

**THIS IS
YOUR SPACE.
FORGE YOUR
FUTURE.**

DELIVERING 2025



CTX 110



±894K SF
Class A Industrial Park

4 Buildings Total
Ranging from ±152K SF
to ±335K SF

**Premier Central
Texas Location**
Direct access to I-35
and Loop FM 110

14031 FM 110 Kyle, Texas

Lincoln Property Company | www.lpc.com

Lincoln |  **JLL**

YOUR ALL-IN-ONE HUB BUILT FOR THE FUTURE

Delivering 2025, CTX 10 will join an impressive list of corporate neighbors including EV Manufacturers and global E-commerce companies. The strategic Central Texas location off I-35 offers easy access to an important trade route connecting Mexico to Canada. CTX 110 is the attractive option for manufacturers and businesses looking to streamline their business and tap into a fast-growth market.

Building 2 188,940 SF



Building 1 152,940 SF



PROJECT HIGHLIGHTS



Direct interstate access
connecting Mexico to Canada



Ample parking, large truck
courts and modern clear heights



Strategic location to serve
Austin & San Antonio MSAs



Strong regional growth provides
a solid employment base



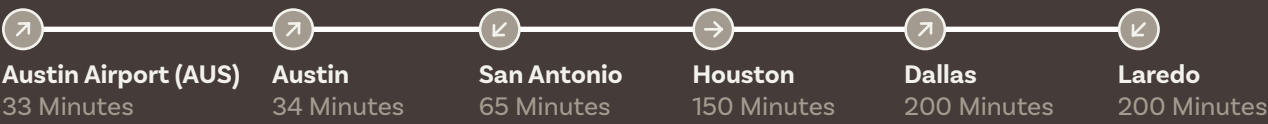
Prominent and established
industrial hub



Premier access points with
multiple ingress/egress lanes

BUILDING LOCATION

CENTRAL TO TEXAS, INTERSTATE ACCESS



AREA DEMOGRAPHICS

Population

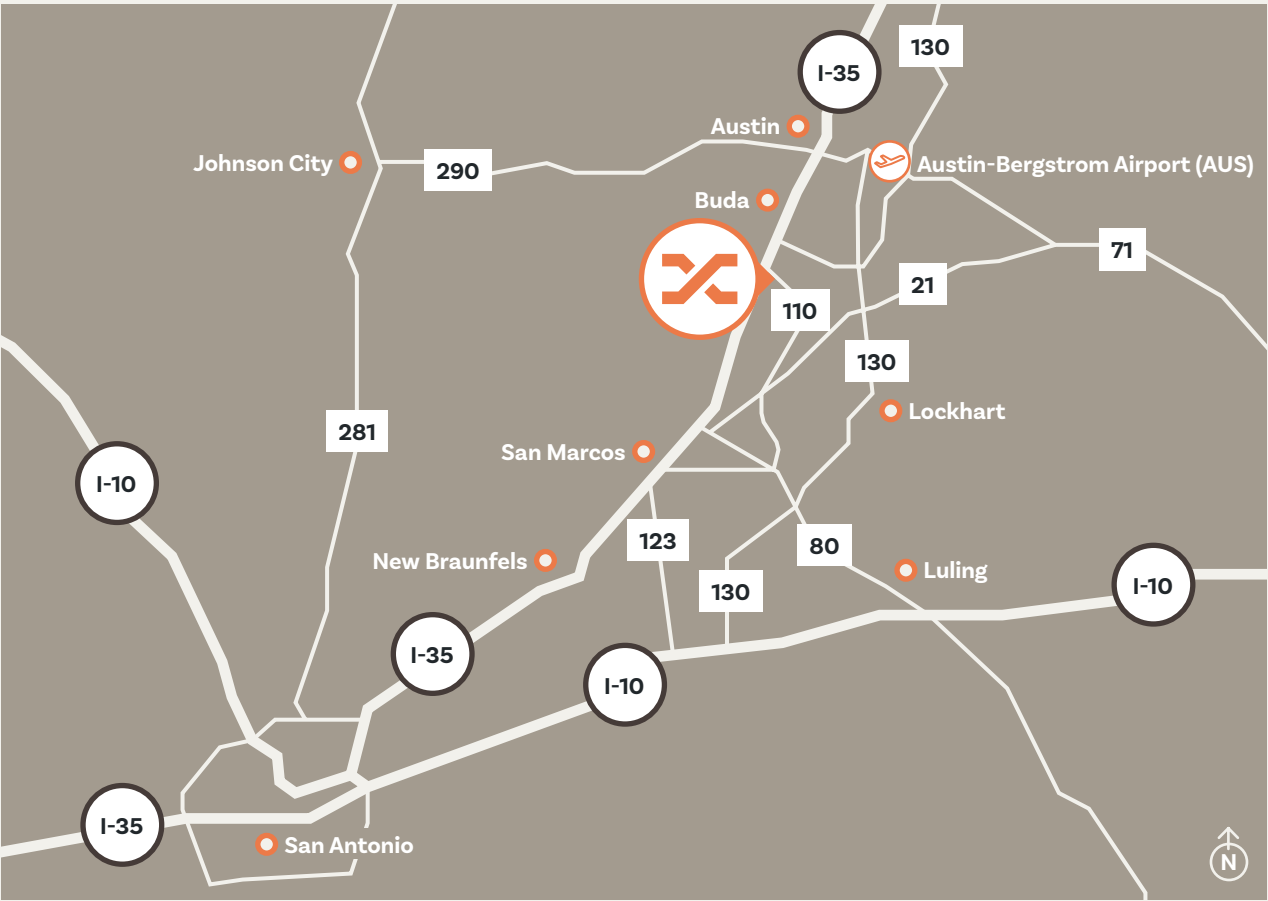
	3 Miles	5 Miles	10 Miles
2024	25,562	61,574	168,579
2029	33,283	95,793	260,982

Median Household Income

	3 Miles	5 Miles	10 Miles
2024	\$80,040	\$55,803	\$58,663

Civilian Labor Force

	3 Miles	5 Miles	10 Miles
MFG.	561	1,376	2,895
Warehouse	326	2,822	9,907



INGRESS AND EGRESS

CONNECTED TO I-35, WITHOUT THE CONGESTION

Less than 1 Mile to I-35
With easy North &
South access

Ample Access Points
Multiple ingress/egress
lanes surround the site

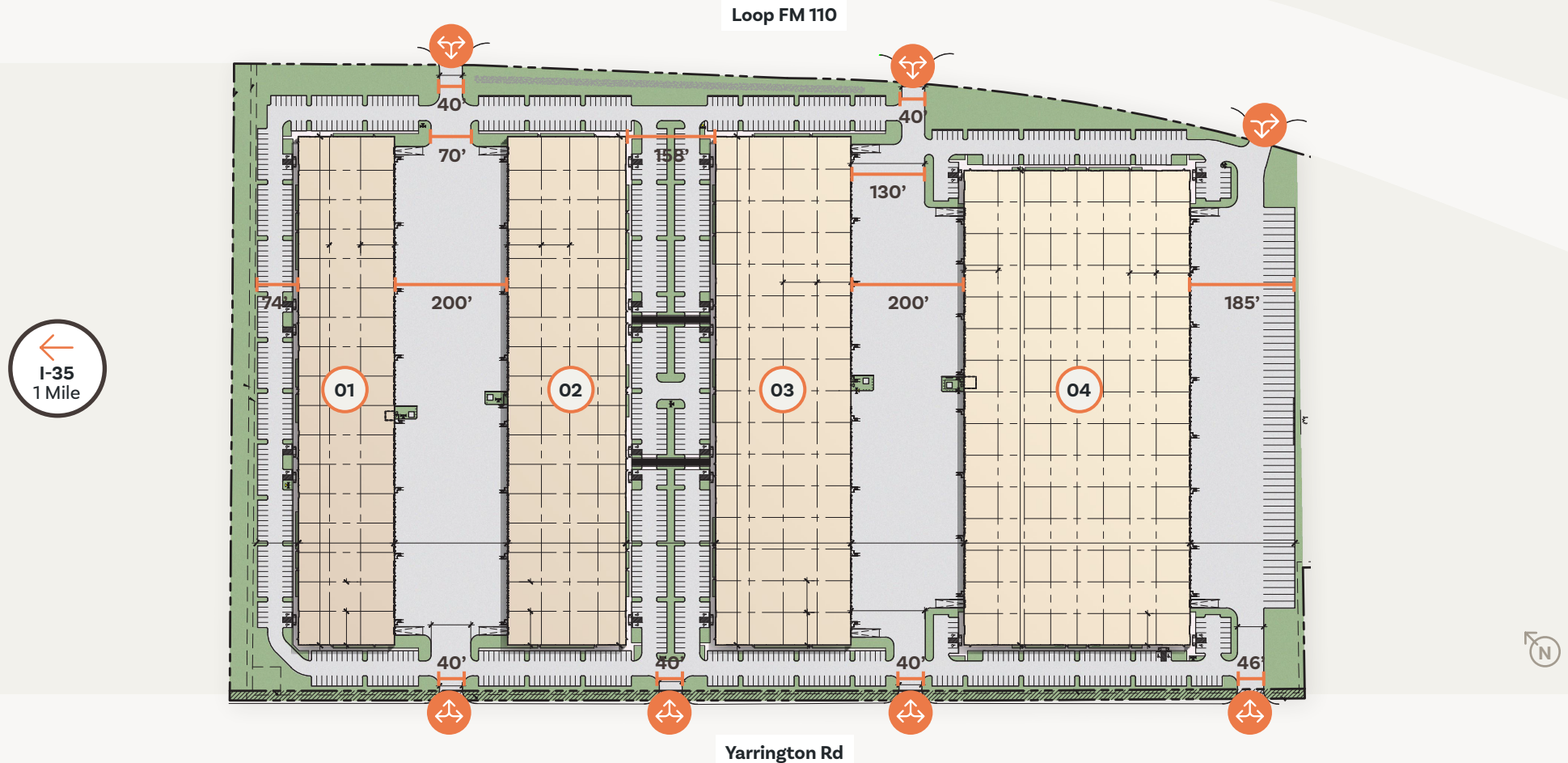
Loop FM 110
Offers connection to
I-35, 21 to 71, & 80 to I-10



SITE PLAN

PROVEN DEVELOPER, BUILDING YOUR SPACE

- 01 Building Size
152,940 SF
- 02 Building Size
188,940 SF
- 03 Building Size
215,940 SF
- 04 Building Size
335,879 SF



BUILDING 01

152,940
SQUARE FEET



Clear Height: 32'

Dock High Doors: 54

Drive-In Doors: 2

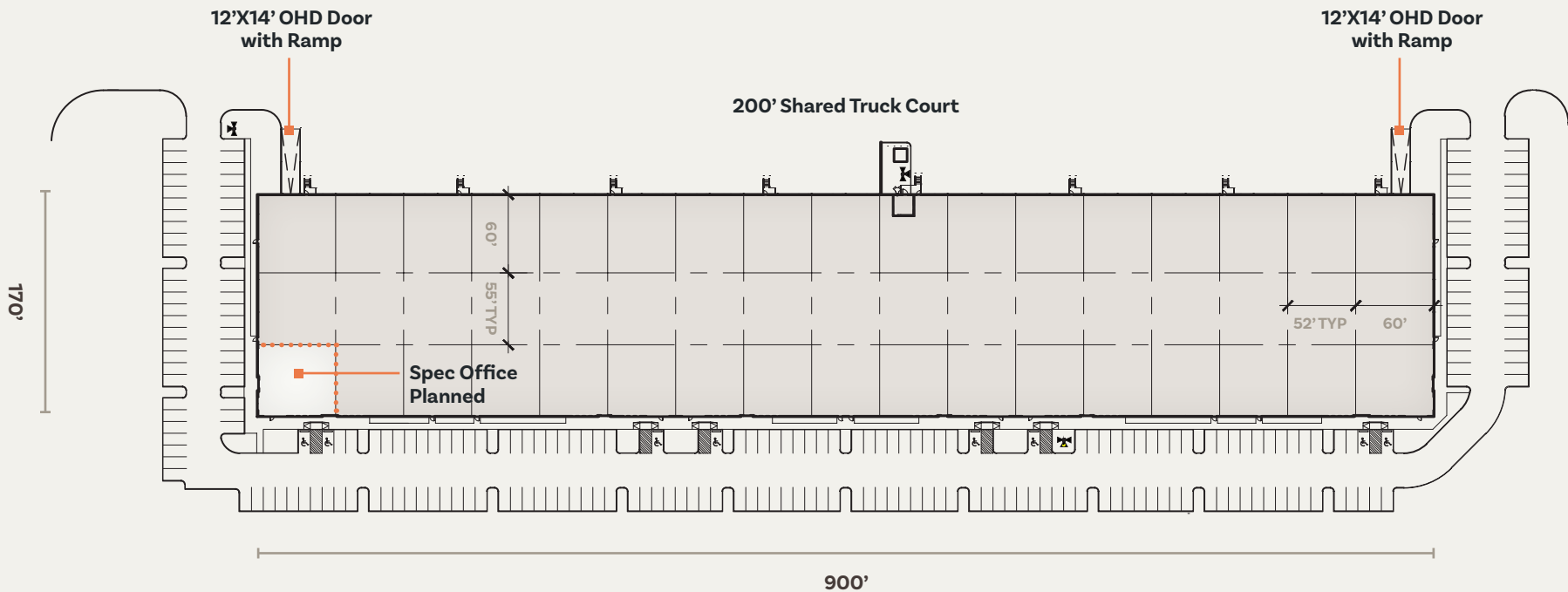
Car Parking: 247

Roof Insulation: R-30

Slab Depth: 6" @ 4K PSI

Avg. Bay Size: 52' x 57'6"

Total Amps: 2,000



BUILDING 02

188,940
SQUARE FEET



Clear Height: 32'

Dock High Doors: 52

Drive-In Doors: 2

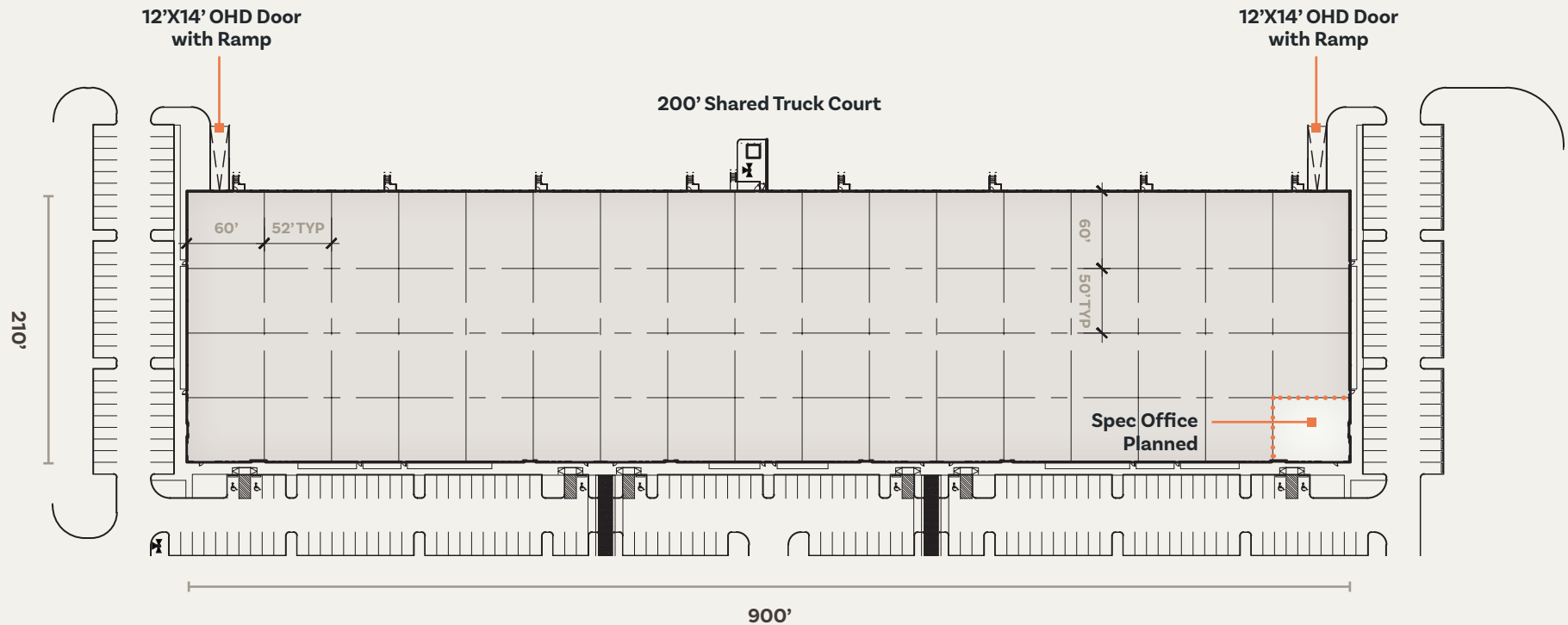
Car Parking: 264

Roof Insulation: R-30

Slab Depth: 6" @ 4K PSI

Avg. Bay Size: 52' x 55'

Total Amps: 2,500



BUILDING 03

215,940
SQUARE FEET



Clear Height: 36'

Dock High Doors: 48

Drive-In Doors: 2

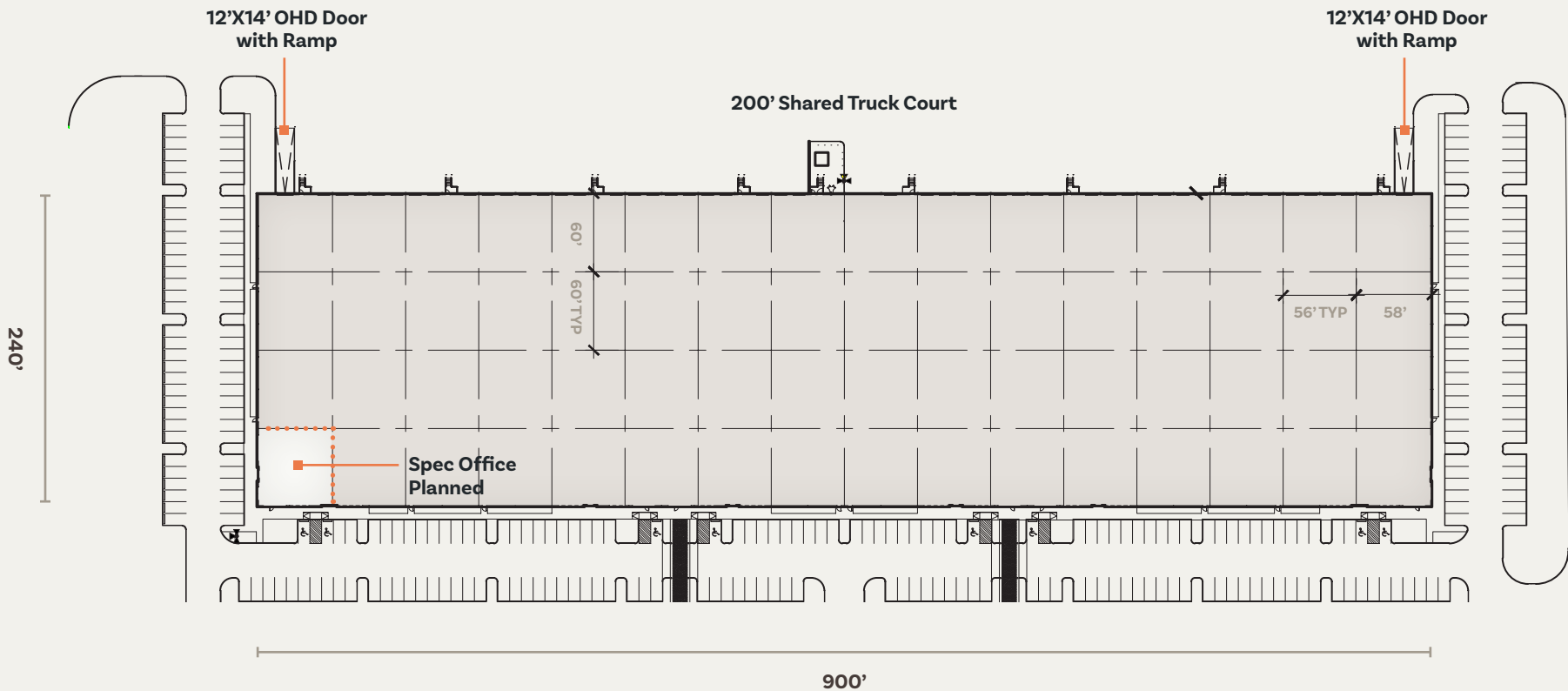
Car Parking: 280

Roof Insulation: R-30

Slab Depth: 6" @ 4K PSI

Avg. Bay Size: 56'x 60'

Total Amps: 3,000



BUILDING 04

335,879
SQUARE FEET



Clear Height: 36'

Dock High Doors: 78

Drive-In Doors: 4

Car Parking: 203

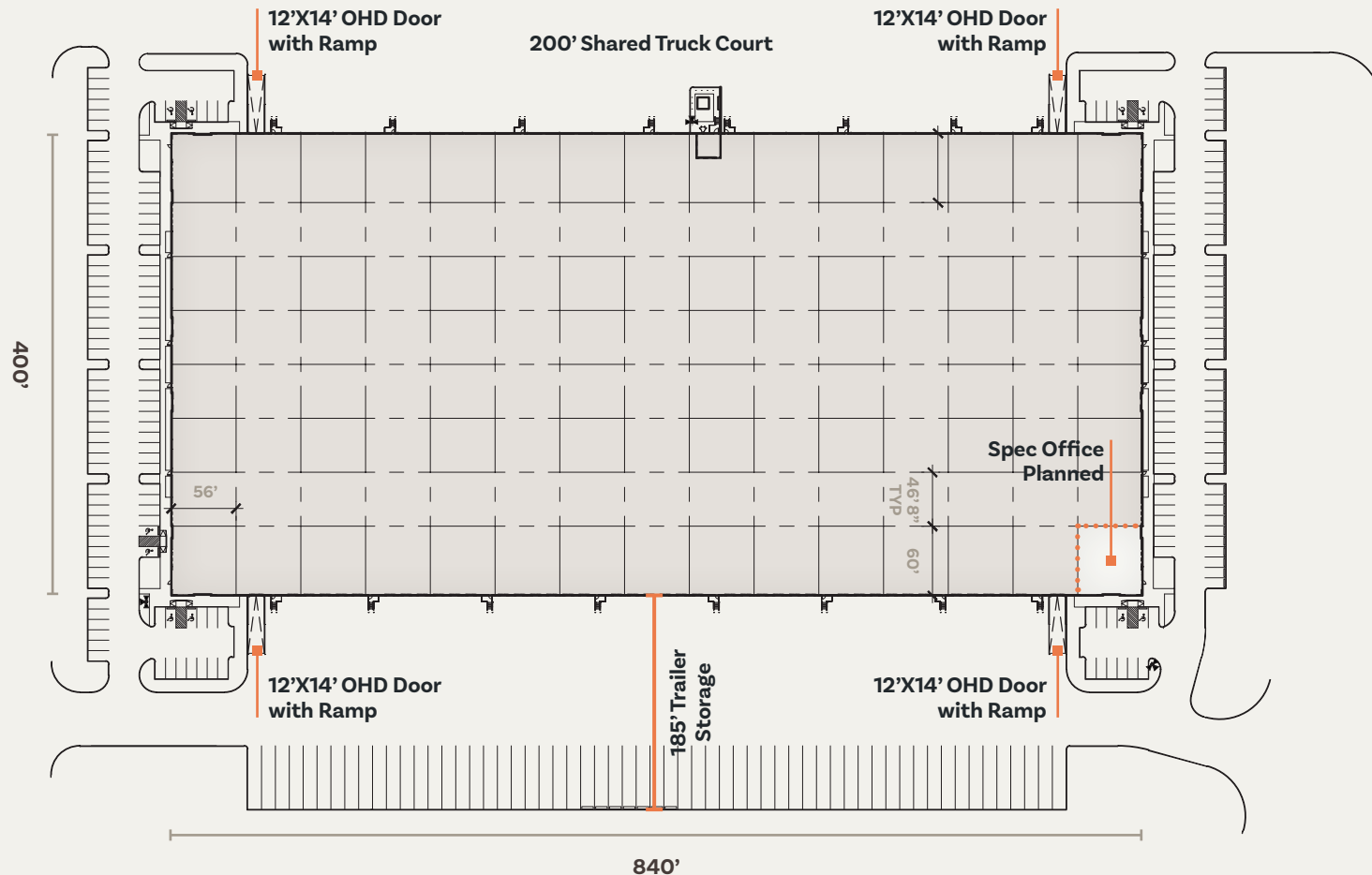
Roof Insulation: R-9

Slab Depth: 7" @ 4K PSI

Avg. Bay Size: 56' x 53'4"

Total Amps: 3,500

Trailer Storage: 51





CTX 110

894K SF OF CENTRAL TEXAS INDUSTRIAL

SCHEDULE YOUR TOUR TODAY

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