



**Intermandeco**  
**Proposed Mixed-Use Development**  
 178 Acre Master Planned Community  
 400-500 Single Family Homes  
 Multifamily, Commercial & Industrial

# NWC FM 1322 & E. MLK JR. INDUSTRIAL BLVD.

Lockhart, TX

**FOR SALE** | ±1.81 AC AVAILABLE

# EXECUTIVE SUMMARY

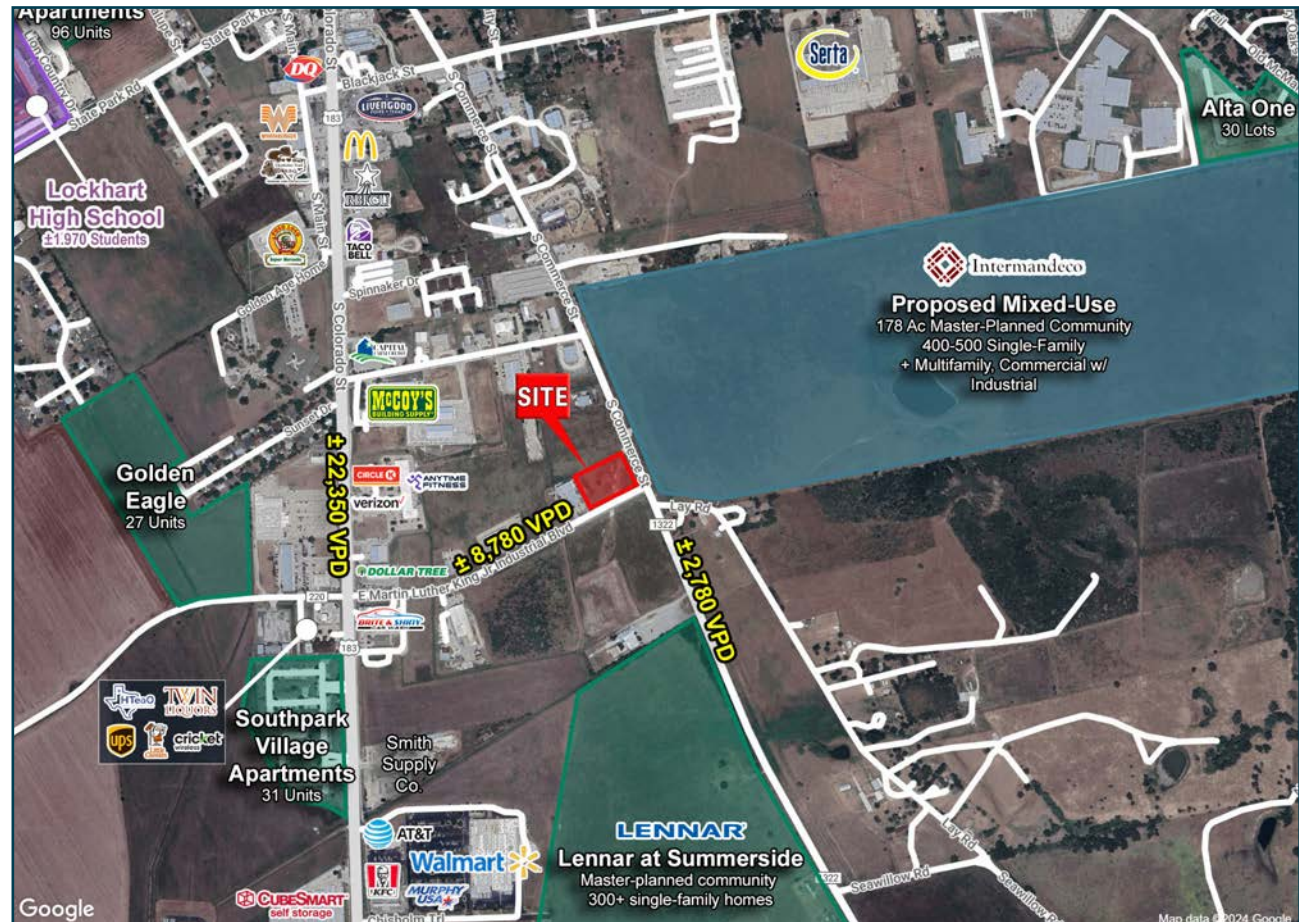
FM 1322 & E MLK JR BLVD | LOCKHART, TX

JLL has been exclusively retained to offer for sale the land located at NWC FM 1322 & E. MLK Jr. Industrial Blvd. Lockhart, Texas 78644.

The site is just off the main retail corridor in Lockhart, Hwy 183/S Colorado St. It is also approximately 34 miles south of Downtown Austin, Texas and 63 miles northwest of Downtown San Antonio, Texas.

The property is conveniently located in an accessible light industrial pocket that sits on the main corridor between two emerging Master Planned communities.

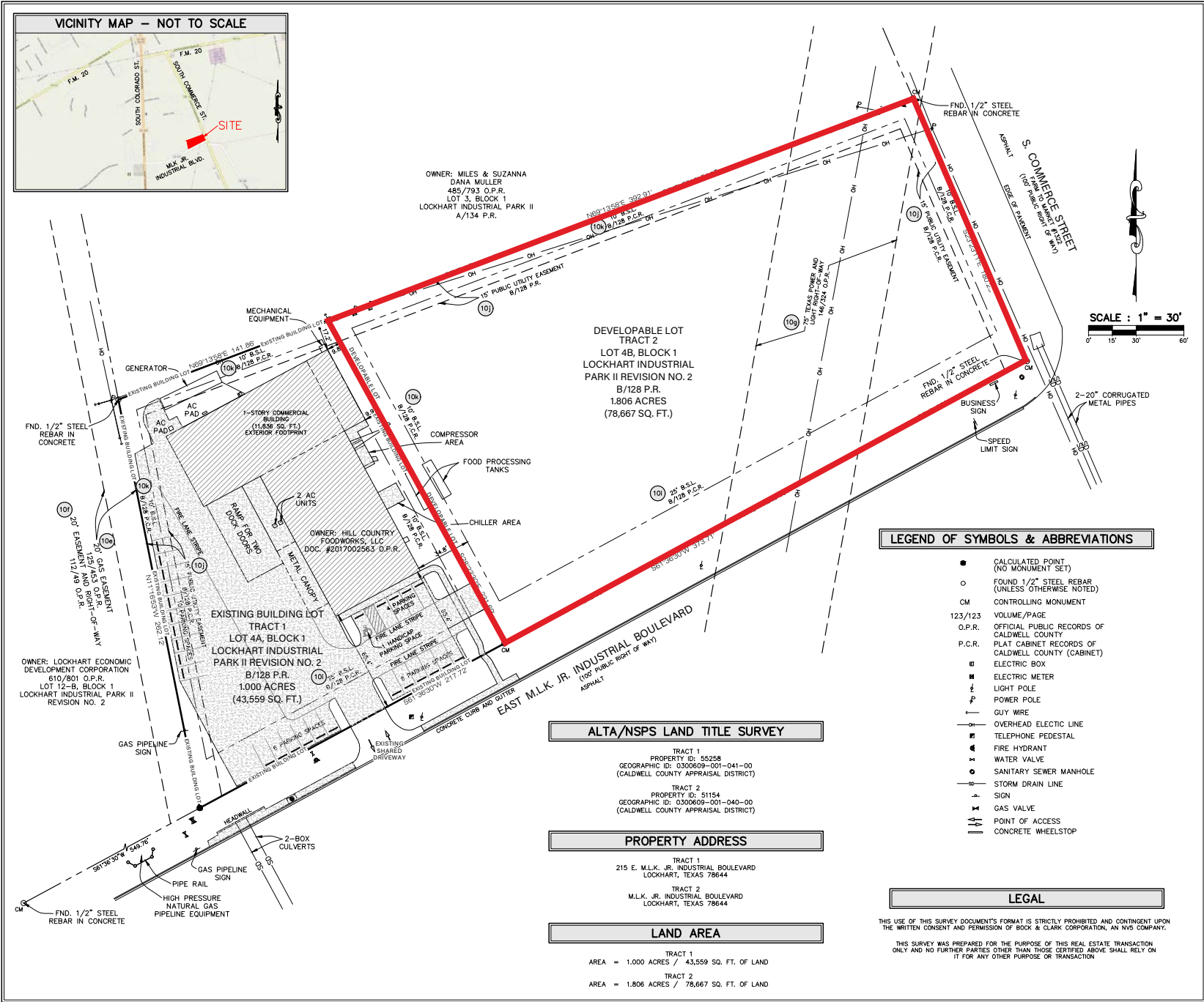
To the east of the property, there is a 178 Acre master planned community that will include 400-500 single family homes, multifamily, commercial and industrial development. To the immediate south, there's another master planned community by Lennar that will include 300+ single family homes.

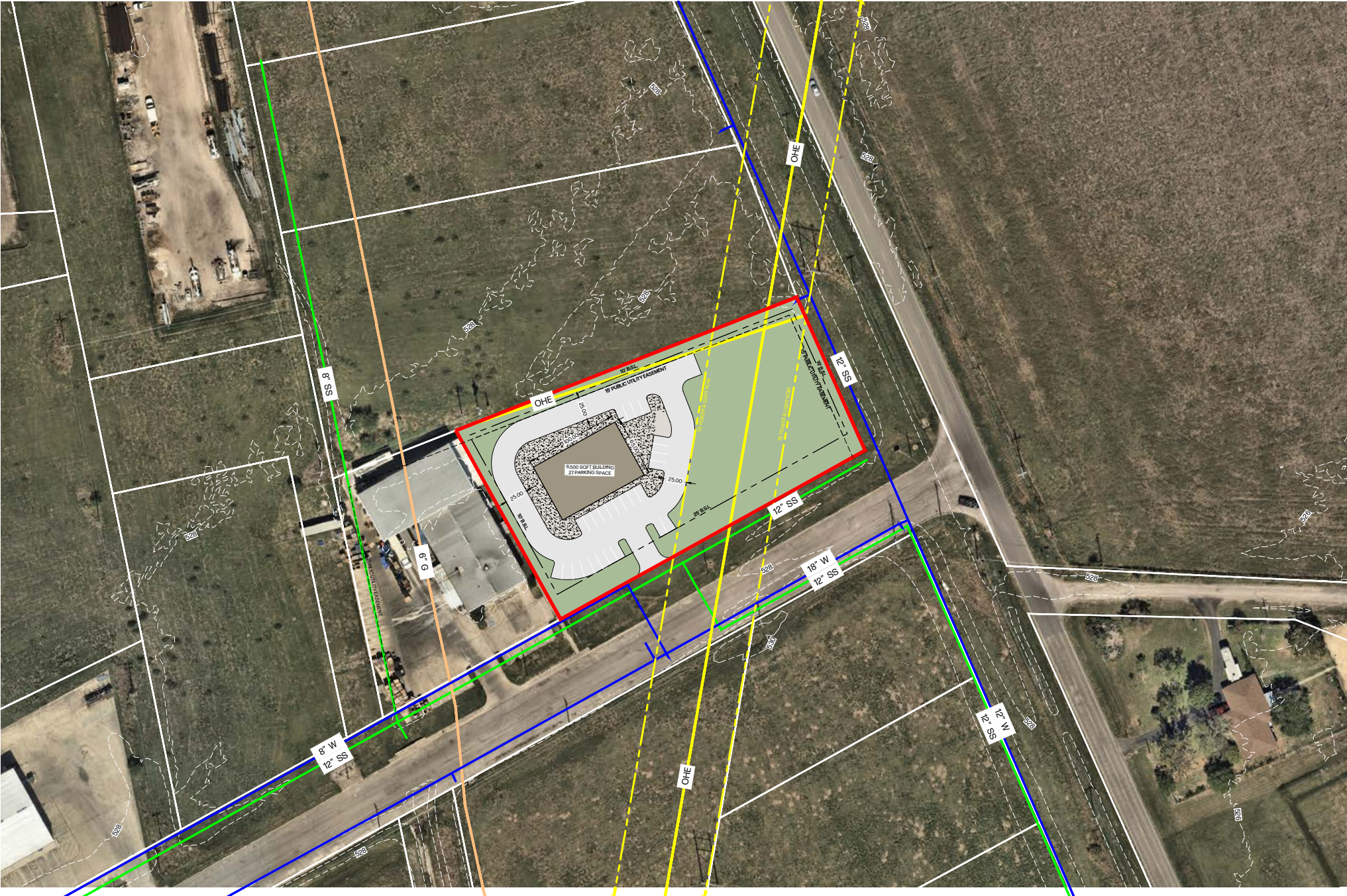


| Demographics       | 1 mile   | 3 miles  | 5 miles  |
|--------------------|----------|----------|----------|
| Population         | 2,942    | 15,211   | 17,813   |
| Households         | 726      | 5,109    | 6,047    |
| Avg. HH Income     | \$83,724 | \$89,204 | \$89,245 |
| Daytime Population | 3,938    | 13,893   | 15,689   |

SITE SURVEY

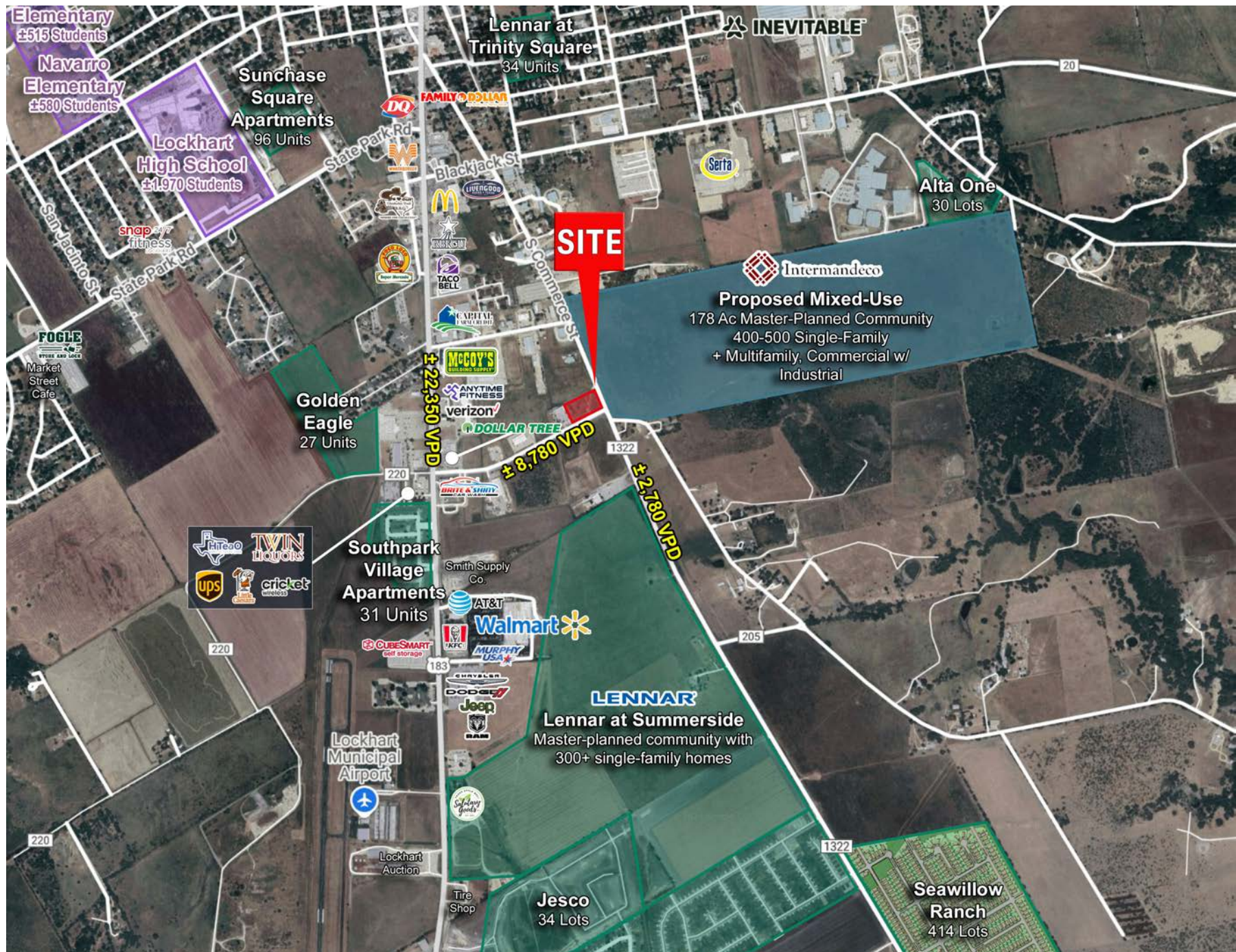
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# TRADE AREA AERIAL

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# PROPERTY PHOTOS

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# TEXAS OPPORTUNITY ZONE DESIGNATION

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## About the Texas Opportunity Zone (TOZ)

This ±1,806-acre property is uniquely positioned within a federally designated Opportunity Zone in Lockhart, Texas—one of the 628 such zones across the state. The site lies within two qualifying census block groups, offering potential advantages for investors seeking to redeploy capital in designated areas earmarked for long-term economic development.

Opportunity Zones were established under the 2017 Tax Cuts and Jobs Act to encourage reinvestment in designated low-income communities across the country. These zones are intended to attract private capital through federal tax incentives tied to qualifying investments and holding periods. Properties located within such zones have been associated with increased attention from long-term investors and developers evaluating projects in economically targeted areas.

Lockhart's inclusion in the Opportunity Zone program aligns with statewide efforts to channel investment into housing, commercial development, and job creation across both urban and rural regions. For projects that meet federal guidelines, these zones have supported transformative development throughout Texas, particularly in rapidly expanding communities on the outskirts of major metros like Austin and San Antonio.

[Texas Economic Development & Tourism Office](#)

[U.S. Department of Housing and Urban Development](#)

[Internal Revenue Service](#)

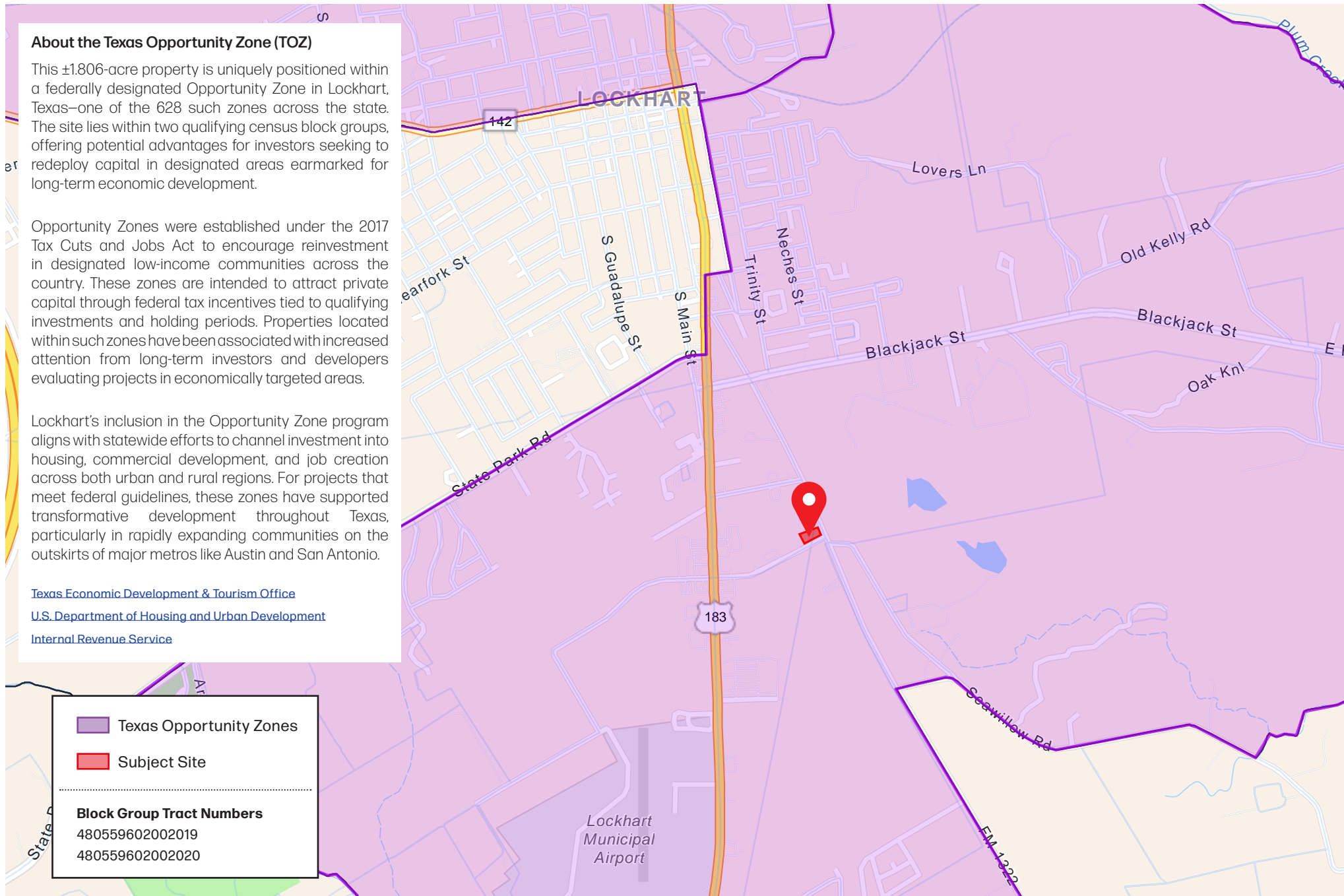
■ Texas Opportunity Zones

■ Subject Site

### Block Group Tract Numbers

480559602002019

480559602002020





## BROKER CONTACTS

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