



CALDWELL CROSSING

±64 AC Industrial Development Site
in Lockhart, TX

BUILD-TO-SUIT
FROM 87,500 – 712,500 SF
INCENTIVES AVAILABLE

Caldwell Crossing in Lockhart, Texas, is an exceptional opportunity for growth and investment, offering pad sites for sale and lease, alongside build-to-suit warehouse options. Strategically located with easy access to major transportation routes, the development is poised to drive economic expansion in the region.



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**CALDWELL
CROSSING**

FM 2001 LOCKHART, TX 78644

OPTION 1 OVERVIEW

Cross Dock

All Utilities Available
12" Water Line and Sewer Line
3 Phase Power

Up to
40' Clear Height

Direct Access
to SH-130

Trailer Stalls

SITE SPECS

Full Building
Opportunity
712,500 SF





FM 2001 LOCKHART, TX 78644

OPTION 2 OVERVIEW

Rear Load/Front Load/
Cross Dock

All Utilities Available
12" Water Line and Sewer Line
3 Phase Power

32'-36' Clear Height

Direct Access
to SH-130

Trailer Stalls

SITE SPECS

Building 1
237,600 SF

Building 2
237,600 SF

Building 3
105,000 SF





**CALDWELL
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OPTION 3 OVERVIEW

Rear Load/Front Load/
Cross Dock

All Utilities Available
12" Water Line and Sewer Line
3 Phase Power

32'-36' Clear Height

Direct Access
to SH-130

Trailer Stalls

SITE SPECS

Building 1
352,500 SF

Building 2
250,000 SF

Building 3
87,500 SF





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CALDWELL COUNTY

is fostering business development by offering major incentives. **Prime Data Center** received a 10-year, 100% property tax abatement with an annual "payment in-lieu of taxes" of \$840,000 for Phase 1, while **RealCold Cold Storage** secured up to \$1 million in rebates for water and wastewater line costs.

DRIVE TIMES

1 Min Hwy 130	1 Min Hwy 142	28 Min Austin Bergstrom International Airport
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NEARBY CITIES

San Marcos 16 Miles	Austin CBD 34 Miles	Houston 170 Miles
San Antonio 65 Miles Dripping Springs	Dallas 225 Miles	



Titan Development's Lockhart Industrial Park secured **city incentives** to offset unexpected costs identified during the pre-construction phase. As part of the agreement, the city's economic development corporation approved a rebate of up to 50% on road impact fees over the project's duration.





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STREAM

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