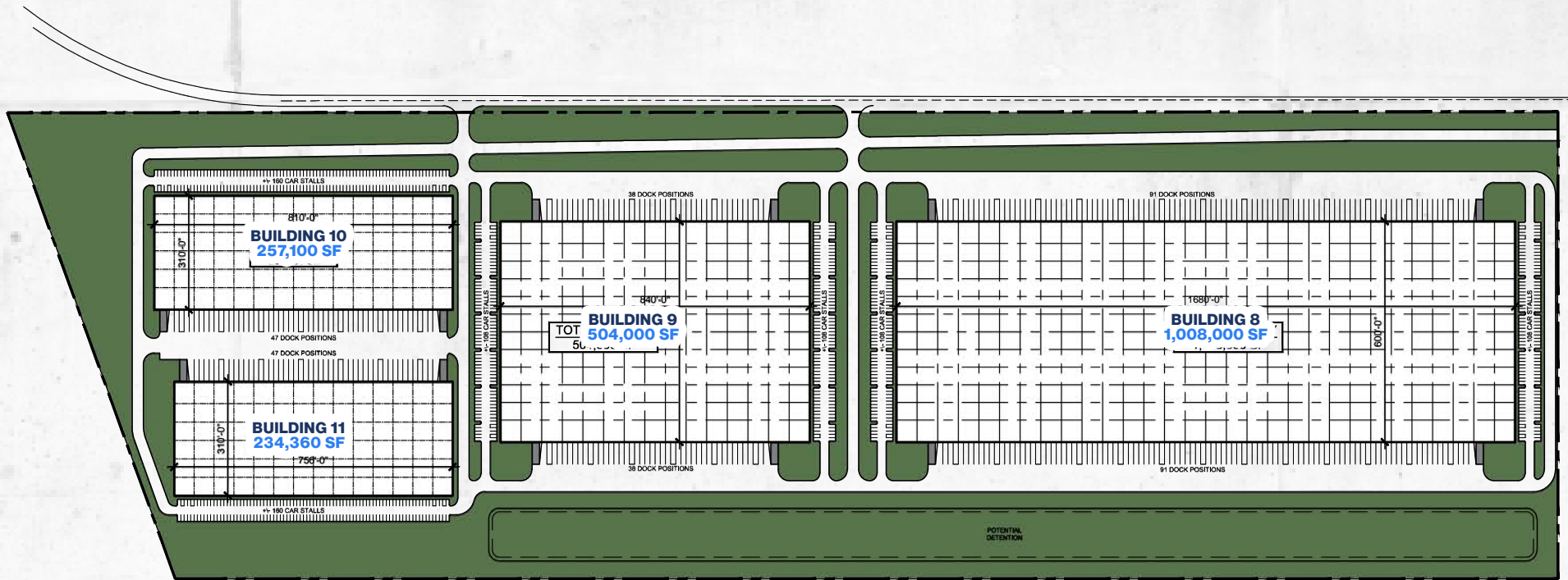
Cross Dock Loading
840' x 600'
Building Dimensions
24'-40' Clear Height

BUILDING 10
257,100 SF

Rear Loading
810' x 310'
Building Dimensions
24'-40' Clear Height

BUILDING 11
234,360 SF

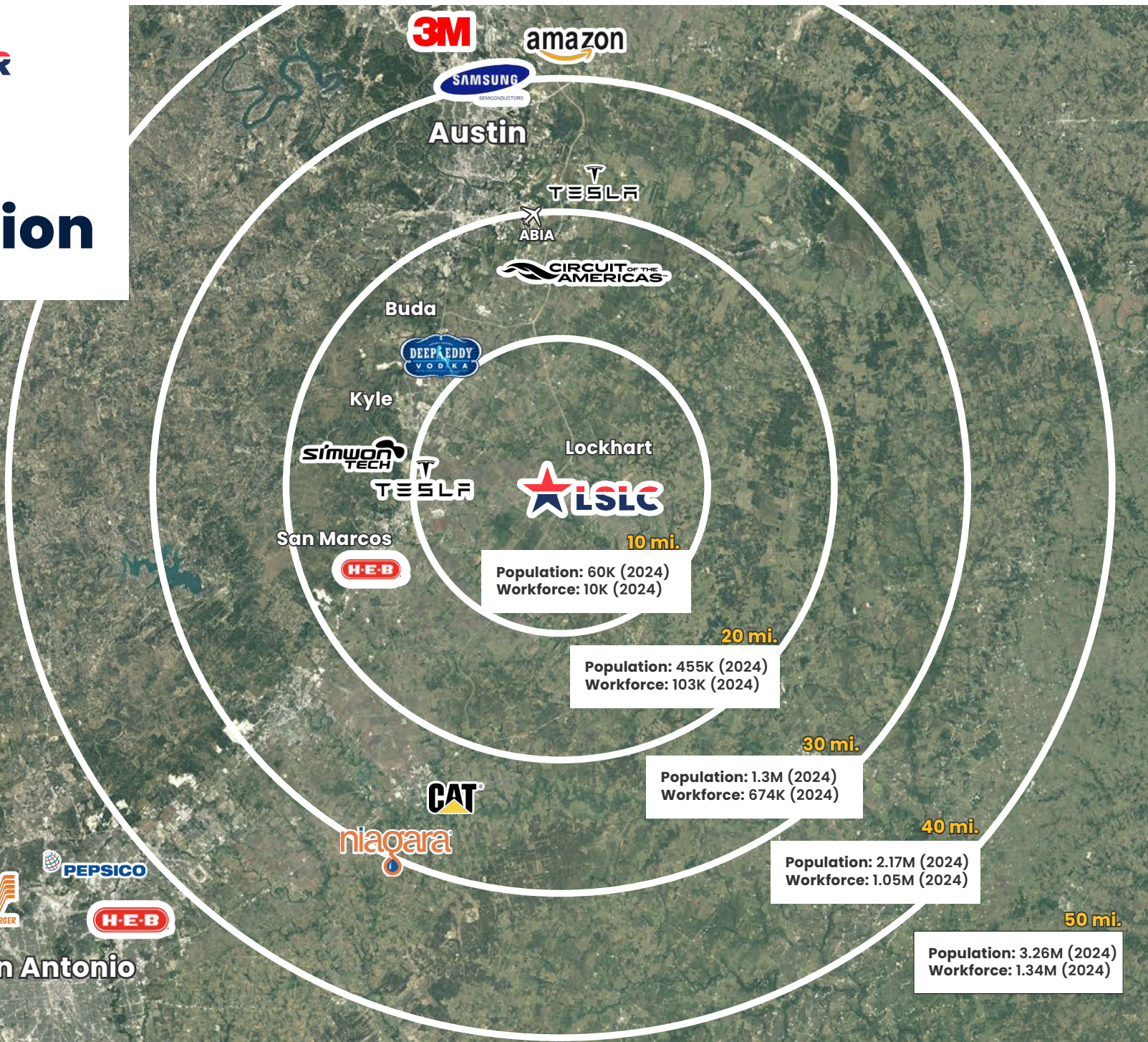
Rear Loading
756' x 310'
Building Dimensions
24'-40' Clear Height



Site Ingress & Egress



Area Population





Ivan Karpov

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Office: (212) 500-0803



Marty Steinmetz

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Bldg. 2

Building 2 – 48,000 SF BTS or Shell Opportunity



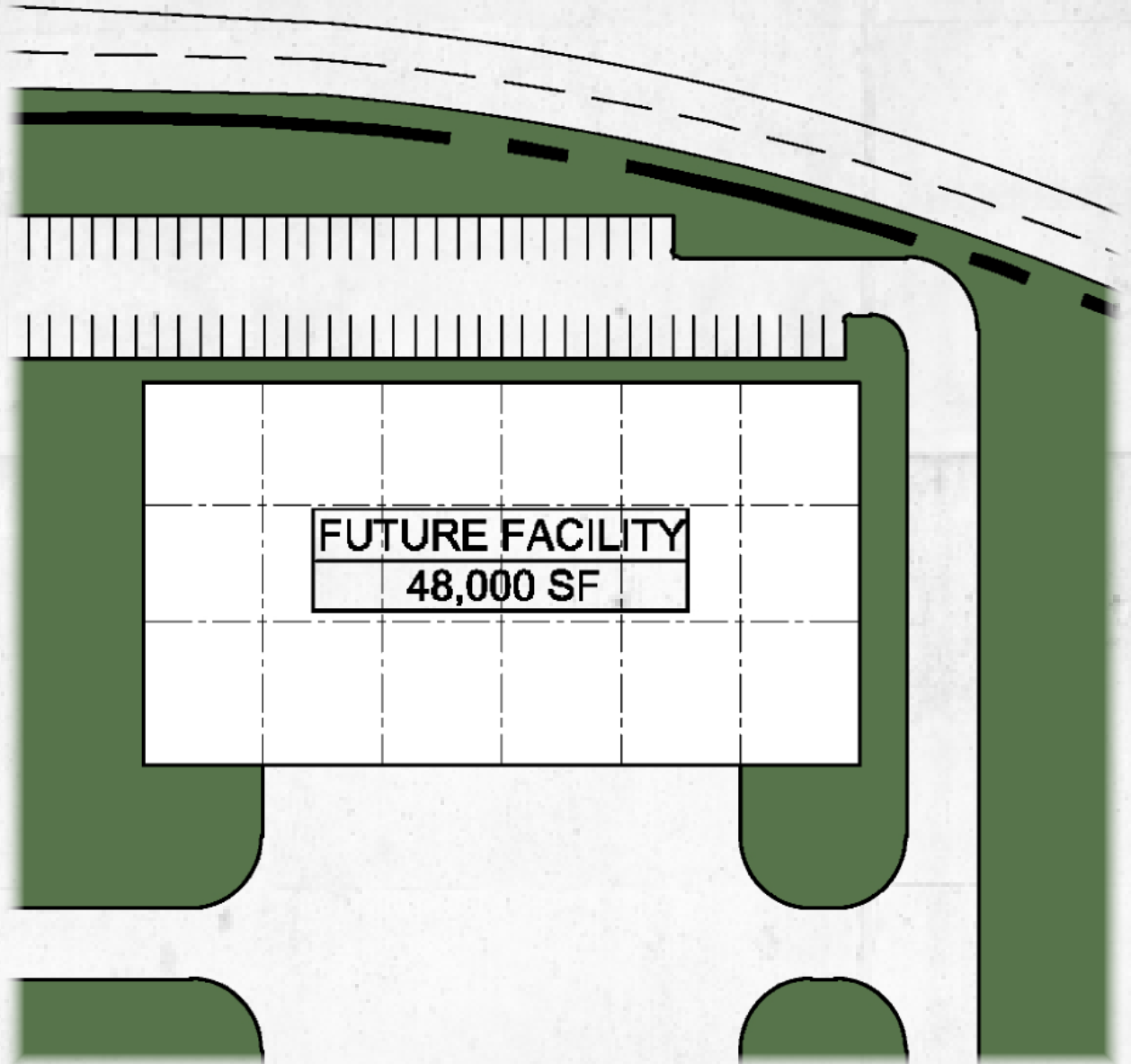
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Building 2
48,000 SF

BUILDING 2
48,000 SF

Rear Loading
300' x 160'
Building Dimensions
24'-40' Clear Height





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Bldg. 3

Building 3 – 48,000 SF BTS or Shell Opportunity



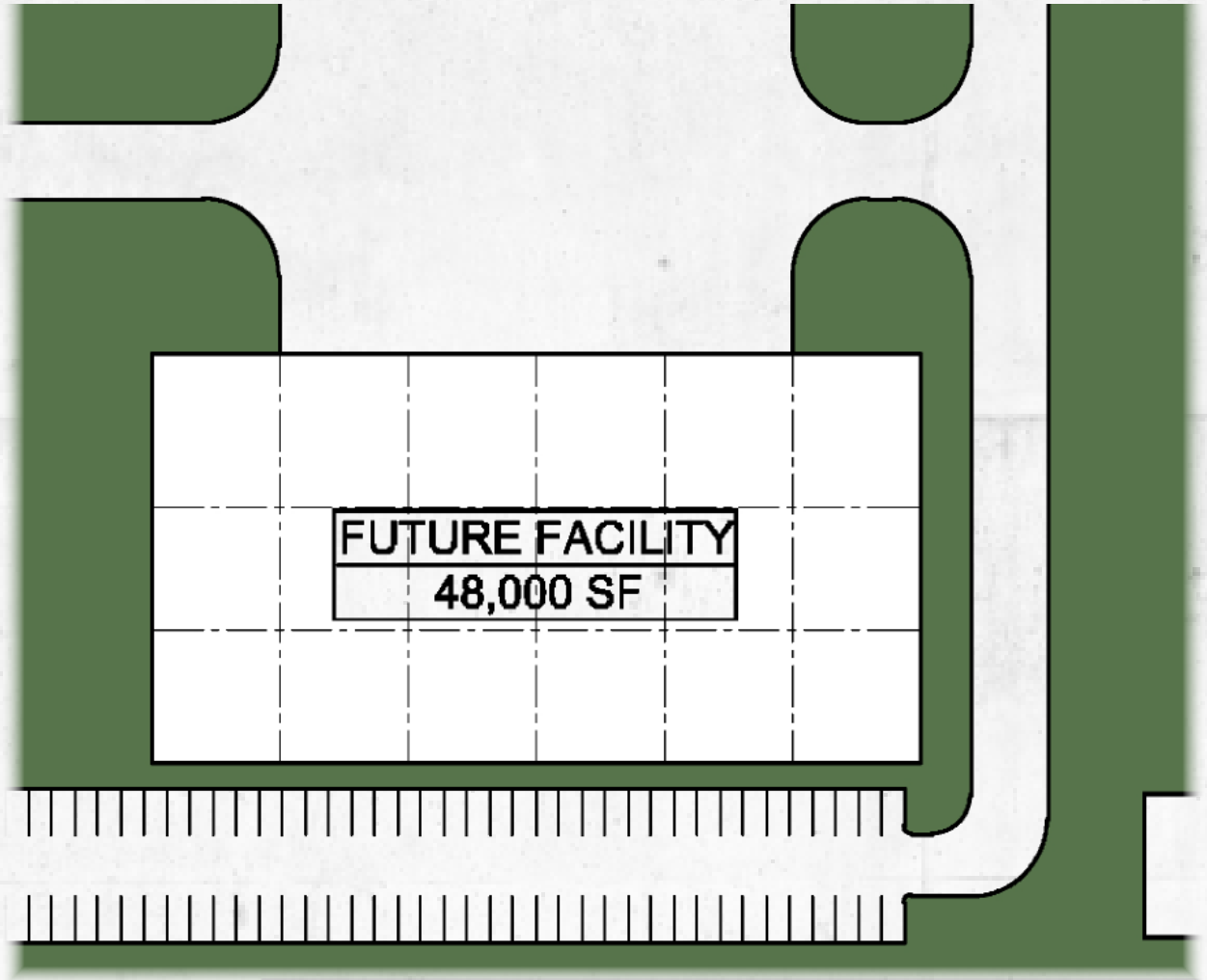
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Building 3
48,000 SF

BUILDING 3
48,000 SF

Rear Loading
300' x 160'
Building Dimensions
24'-40' Clear Height





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Bldg. 4

Building 4 – 56,000 SF BTS or Shell Opportunity



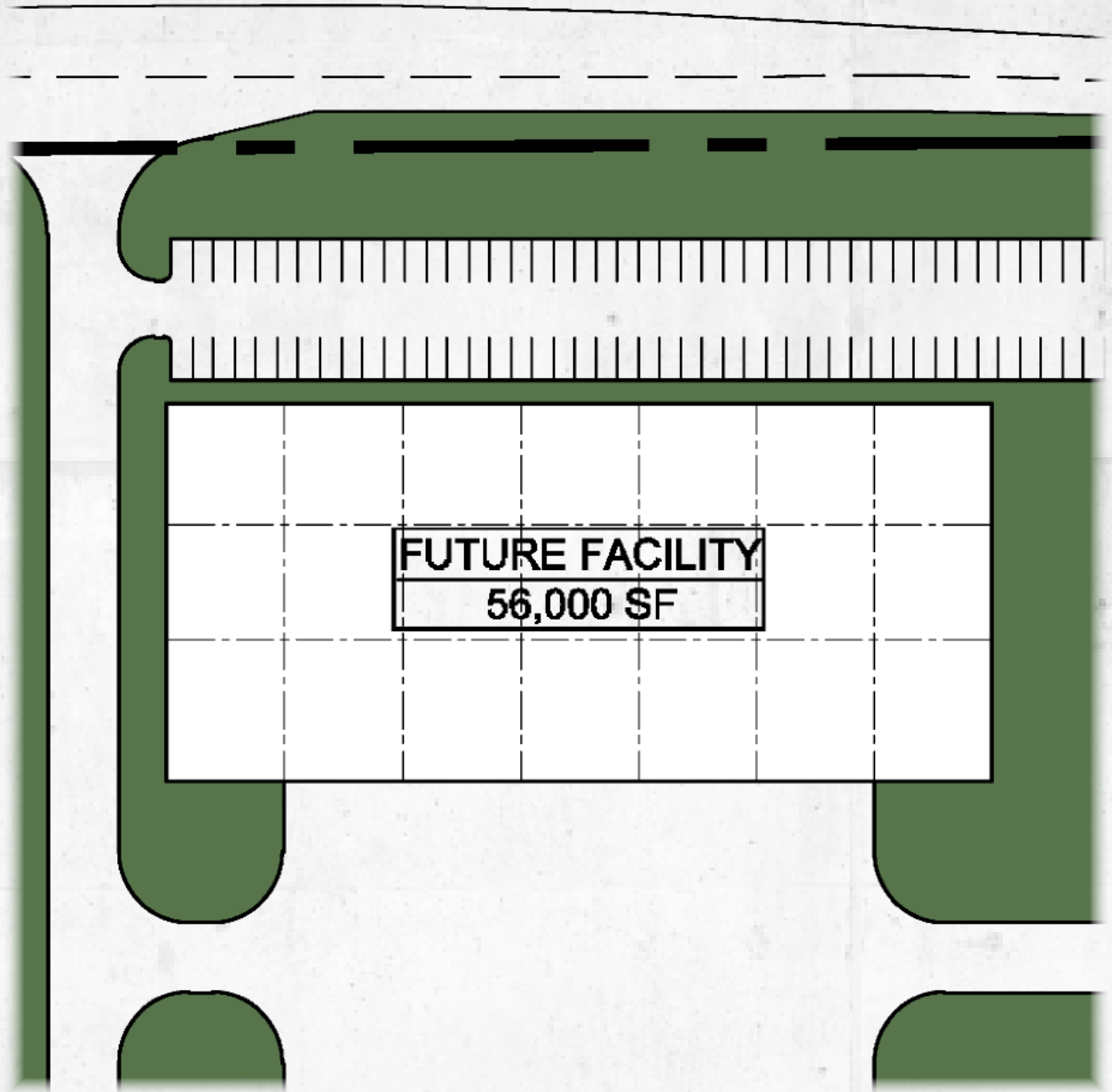
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Building 4
56,000 SF

BUILDING 4
56,000 SF

Rear Loading
350' x 160'
Building Dimensions
24'-40' Clear Height





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Bldg. 5

Building 5 – 56,000 SF BTS or Shell Opportunity



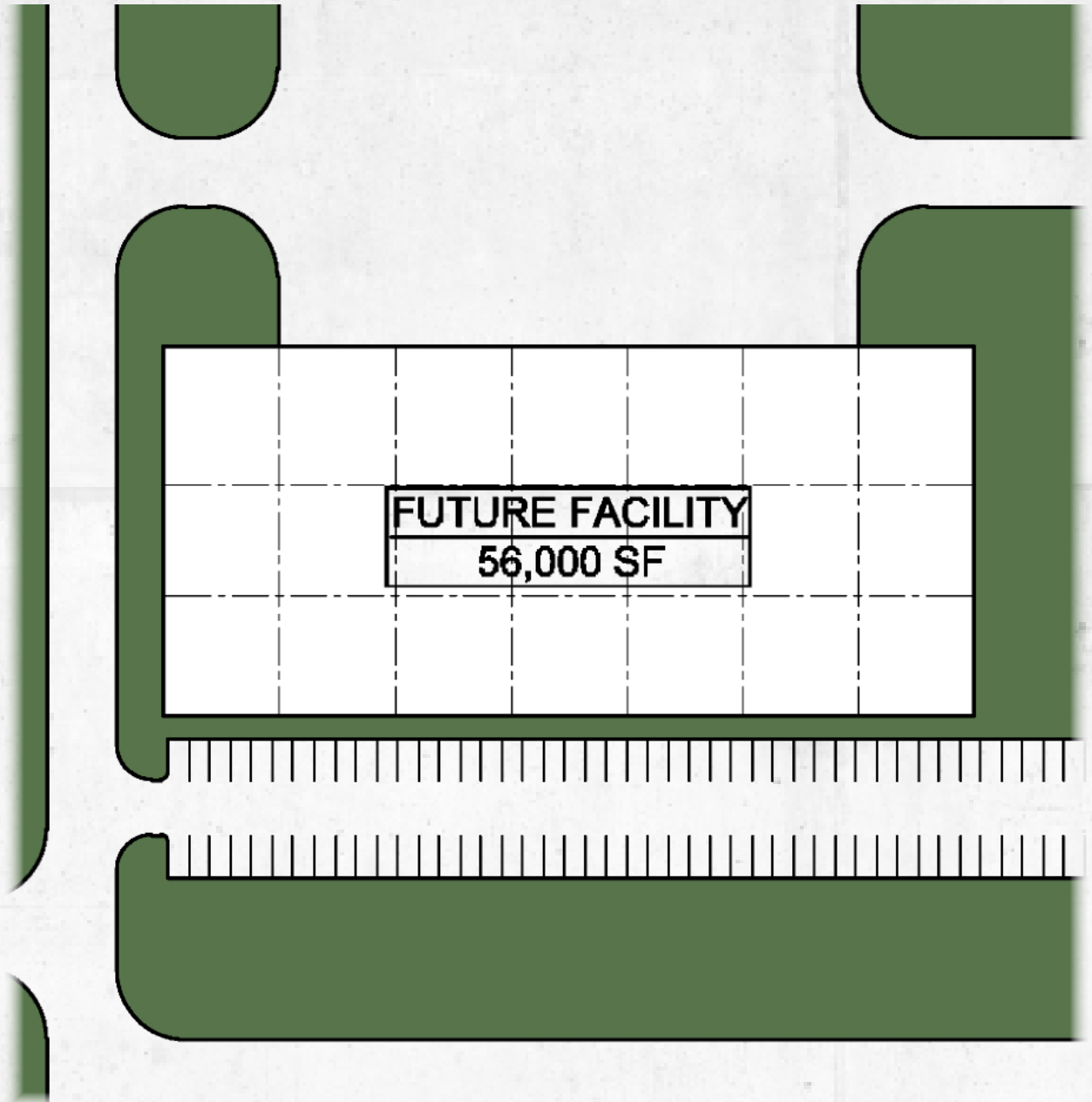
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Building 5
56,000 SF

BUILDING 5
56,000 SF

Rear Loading
350' x 160'
Building Dimensions
24'-40' Clear Height





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Bldg. 6

Building 6 – 115,500 SF BTS or Shell Opportunity



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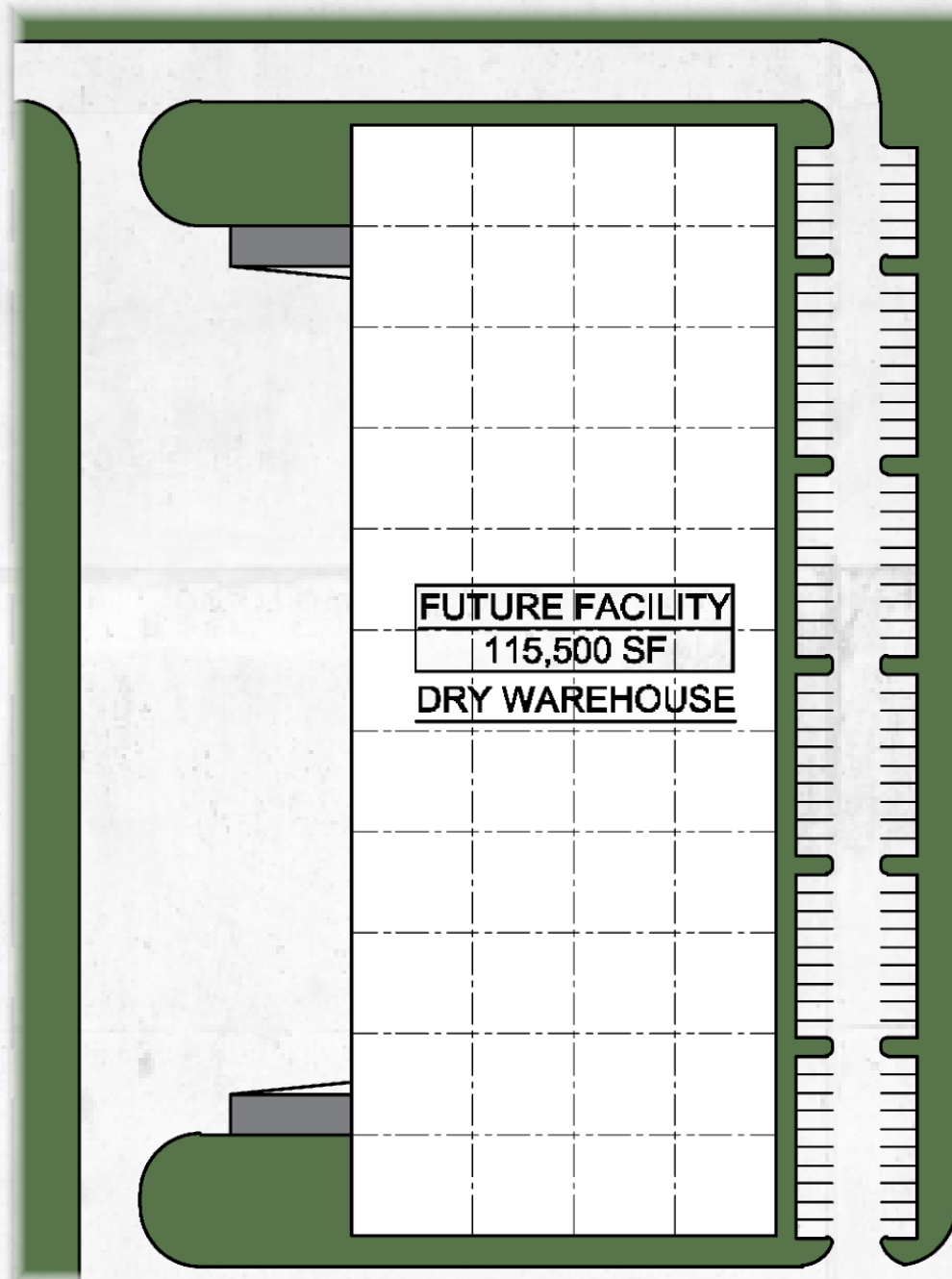
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Building 6

115,500 SF

BUILDING 6
115,500 SF

Rear Loading
210' x 550'
Building Dimensions
24'-40' Clear Height





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Bldg. 7

Building 7 – 105,000 SF BTS or Shell Opportunity



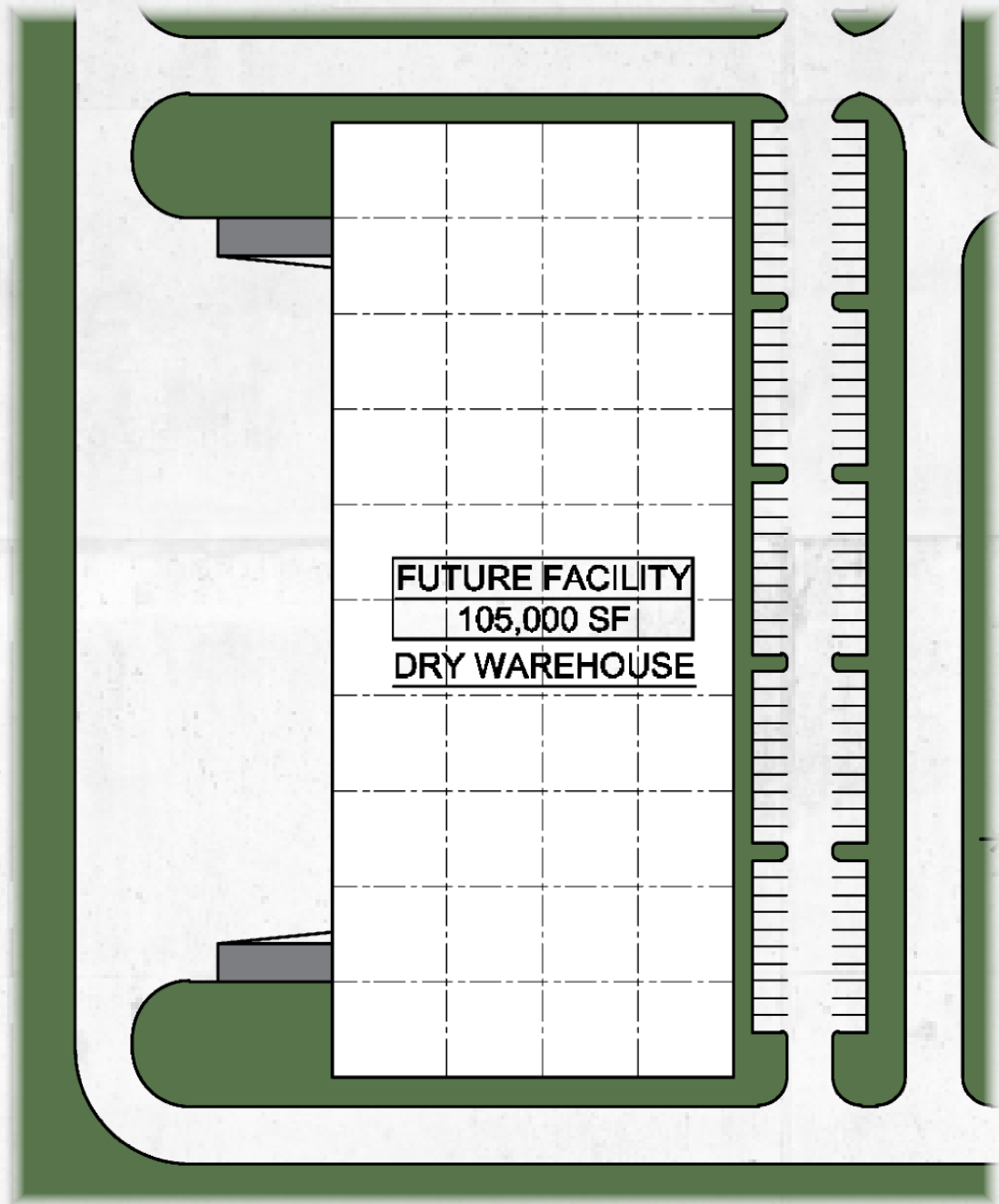
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Building 7
105,000 SF

BUILDING 7
105,000 SF

Rear Loading
210' x 500'
Building Dimensions
24'-40' Clear Height





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