
WINDSOR PLAZA AT LOCKHART

6 ACRE

RETAIL OPPORTUNITY

IN TEXAS NEAR

AUSTIN-SAN ANTONIO MSA

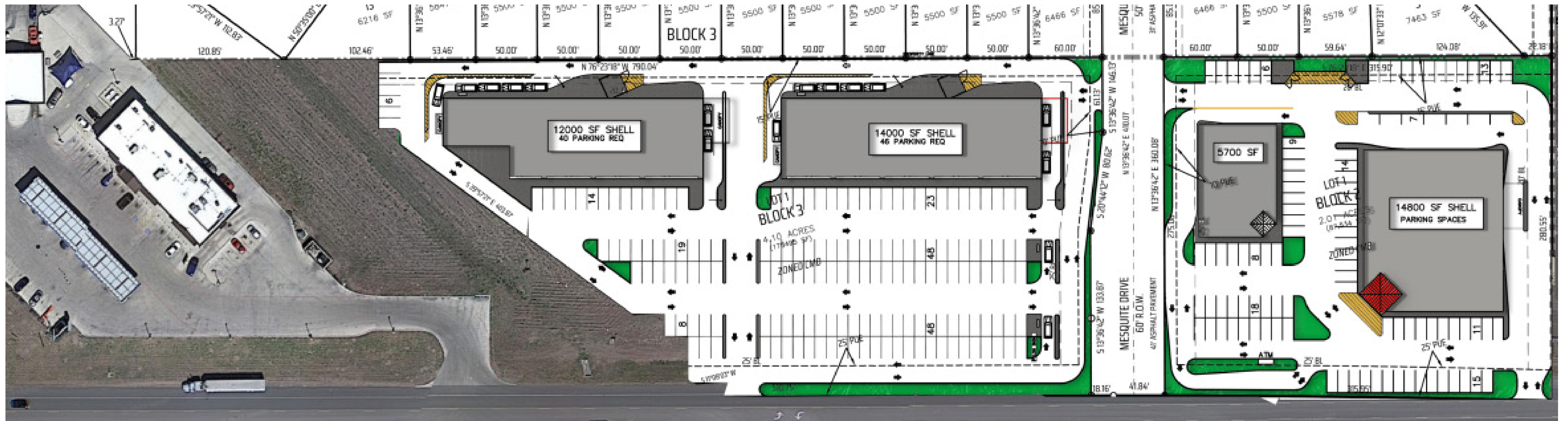
GROW WITH LOCKHART, TEXAS

This [6-acre opportunity](#) is located near the intersection of W San Antonio St (TX-142), Lockhart's primary east-west street, and SH-130 (a major Texas tollway connecting Austin and San Antonio). The site boasts 800 ft of frontage and two curb cuts. The location is billed as the **Entrance to Lockhart**.



AT A GLANCE

LOT ACREAGE	6
ADJACENT HOMES	1000+
VEHICLE TRAFFIC	16,000+
POPULATION	15,000+
STATE HIGHWAY (N-S)	SH-130
STATE HIGHWAY (E-W)	TX-142
FRONTAGE	800 FT
CURB CUTS	2
SQUARE FOOTAGE	5,000-20,000



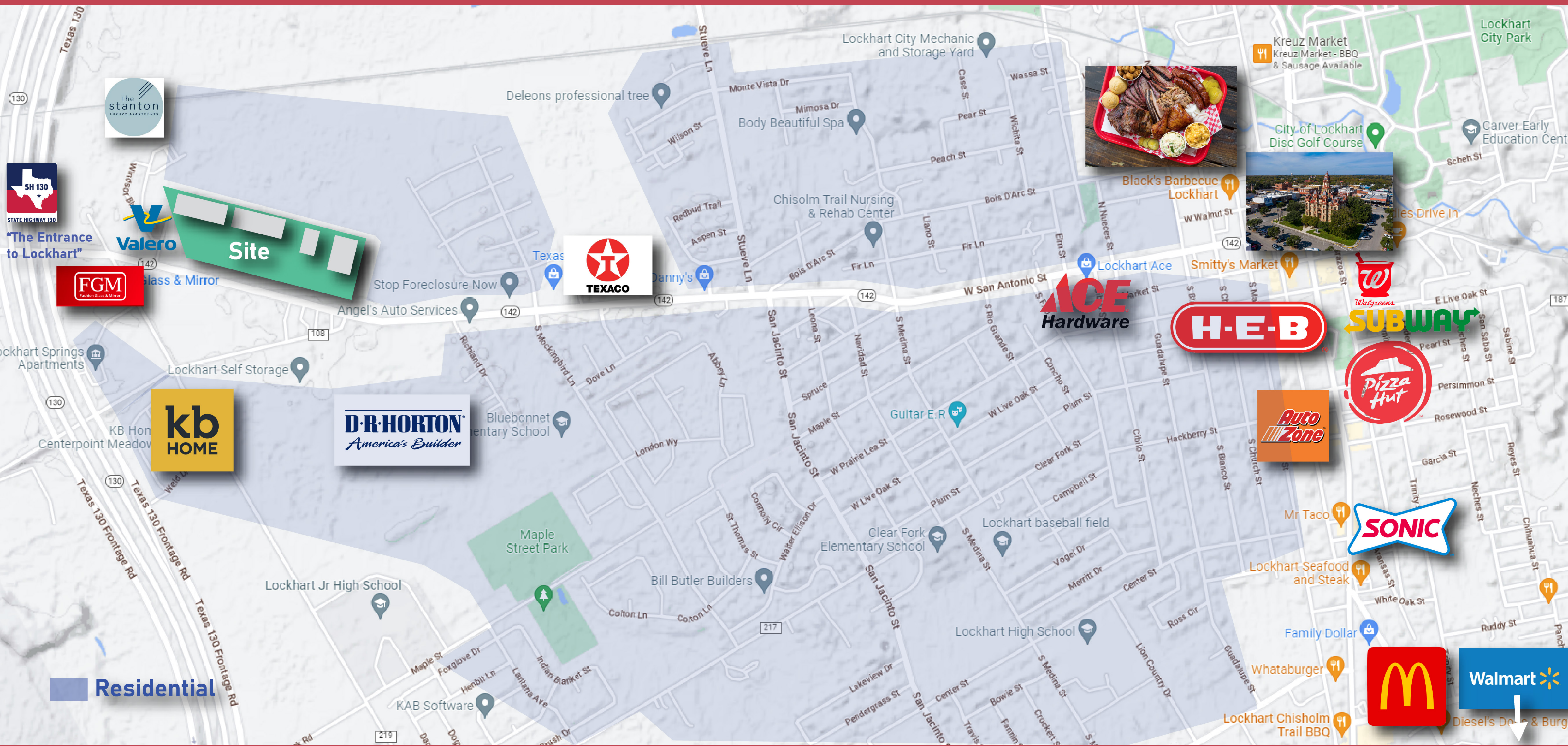
BUILD TO SUIT OPPORTUNITY

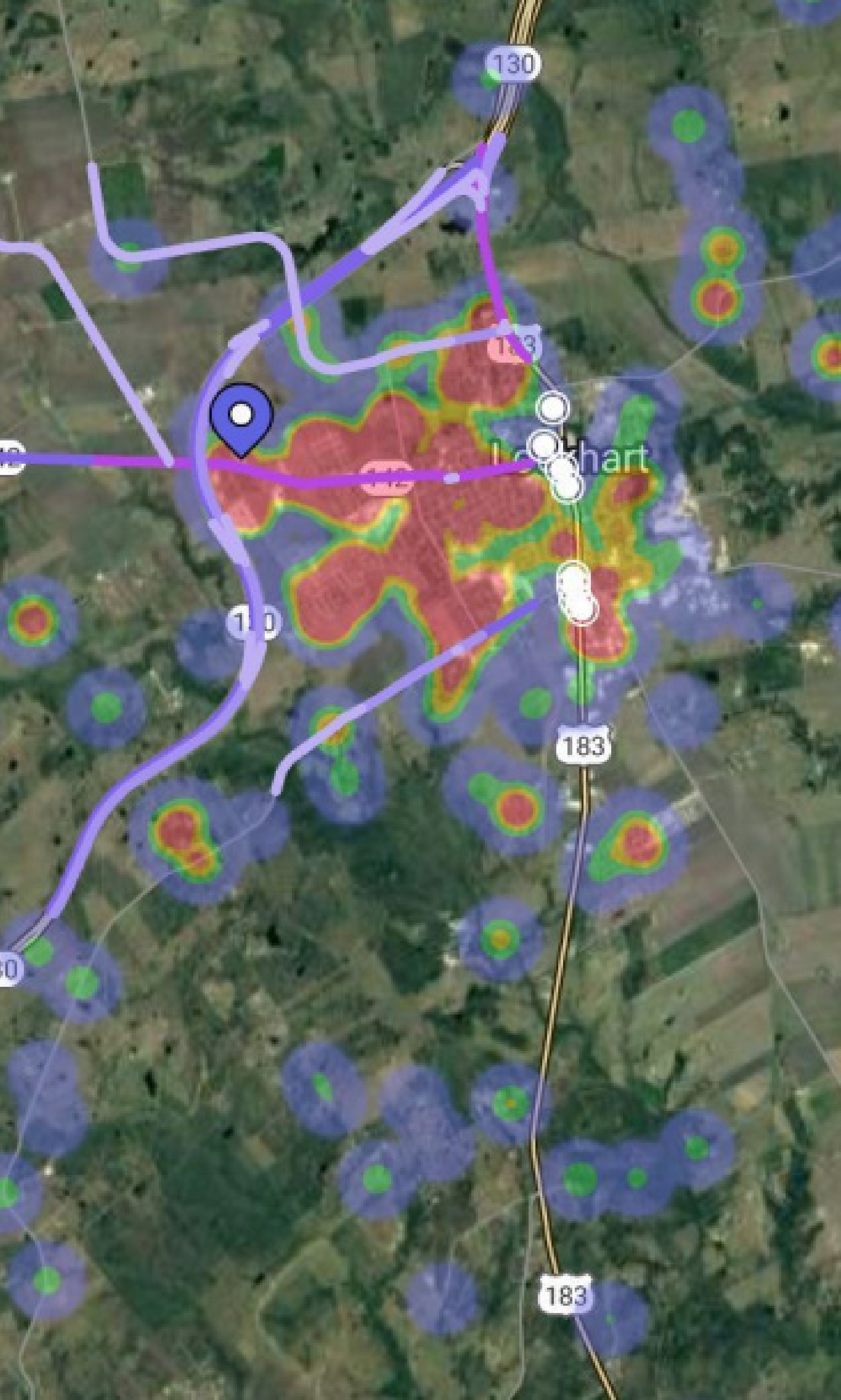
PARTNER WITH US TO CAPITALIZE ON LOCKHART'S GROWTH

We are [looking for retail tenants](#) who want to invest in Lockhart's growth and serve the residential and workforce communities on the west end of the city with 5,000 to 20,000 sq. ft. concepts.

With the construction of SH-130 between Austin and San Antonio and the city's plans to make this area the Entrance to Lockhart, retail is needed to fill the voids.

The population growth can no longer be served by older developments on the eastern SH 183 corridor.





PRIME OPPORTUNITY

THE ENTRANCE TO LOCKHART IS PRIMED FOR RETAIL GROWTH

TO FILL VOIDS ON WESTERN SIDE OF THE CITY AND HIGHWAY FRONTAGE

142.7%

**VISIT GROWTH
AT SITE
(@ GAS STATION /
RESTAURANT)**

8/10

**TOP RETAIL
DESTINATIONS
ARE OUTSIDE
LOCKHART**

15-20

**MILES
RESIDENTS DRIVE
TO RETAIL
IN
NEIGHBORING
CITIES**

Hundred of new homes and apartment buildings are under construction around the site.

The City of Lockhart is making commercial and industrial workforce investments 1000 ft away, on the western side of SH-130, with superior logistical deliverability to Austin-San Antonio than I-35.

Retail supply is needed to support growing demand on the site's SH-130 and TX-142 hard corner

NEW GROWTH



120 homes
\$246,995+



140 units
\$1,200-\$1,800



100+ homes
\$279,990+

IMMEDIATE RESIDENTIAL PROXIMITY

The site is immediately surrounded by several residential developments totaling hundreds of new homes and hundreds of new midrise apartment units, including 30 acres of new development from [KB homes](#), a similar development from [DR Horton](#), and the [Stanton](#), a 140-unit apartment complex. The site juts up directly against a new housing development, and is bookended by two apartment complexes.

- > 1000+ adjacent homes
- > Multi-family buildings at each side (east / west)
- > Service area includes 90% of established Lockhart neighborhoods + 100% of new residential growth in the "Entrace to Lockhart"
- > Less than 1-2 miles to high school, JR high school, and two elementary schools



RETAIL DEMAND

THE FOLLOWING RETAIL TENANT TYPES ARE MOST IN DEMAND BASED ON CURRENT MARKET ANALYSIS



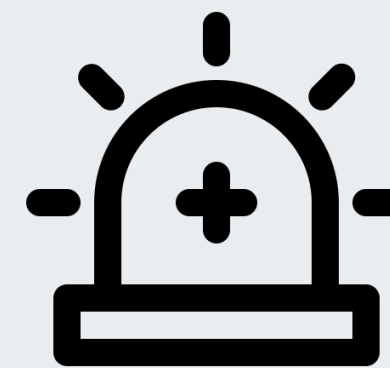
PHARMACY

Only 1 major pharmacy in Lockhart



MEDICAL OFFICE

Doctors travel to Lockhart from Austin or vice versa



URGENT CARE

Lockhart does not have a hospital and only has Urgent Care facilities in the 183 corridor



GROCERY

Lockhart has only one grocery store (HEB). Small or large concepts are needed on the west



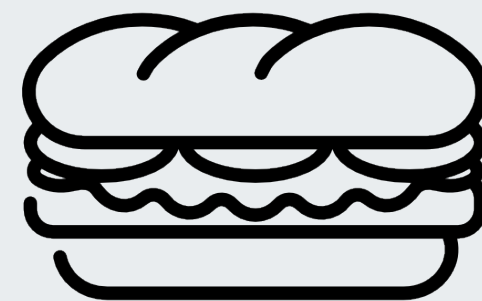
FAST CASUAL

Lockhart has a lack of sit-down restaurants and residents are demanding them



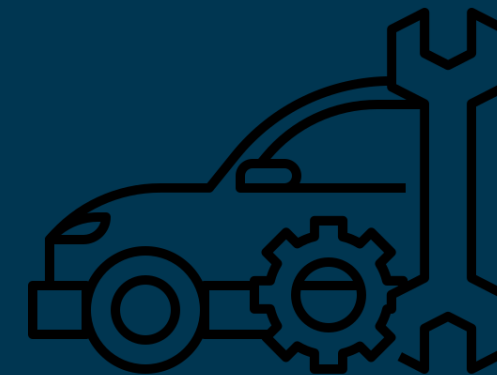
COFFEE

Zero national coffee chains, including Starbucks



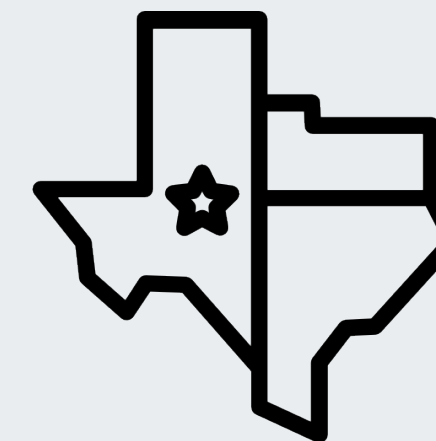
SANDWICH

High demand and demographic fit for lunch options



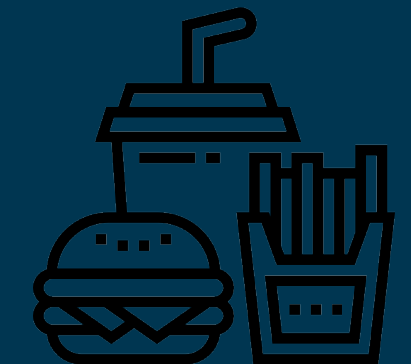
AUTOMOTIVE

Very favorable void analysis for automotive and hardware business



REGIONAL

Trending movement of Austin independent restaurants and bars to Lockhart

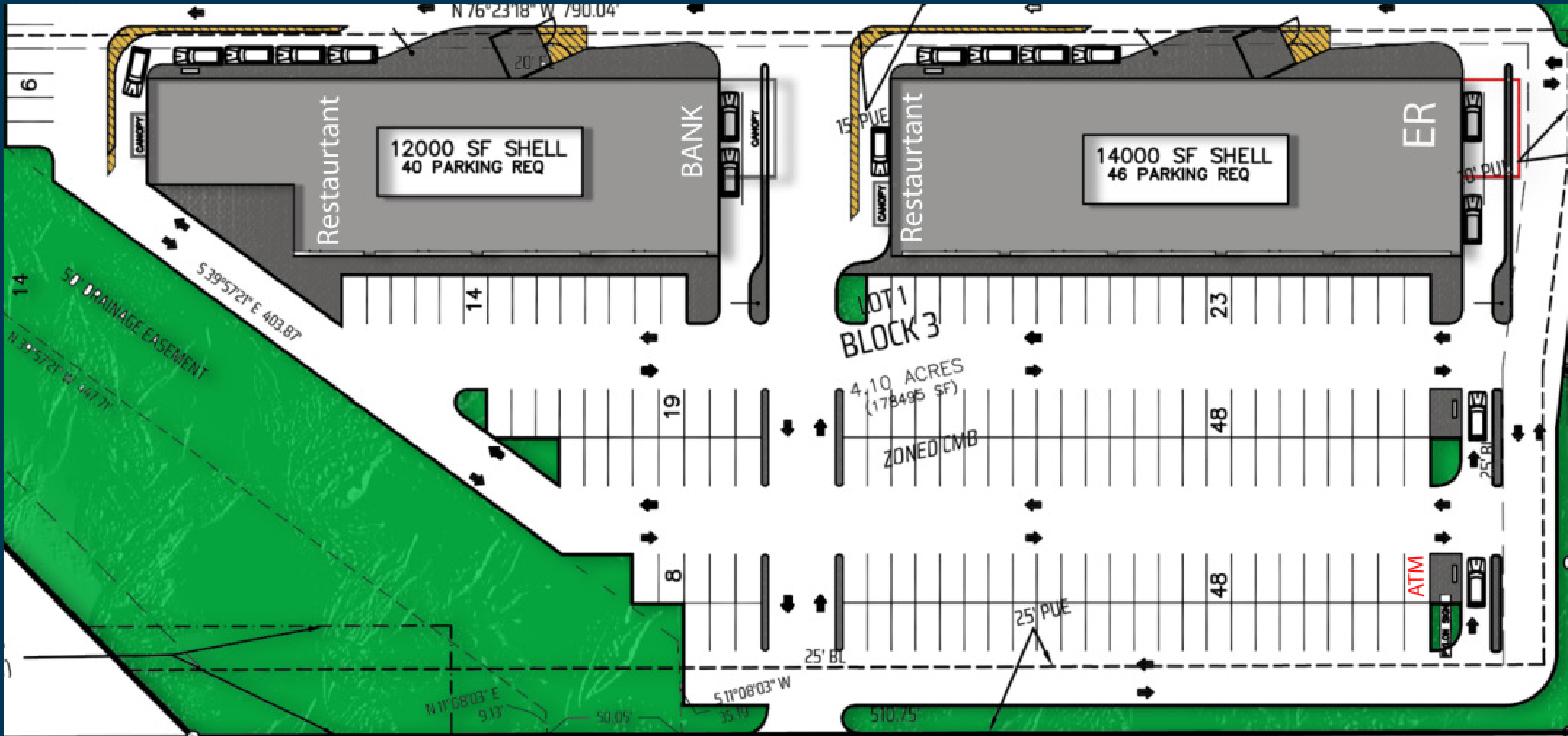


FAST FOOD

Prominent examples like Chick-fil-A not available within a 20 mi. distance

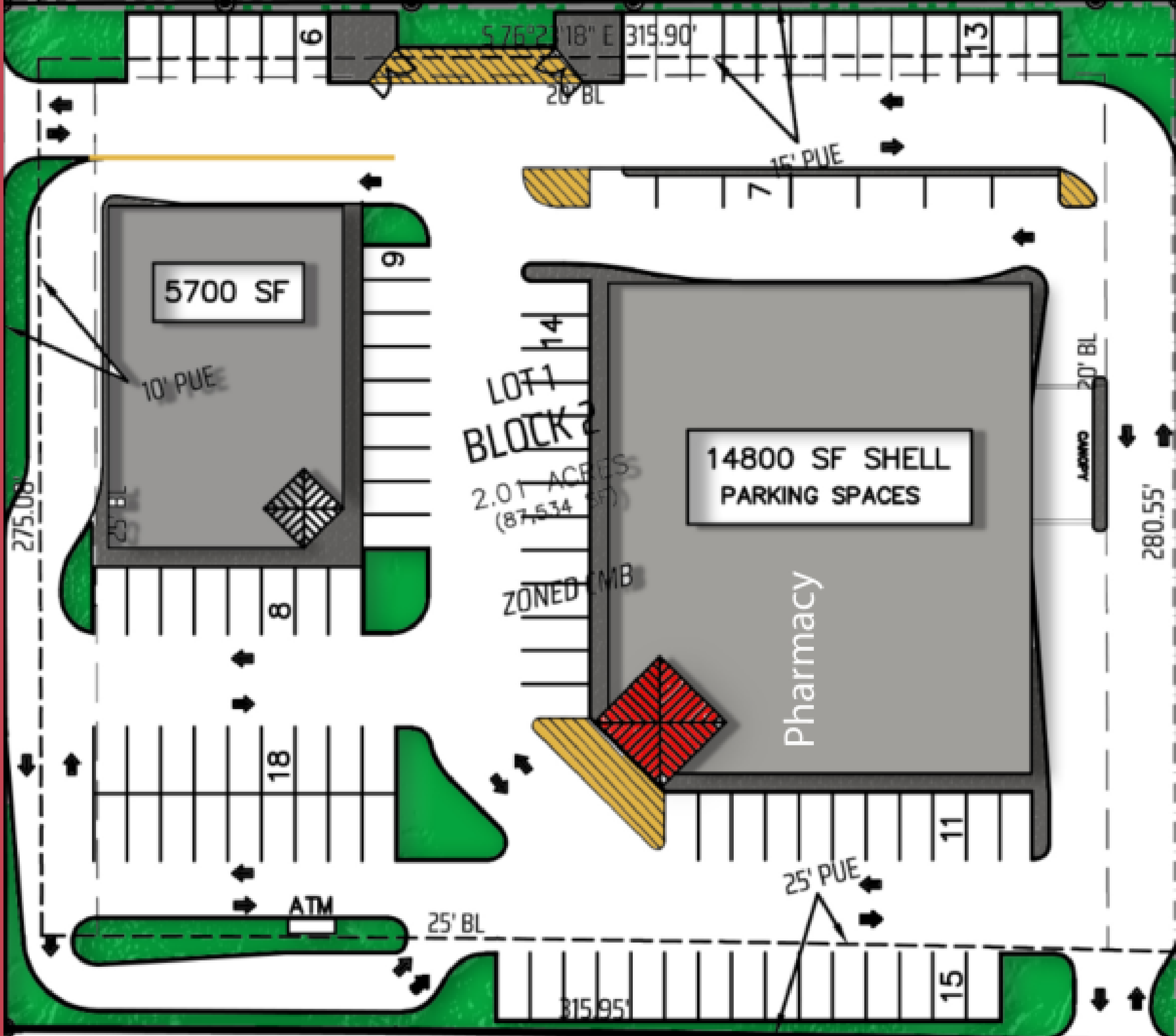
4 ACRE WEST PLAZA

The land allocation for the 4 acres west of Mesquite Drive is ideal for larger 10,000-20,000 sq. ft. concepts, although many flexible configuration options exist.



2 ACRE EAST PLAZA

The land allocation for the 2 acres east of Mesquite Drive is ideal for concepts in the 5,000-15,000 sq. ft. range, with particular benefit to standalone hard corner retail. Of course, many flexible configuration options exist.



WHY LOCKHART?

Many who venture to Lockhart, TX immediately fall in love.

- > Growing population and job market (10-30%)
- > Workforce of 2M people within 45 mi. radius
- > Expanding median household income of \$55,171 generating strong demand for more commercial services and retail outlets in the area.
- > Central location between Austin (30 mi.) and San Antonio (50 mi.) metro areas, which boast 5M residents.
- > Incentives for local businesses, a thriving arts scene, and a culture that is a mix of small town friendliness and big city energy.



15,000
POPULATION

2.25M
SURROUNDING
AREA WORKFORCE

27,221
PROJECTED
WORKFORCE
GROWTH OVER 5
YRS

>50,000
RETAIL TRADE AREA
POPULATION

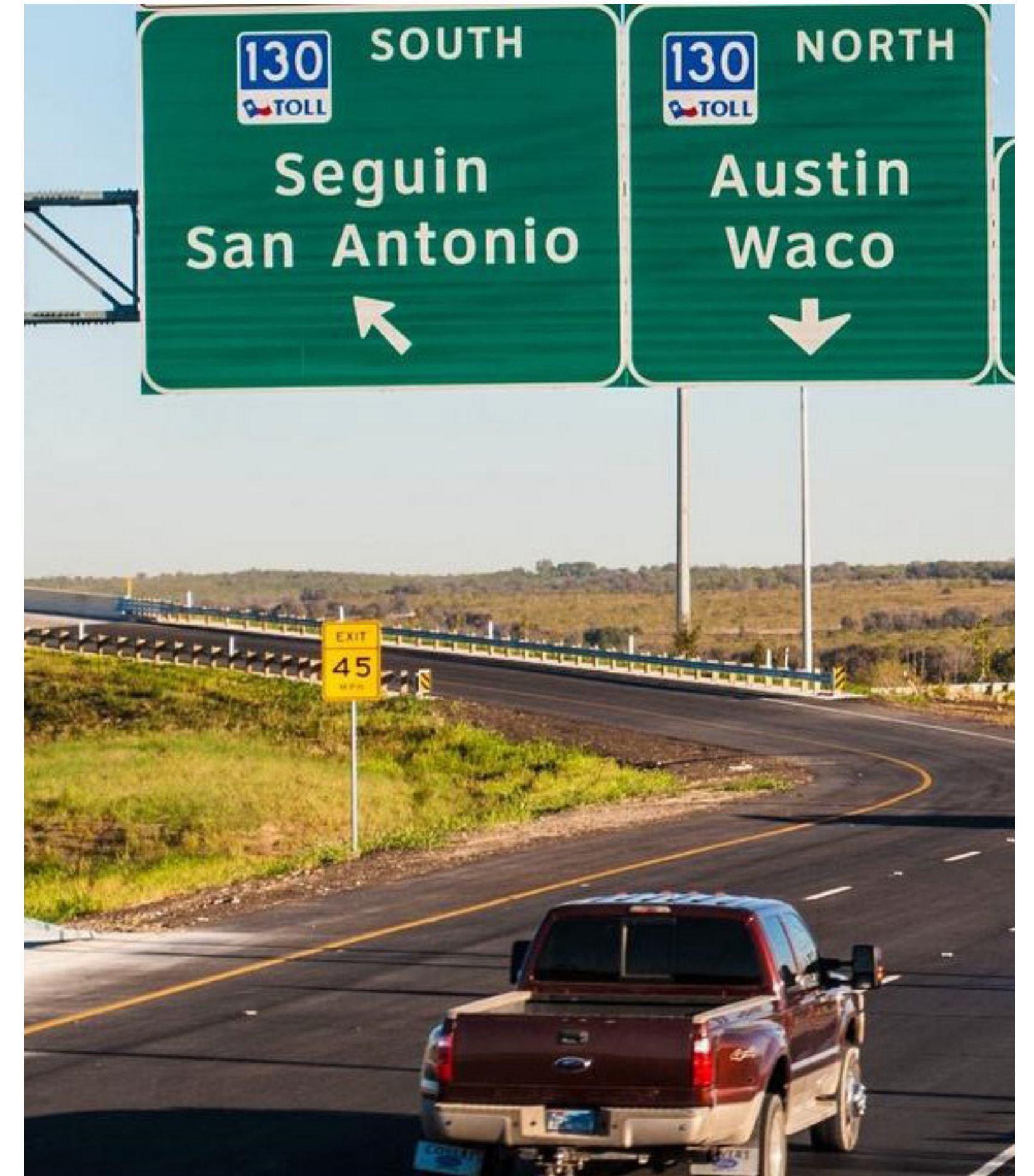
\$57,098
MEDIAN INCOME

34.9
MEDIAN AGE

3
TEXAS STATE
HIGHWAYS

10,500+
AVG DAILY TRAFFIC
TX-142

8000+
AVG DAILY TRAFFIC
SH-130



LEARN MORE AT THE [CITY OF LOCKHART ECONOMIC DEVELOPMENT](#)

LOCKHART TOWN SQUARE



- > Downtown Lockhart features a mix of historic buildings (including the 19th-century Caldwell County Courthouse), shops, restaurants, and bars, as well as events and festivals that draw visitors from surrounding areas.
- > **First Fridays** in Lockhart attract visitors from Austin and San Antonio the first Friday of each month, who enjoy exploring the artisan shops, small town vibes, and new restaurants and bars.
- > Cultural events, art galleries, and festivals are on the rise, with much of the scene spilling over from Austin into the more affordable Lockhart area.
- > Proprietors of popular Austin restaurants and bars, such as **Foreign & Domestic** and **Nickel City**, have opened sister locations in Lockhart: see **Commerce Cafe** and **Old Pal**.

THE CAPITAL OF TEXAS BBQ

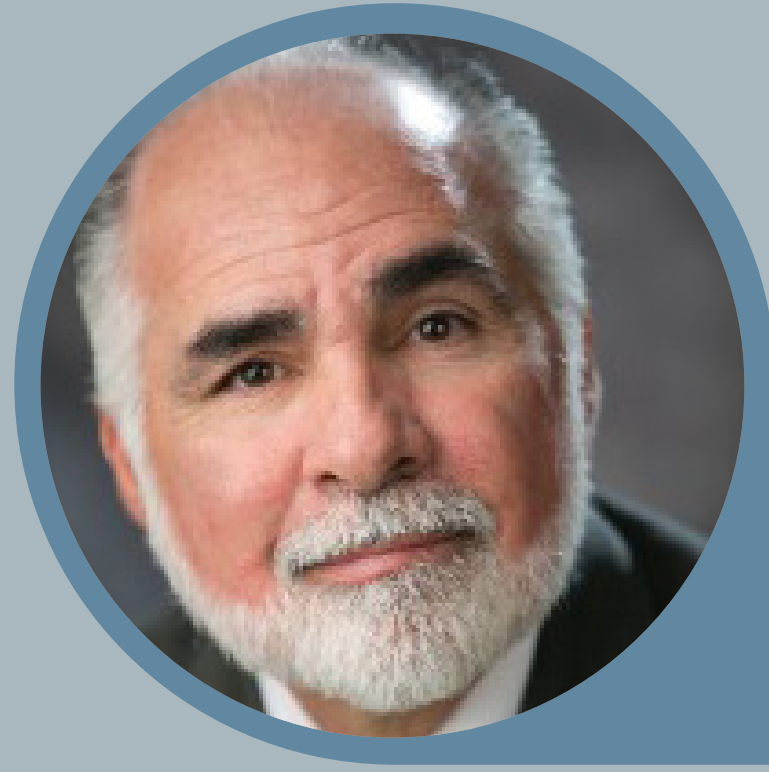
The city is a major BBQ tourist destination, with a variety of restaurants that originated the style and have been in business for nearly a century, including Black's, Kreuz, and Smitty's.



TEXAS MONTHLY BBQ FEST

The statewide Texas Monthly BBQ Festival, long held in Austin, was [held in Lockhart](#) in 2022.

OUR TEAM



RENE GARCIA

PROJECT LEADER

Rene Garcia, Jr. is a highly successful real estate professional with over 25 years of experience in the industry. He has a proven track record of success, having sold over \$65M dollars of real estate throughout his career. Rene's extensive knowledge of the market has earned him a reputation as one of the top real estate agents in the industry. He has a deep understanding of the local market, a strong network of contacts, and an ability to navigate complex transactions. Rene's has earned numerous awards and accolades throughout his career, and he continues to be a leader in the industry today.



JAVIER ROBALINO

OPERATIONS MANAGER

Javier Robalino is a 15-yr tech industry veteran who currently leads the Developer Relations program at Front, a unicorn startup valued at \$1.7 billion. He builds teams and strategies that help companies successfully launch new app ecosystems that scale to thousands of developers. Before joining the tech industry, Javier worked as a mechanical engineer in the oil and gas industry, where he managed the technical and financial aspects of multi-million dollar projects and multi-billion dollar joint ventures across the globe.



JARRED BARFIELD

FINANCIAL COMPLIANCE

Jarred Barfield is a Director of Compliance for a technology company. He has over a decade of experience within the financial compliance field, and has worked alongside some of the largest financial institutions within the United States. His unique skill sets within the technology and financial space have allowed him to flourish within the real estate industry by introducing creative solutions to complex problems.



JUSTIN GARCIA

PROJECT MANAGER

Graduate of Baylor University (BA) and St. Mary's University (MA), Justin Garcia has managed Vision Real Estate since 2016. He specializes in acquisition and sales pipelines, having tripled revenue since taking over. In addition to his primary focus areas, Justin oversees the marketing, accounting, and personnel departments of the business, bringing proven communication and leadership expertise to the table.

INTERESTED IN LEARNING MORE?

CONTACT US

[WINDSORLOCKHART.COM/CONTACT](https://www.windsorlockhart.com/contact)

THANK YOU