

**3.5 ACRES**  
**LOCKHART, TEXAS 78644**

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**3.5 ACRES | FOR SALE OR LEASE**  
**PAD SITES, GROUND LEASE, BUILD TO SUIT**

**LOCATION**

Located at the first lighted intersection when entering Lockhart from Hwy 183 or Toll Road 130.

**HIGHWAY 183 TRAFFIC COUNTS**

Flores St. - 16,097 VPD  
 San Antonio - 18,467 VPD  
 Blackjack - 16,863 VPD

**AREA DESCRIPTION**

Curb cut access from Hwy 183, Commerce Street, as well as one along Flores Street.

Property sits adjacent to the “world famous” Kruez BBQ

Property can be divided and Seller is open to sale, ground lease or build-to-suit

Zoned Commercial, all utilities are available

**2014 DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
<b>Population</b>	453	13,267	15,333
<b>Total Households</b>	1,561	4,184	4,820
<b>Avg HH Income</b>	\$59,076	\$63,067	\$63,464

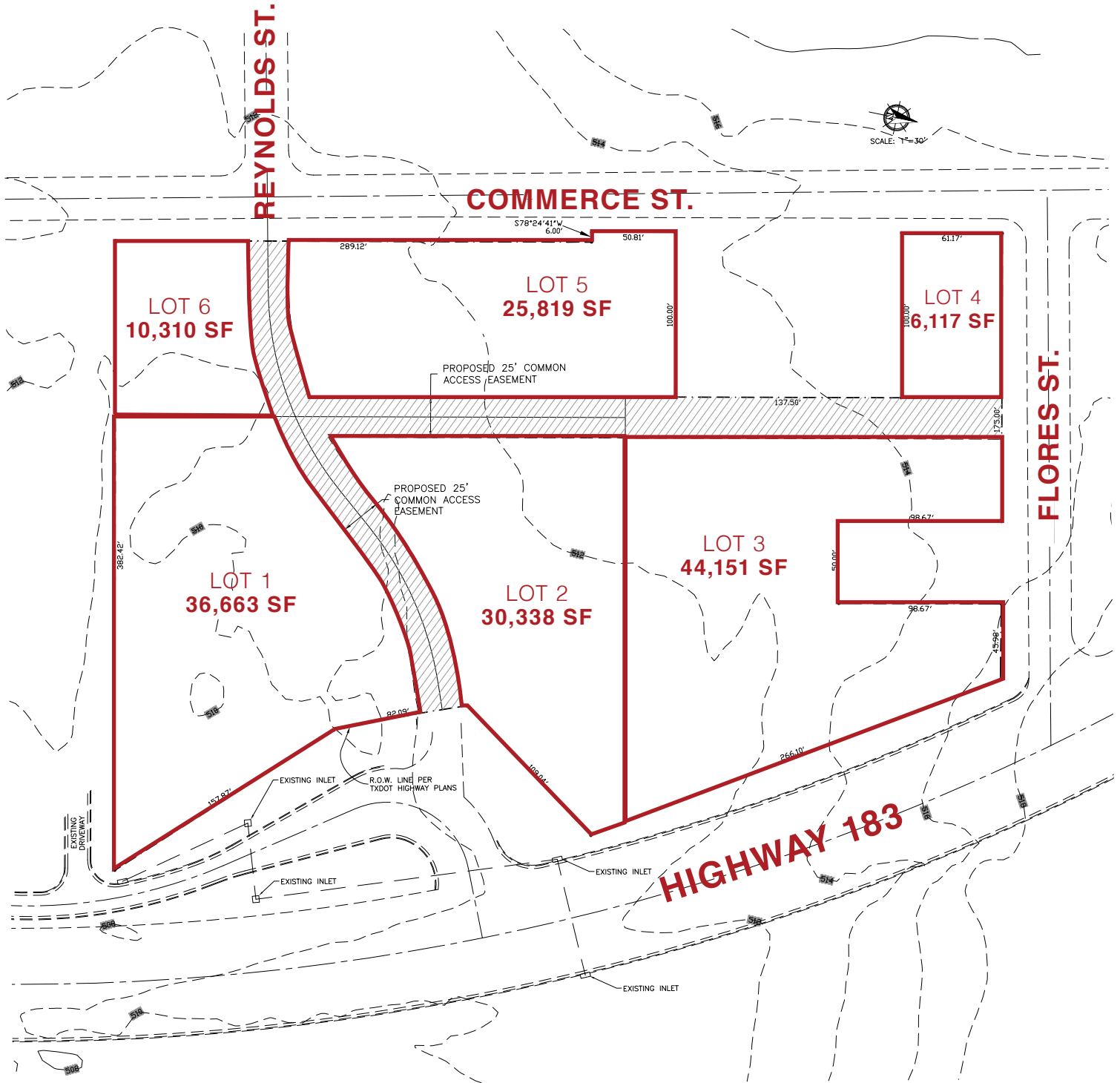
**AREA RETAILERS**



**WHATABURGER**

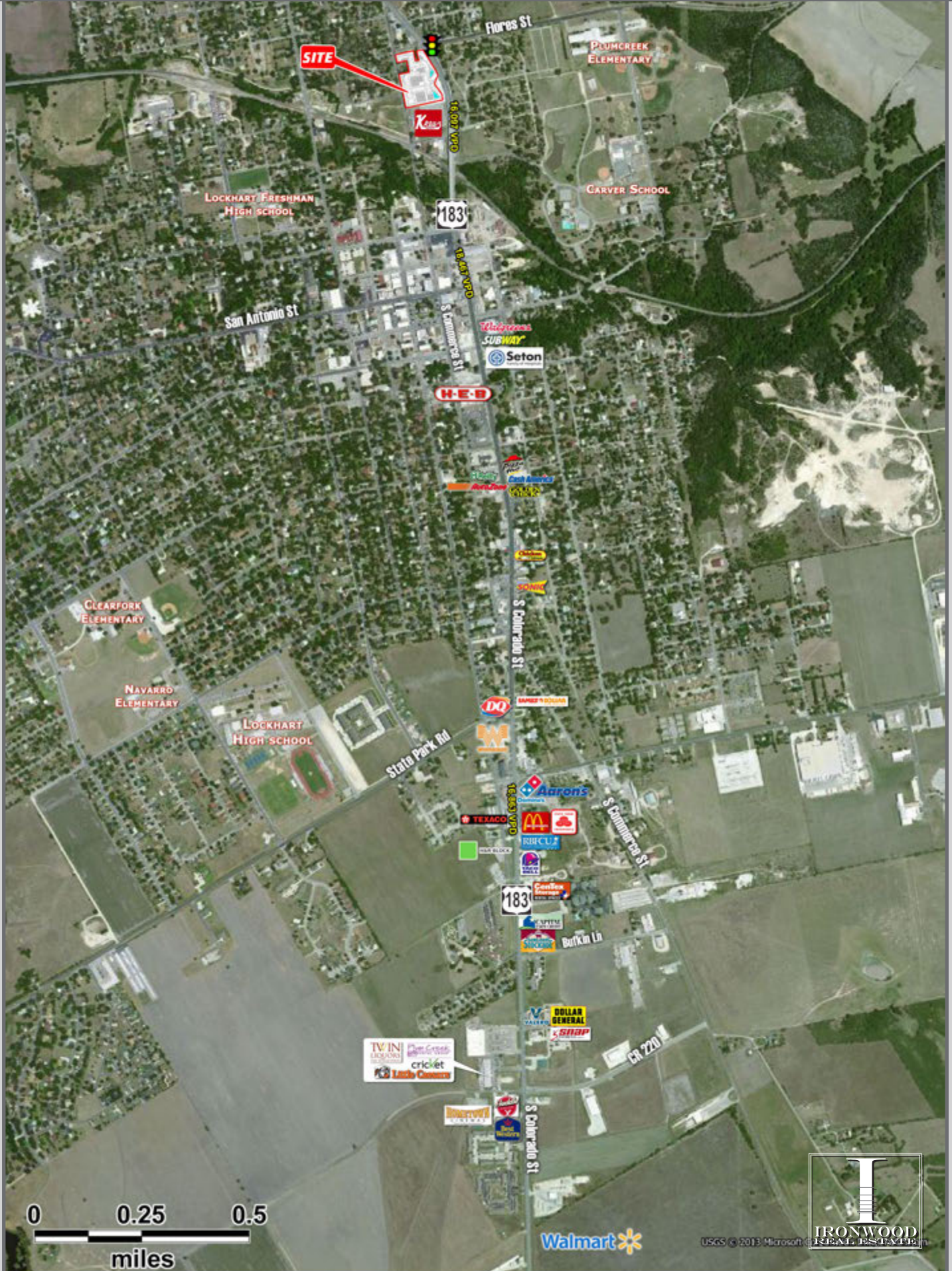


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# SITE AERIAL



0 0.25 0.5  
miles

Walmart

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