

partners

FOR SALE
FOR LEASE



BUILD-TO-SUIT INDUSTRIAL

Build-to-suit warehouse & manufacturing.

A 5,000–55,000 SF build-to-suit warehouse & manufacturing facility on five acres — with potential for a lay-down yard, delivered in an estimated 9 to 12 months.

▲ 200 E MLK JR INDUSTRIAL BLVD · LOCKHART, TEXAS

5K–55K ^{SF}

FLEXIBLE DESIGN AND
LAYOUT

5 ^{AC}

FLAT TOPOGRAPHY. CLEARED AND
LEVELED.

9–12 ^{MO}

ESTIMATED TO
DELIVERY



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PROPERTY SUMMARY

Site & building specifications.

A ground-up build-to-suit opportunity on five acres in the heart of Lockhart's industrial area. The site can accommodate a single building or multiple buildings, from 5,000 to 55,000 SF, with an estimated delivery of 9 to 12 months.

ADDRESS	200 E MLK Jr Industrial Blvd Lockhart, TX 78644
PROPOSED BUILDINGS	5,000 – 55,000 SF Single or multi-tenant buildings
LOT SIZE	5 Acres 4.998 ac. per survey
ZONING	Light Industrial (IL)
DETENTION	Off-Site
UTILITIES	Full Utilities to Property
ACCESS	SH 183 & SH 130 Easy access to both corridors
DELIVERY	Est. 9 – 12 Months
PRICING	Contact Broker

5K–55K SF

BUILD-TO-SUIT, AVAILABLE

5 AC **9–12** MO
TOTAL SITE TO DELIVERY

SITE HIGHLIGHTS

- Single or multi-tenant configuration
- Lay-down yard potential
- Full utilities to the property
- Off-site detention

RENDERINGS

Conceptual renderings.

Conceptual build-to-suit massing. Final architecture, clear heights, dock configuration and yard are tailored to each tenant's requirements.



CONCEPT — MULTI-TENANT ELEVATION



DOCK-HIGH LOADING & TRUCK COURT



TENANT ENTRIES & GRADE DOORS

RENDERINGS ARE CONCEPTUAL AND ILLUSTRATE BUILD-TO-SUIT CONFIGURATIONS FROM 5,000 TO 55,000 SF. FINAL DESIGN TAILORED TO TENANT REQUIREMENTS.

PROPERTY OUTLINE

Site boundary & dimensions.



±418^{FT}

FRONTAGE ON E MLK JR BLVD

4.998^{AC}

GROSS LAND AREA

IL

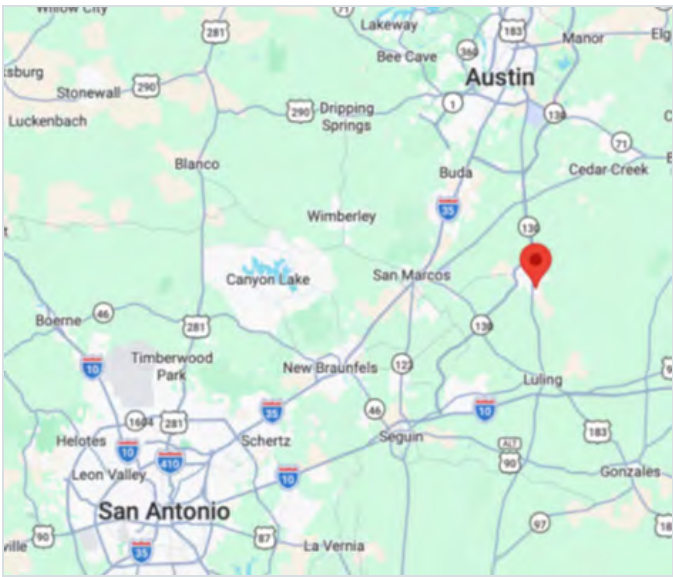
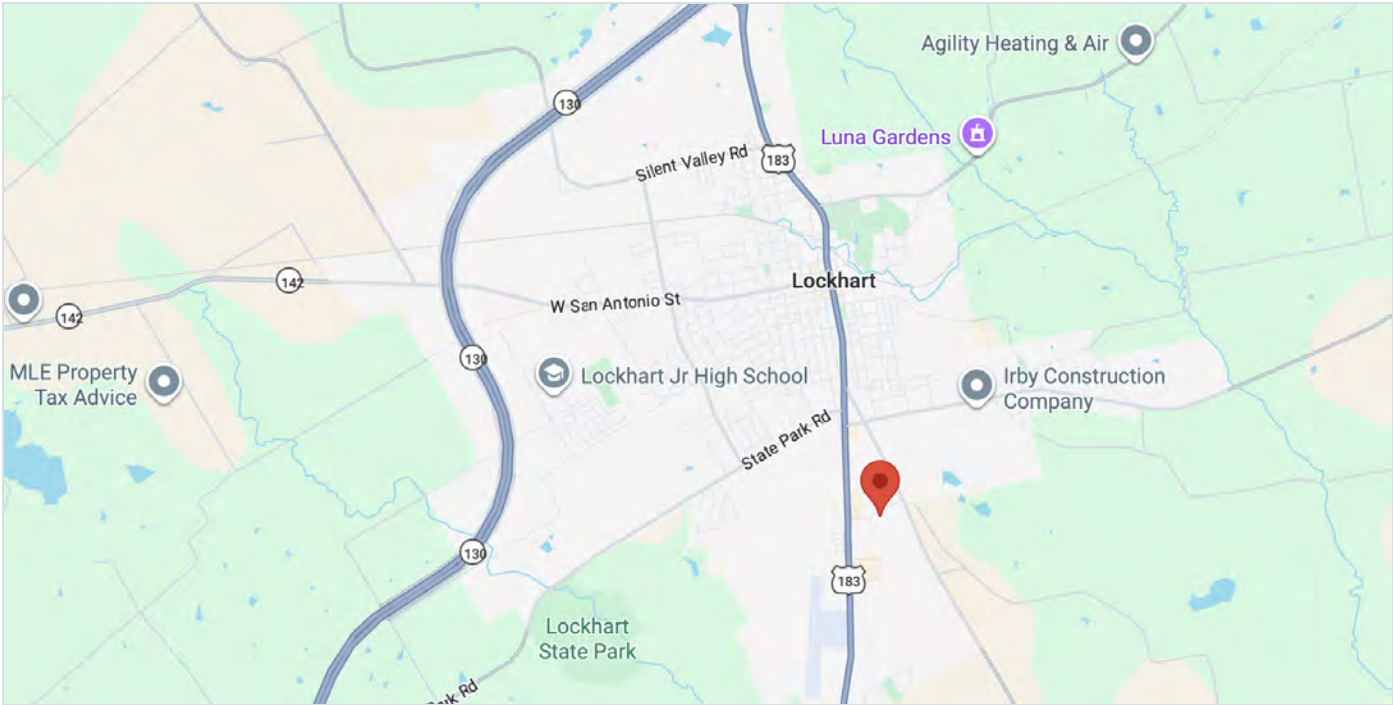
LIGHT INDUSTRIAL ZONING

CALDWELL CAD PARCEL AERIAL. REFER TO THE SURVEY FOR THE LEGAL BOUNDARY AND DIMENSIONS.

LOCATION & ACCESS

Location & regional access.

Direct frontage on E MLK Jr Industrial Blvd, minutes from both SH 130 and US 183, within the Austin–San Antonio growth corridor.

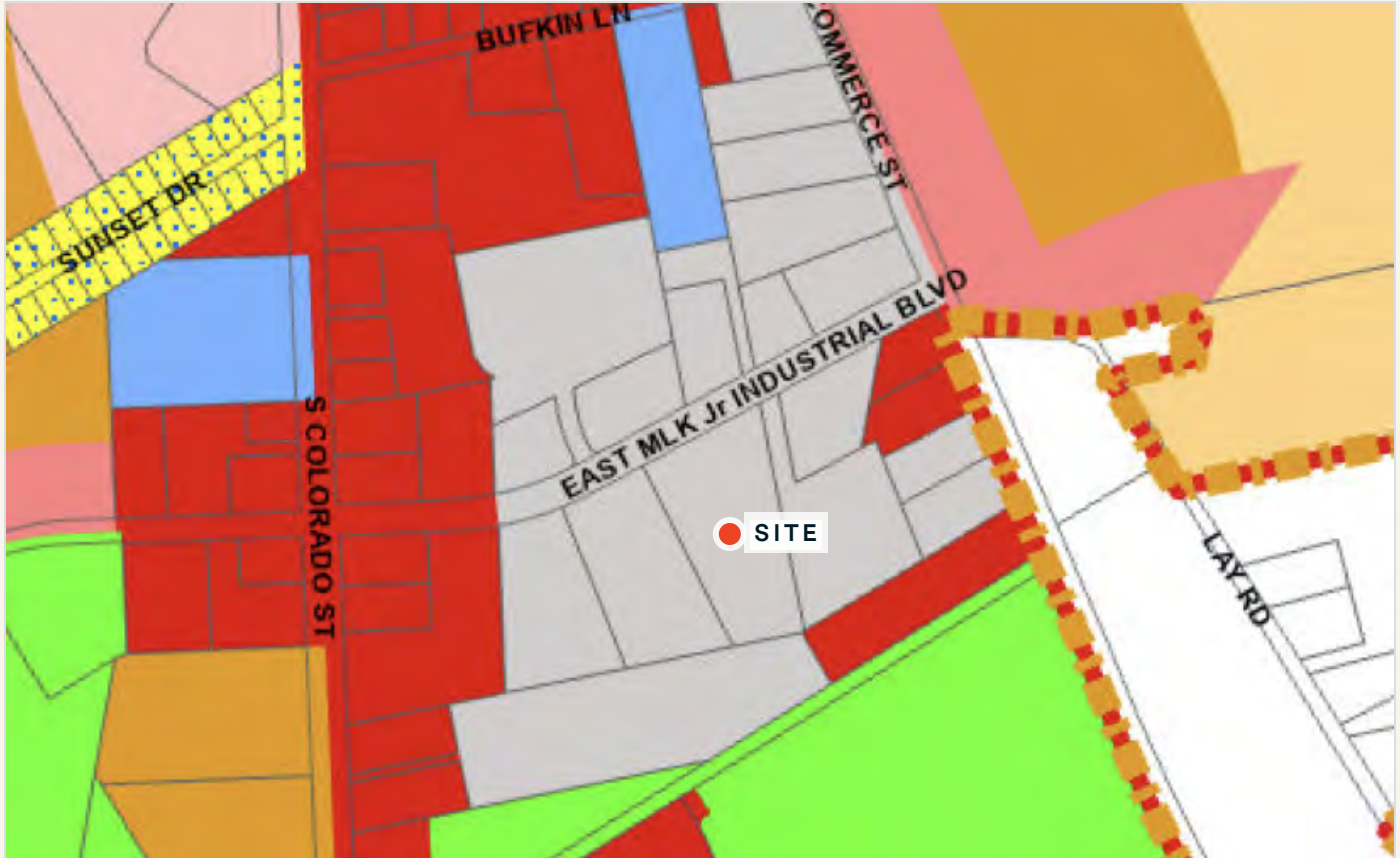


DRIVE TIMES & ACCESS

DESTINATION	DISTANCE	DRIVE TIME
Austin / ABIA	≈ 30 mi	≈ 30 min
San Marcos	≈ 20 mi	≈ 25 min
San Antonio	≈ 60 mi	≈ 60 min

▲ ZONING

Zoning designation.



SUBJECT SITE

Industrial Light (IL)

PER CITY OF LOCKHART, CALDWELL COUNTY.

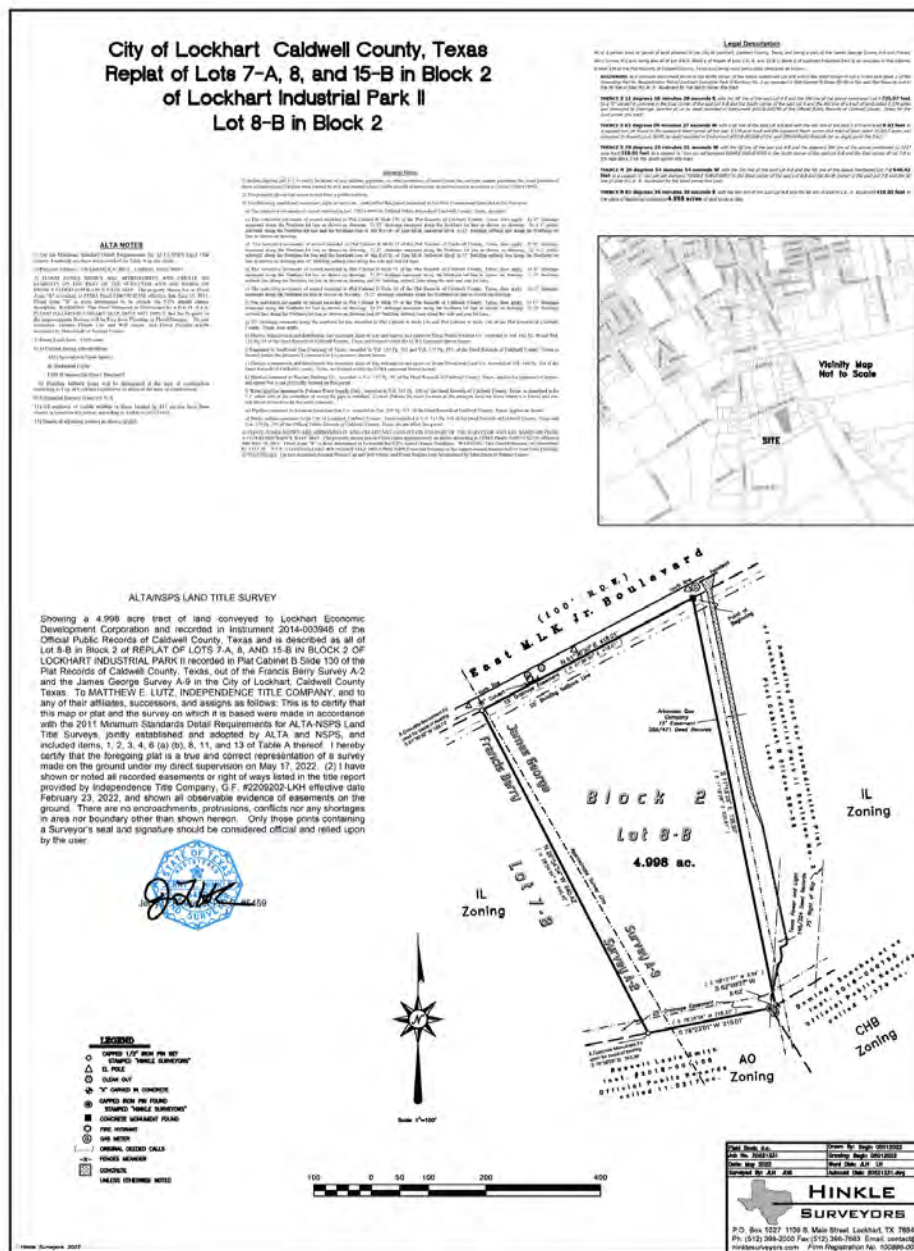
The site and its ±418 ft of boulevard frontage sit within Lockhart's contiguous Industrial Light district, flanked by Commercial Heavy Business and Agricultural-Open tracts — a clean, by-right industrial setting.

ZONING DISTRICTS

	Industrial Light		Industrial Heavy
	Comm. Heavy Bus.		Comm. Light Bus.
	Comm. Medium Bus.		Comm. Central Bus.
	Agricultural-Open		Residential High
	Residential Medium		Public / Institutional

ALTA / NSPS LAND TITLE SURVEY

Boundary survey — 4.998 acres.

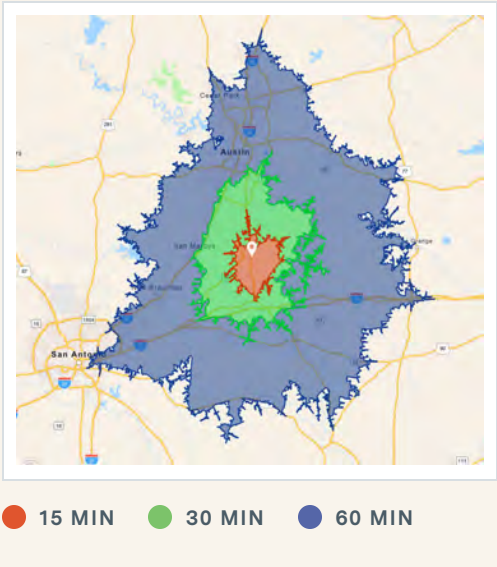


ALTA/NSPS LAND TITLE SURVEY · REPLAT OF LOTS 7-A, 8 & 15-B IN BLOCK 2 OF LOCKHART INDUSTRIAL PARK II · HINKLE SURVEYORS, 2022. FULL-SIZE SURVEY AVAILABLE ON REQUEST.

DEMOGRAPHICS

Demographics & workforce.

BY DRIVE TIME	15 MIN	30 MIN	60 MIN
POPULATION			
2025 Population	24,754	263,564	2,445,548
2030 Projected	27,036	315,809	2,679,625
Annual Growth '25-'30	1.78%	3.68%	1.84%
HOUSEHOLDS			
2025 Households	8,373	92,021	975,432
2030 Projected	9,185	111,894	1,087,458
HOUSEHOLD INCOME			
Average Income	\$89,285	\$110,824	\$134,801
Median Income	\$68,793	\$86,535	\$100,254
DAYTIME EMPLOYMENT			
Total Employees	7,238	51,388	1,042,210
Total Businesses	836	4,692	95,897



2.4M
PEOPLE WITHIN 60 MINUTES (2025)

3.68%
ANNUAL POP. GROWTH, 30-MIN RING

ESRI FORECASTS FOR 2025 & 2030. U.S. CENSUS 2010/2020 CONVERTED BY ESRI TO 2020 GEOGRAPHY. CONSUMER SPENDING FROM 2022-2023 CONSUMER EXPENDITURE SURVEYS, BLS.

▲ DEVELOPMENT TEAM

Integrated design-build team.

Sabre Development and Sabre Commercial operate as a single integrated platform — developer and PEMB design-build GC under one roof. No handoffs, no blame-shifting on overruns, and a single point of accountability from site acquisition through certificate of occupancy. Sabre Commercial, the platform's design-build general contractor, brings the track record below.

18⁺

YEARS IN BUSINESS

1,000⁺

PROJECTS COMPLETED

30⁺

GROUND-UP PROJECTS

40⁺

CLIENTS SERVED

BUILT FOR DEVELOPERS

Design-Build Delivery. Single point of accountability from site planning through CO.

Transparent Preconstruction. Open-book pricing. No GMP surprises.

Industrial Expertise. Tilt-wall / PEMB / mixed-use / healthcare.

Execution You Can Track. Weekly OACs, Procore access, real-time scheduling.

SELECTED INDUSTRIAL EXPERIENCE

PODS Warehouse	San Marcos, TX	54,450 SF
McCoy's Door Manufacturing	New Braunfels, TX	99,342 SF
CHiP Semiconductor	Buda, TX	40,000 SF
ViaHart Distribution	Hutto, TX	24,750 SF
Fierce Whiskers Distillery	Austin, TX	13,353 SF

Design-Build · Build-to-Suit · General Contracting · CM at Risk · Preconstruction · Tilt-Wall · Pre-Engineered Metal Building





FOR SALE OR FOR LEASE · CONTACT

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▲ 200 E MLK JR · LOCKHART, TX

Build-to-suit industrial. 5,000 to 55,000 SF with potential for lay-down yard.

A ground-up warehouse & manufacturing opportunity on five acres in Lockhart's industrial corridor, with potential for a lay-down yard and an estimated 9–12 month delivery. Contact the listing team for pricing, specifications, and availability.



▲ IMPORTANT NOTICE TO RECIPIENTS

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature.

Recipients are required to conduct their own investigation, analysis, and due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes, zoning, entitlements, or specific legal or technical questions should be referred to professionals licensed or qualified to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages arising out of the use of this material or any information contained herein.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date