

Commercial Real Estate for Lease

Lockhart Historic Downtown Square

3,712 Rentable Square Feet

Available February, 2027

Kaigler LLC, 113 E. San Antonio Street, 1st Floor, Lockhart, Texas 78644

Contact:

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Located on the North side of the Lockhart Historic Downtown Square
with beautiful views of the Calwell County Courthouse
Caldwell County Property ID: 16976, Year Built: 1910



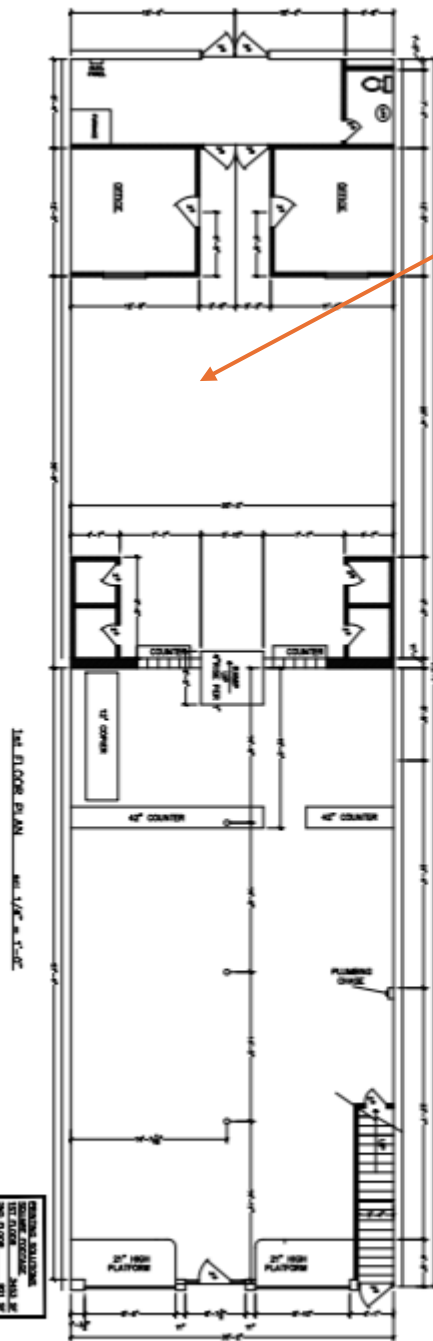
First Year Annual Base Rental Rate PSF	
3 Year Term	\$24.00 Highest rate, shortest term
5 Year Term	\$22.00
7 Year Term	\$20.00 Lowest rate, longest term
First Year NNN Expense Rate PSF (Estimate)	\$4.47
First Year Monthly Base + NNN Rent (Estimate)	
3 Year Term	\$8,807.52
5 Year Term	\$8,188.85
7 Year Term	\$7,570.18
Landlord Tenant Improvement Allowance	Negotiable based on lease term & use

Building's Rich History – only 3 owners in 136+ years!

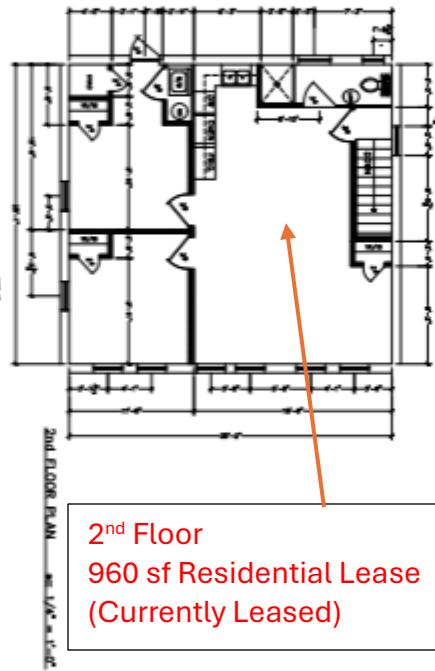
2016 to Present: Printing Solutions (Founded by Ron Faulstich & Son Travis Faulstich)
Moving January, 2027 to 519 W San Antonio St, Suite 103, Lockhart, TX 78644

~1970 to 2015: Kaigler's Clothing Boutique (Founded by Mrs. Sybil McArn Kaigler)

1910 to ~1970: Rosenwasser's Clothing Store (Founded by Hungarian immigrant Morris Rosenwasser)



1st Floor
3,712 sf Commercial Lease
(Available)



2nd Floor
960 sf Residential Lease
(Currently Leased)