

LOCKHART MEDTAIL

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



FOR INFORMATION

NICK TRIOLA

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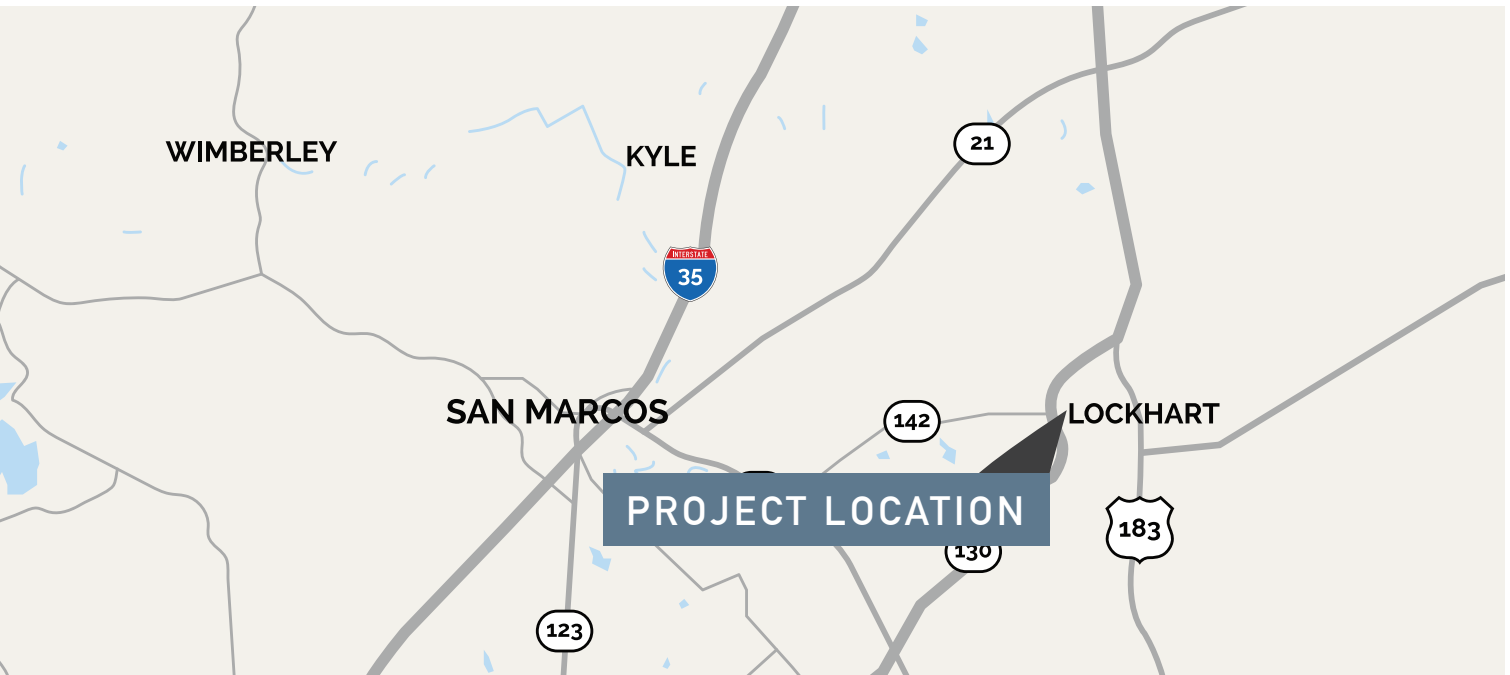
✓ AVAILABILITY

BLDG 1 - UP TO +/- 8,050 SF
BLDG 2 - UP TO +/- 6,330 SF

💰 LEASE TERMS

RATE: \$34/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 - Q3 2025
- Parking Ratio - 1:200 square feet

DEMOGRAPHICS

(5-MILE, CoStar 2022)

- Population- 16,077
- Avg. Household Income - \$75,091
- Household Growth 2019-2024 - 7.74%



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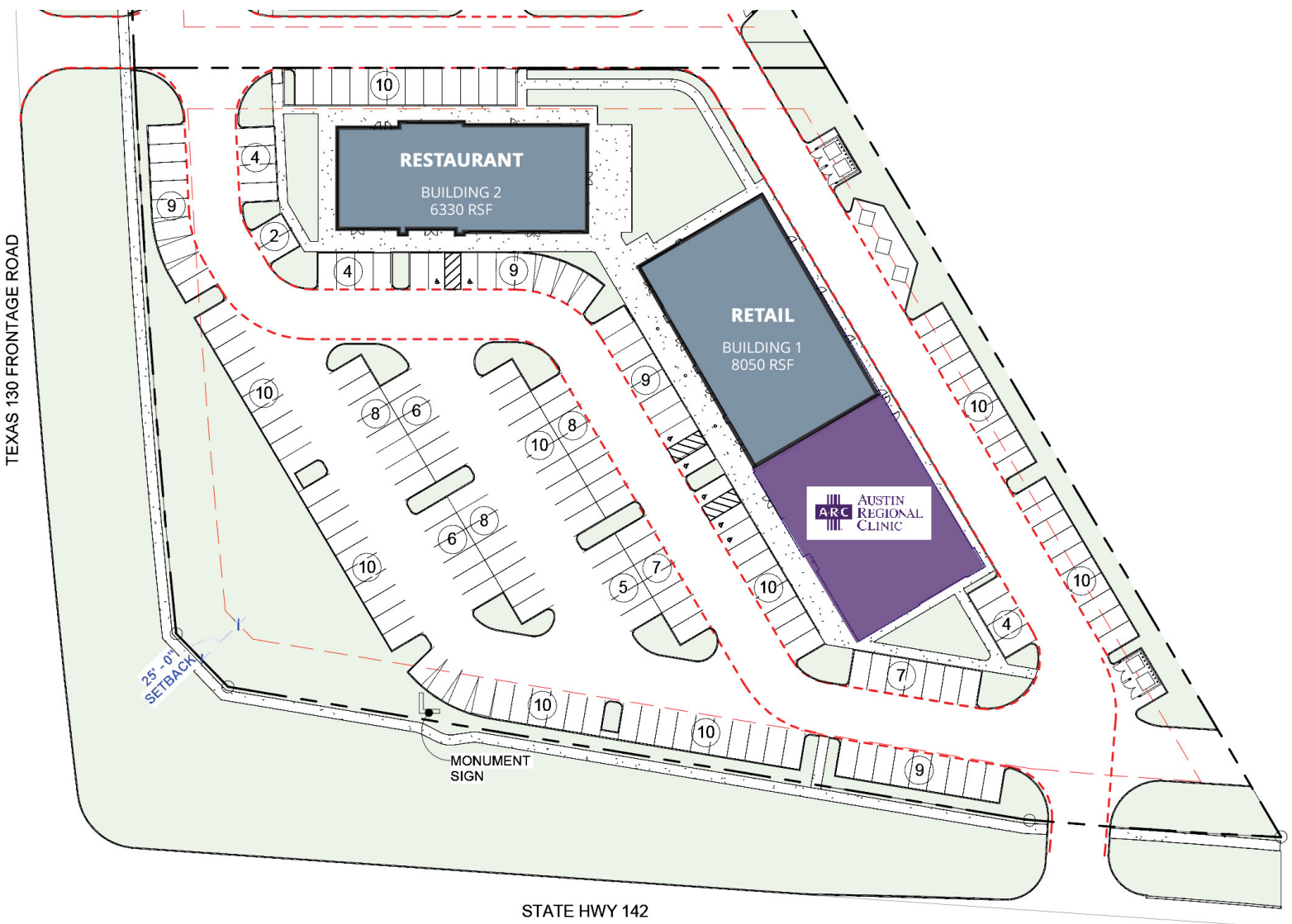
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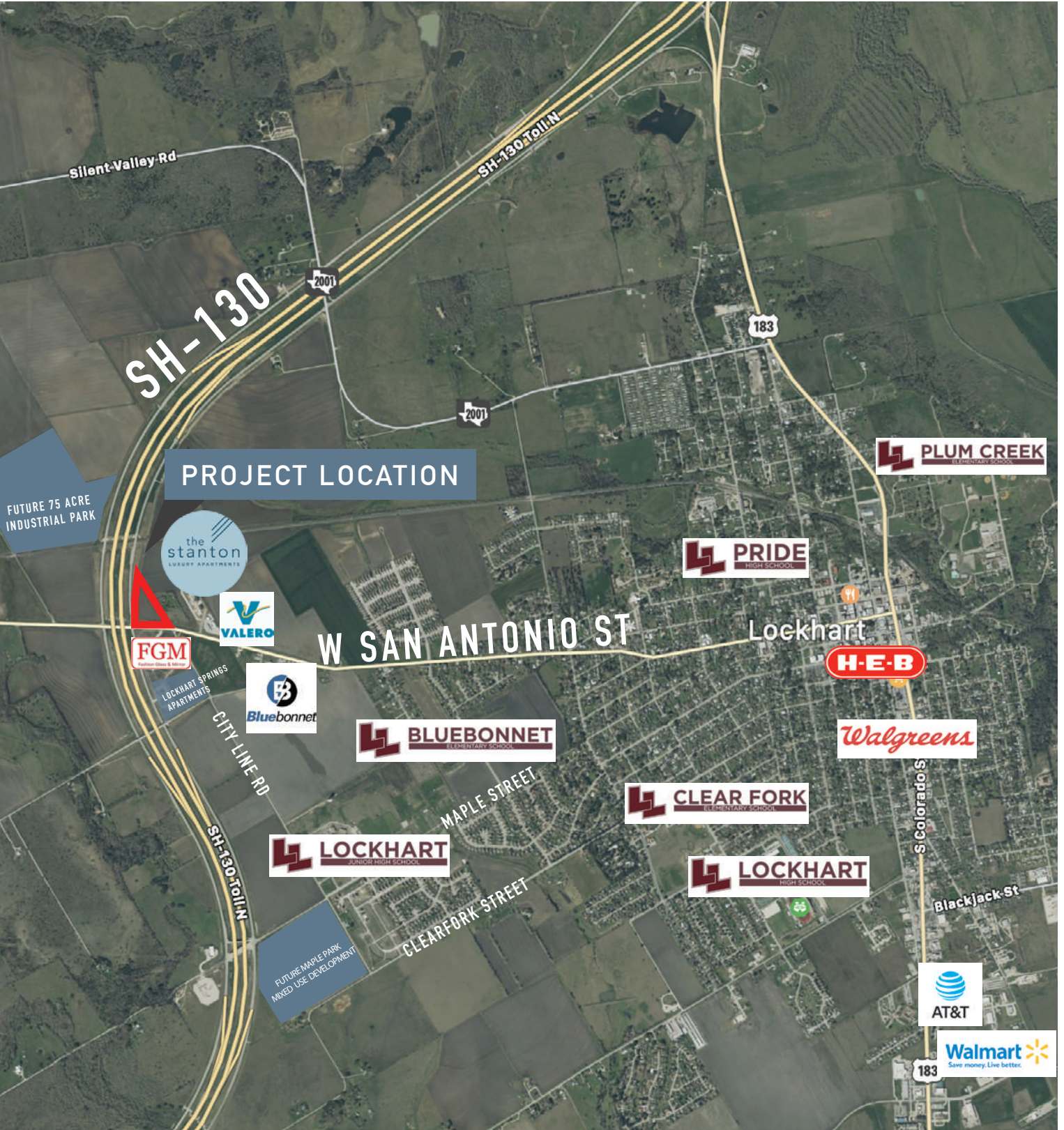
SITE PLAN



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AREA MAP



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PROJECT RENDERINGS



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