

CENTURY 21[®]

Judge Fite Company



10096 S US HIGHWAY 183 HIGHWAY

LOCKHART, TX 78644



\$599,900



5,320 sqft

DESCRIPTION

Site Plan Approved Commercial Parcel 10096 S US Highway 183 Lockhart, TX Offered at \$849,999 Development-Ready High-Exposure Infrastructure in Place Positioned along the rapidly developing US Highway 183 corridor, this site plan-approved parcel is a rare turnkey opportunity in the path of growth. Located just minutes from Lockhart and Luling, the property features excellent visibility, TXDOT-approved access, and essential improvements already in place — making it ideal for a variety of commercial or mixed-use applications. Property Features Site Plan Approved for 5000ft additional – Ready for development 50-ft Commercial Driveway – TXDOT approved 30-ft Residential Driveway – TXDOT approved Fully Fenced & Partially Cleared – With Ag Exemption in place 3-Compartment Sink + Handwashing Sink – Meets food service standards Window Unit A/C – Inside foaminsulated structure Austin Public Health Permit Approved – New operator would require reinspection 3-Phase Power Available – Supporting future industrial/commercial use Strategic Location – Positioned between Lockhart and Luling on high-traffic US 183 Development Potential Frontage: Ideal for gas station + convenience store – no competing fuel options between Lockhart & Luling Rear: Perfect for flex warehouse space, storage units, or servicebased businesses County Jurisdiction: Easier permitting and faster timelines than city-regulated parcels.

PROPERTY TYPE: Commercial - SitePlanned
MLS STATUS: Active
MLS: 9980724
YEAR BUILT: 2023
COUNTY: Caldwell
TRACT OR SUBDIVIION: site plan approved for construction
LIST DATE: 01/07/2026

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800.451.8055

AREA: CC
SQUARE FEET: 5,320
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 12.73
LOT SIZE (SQFT): 554,518

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- SeeRemarks

EXTERIOR FEATURES

PARKING:

- SeeRemarks

SIDING:

- WoodSiding

UTILITIES

HEATING/COOLING:

- SpaceHeater

UTILITIES:

- ElectricityConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Dustin Mehaffey

PHONE: 512.577.2333

BROKERED BY: MINDSET REALTY LLC

century21judgefite.com

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