



Office/Warehouse Space For Lease

Coastal Lane Business Park, Luling TX 78648

Starting at \$1,495/Month

PROPERTY HIGHLIGHTS

1,650 or 3,200 SqFt Available

3 or 5 Year Triple Net Lease

US-183 Road Frontage

Prime Location in Central Texas

All Utilities Available

No Floodplain

New 2023 construction

Prime location near Luling,
Lockhart, and Austin

Triple net: taxes, insurance,
common area maintenance,
trash, electric to water well,
and water well maintenance

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OFFERING SUMMARY

Building	Square Feet	Monthly Lease	Est. Triple Net
A1	1,650	\$1,495	5¢/sqft
A2	1,650	\$1,495	10¢/sqft
B	3,200	\$2,495	5¢/sqft
C	3,200	\$2,495	5¢/sqft
D	3,200	\$2,495	5¢/sqft
E	3,200	\$2,495	5¢/sqft
F1	1,650	\$1,495	10¢/sqft
F2	1,650	\$1,495	10¢/sqft
G1	1,650	\$1,495	10¢/sqft
G2	1,650	\$1,495	10¢/sqft
H1	1,650	\$1,495	10¢/sqft
H2	1,650	\$1,495	10¢/sqft

**Buildings F1&F2, G1&G2, and H1&H2 can be combined*

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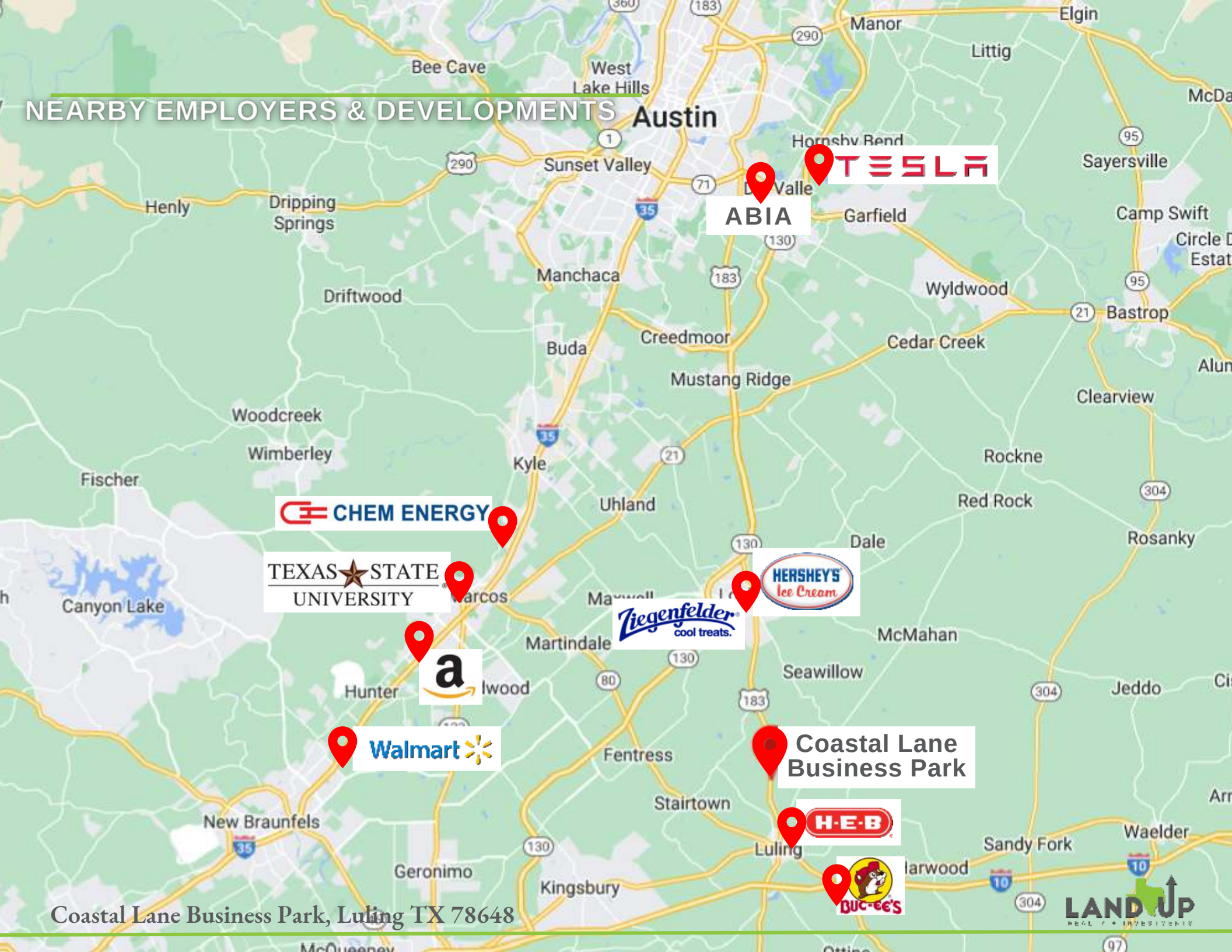
LULING, TEXAS OVERVIEW

Counties	Caldwell, Guadalupe
2023 Population	5,656
2029 Est. Population	5,770
Annual Growth Rate	0.34%
Population Density	1,065.15/sq mi
Avg. Household Income	\$61,732
Unemployment Rate	3.6% (National: 3.9%)
Est. Future Job Growth Rate	44.4% (National: 33.5%)

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NEARBY EMPLOYERS & DEVELOPMENTS



TESLA
ABIA

CHEM ENERGY

TEXAS STATE UNIVERSITY

a

Walmart

Ziegenfelder
cool treats.

HERSHEY'S
Ice Cream

Coastal Lane Business Park

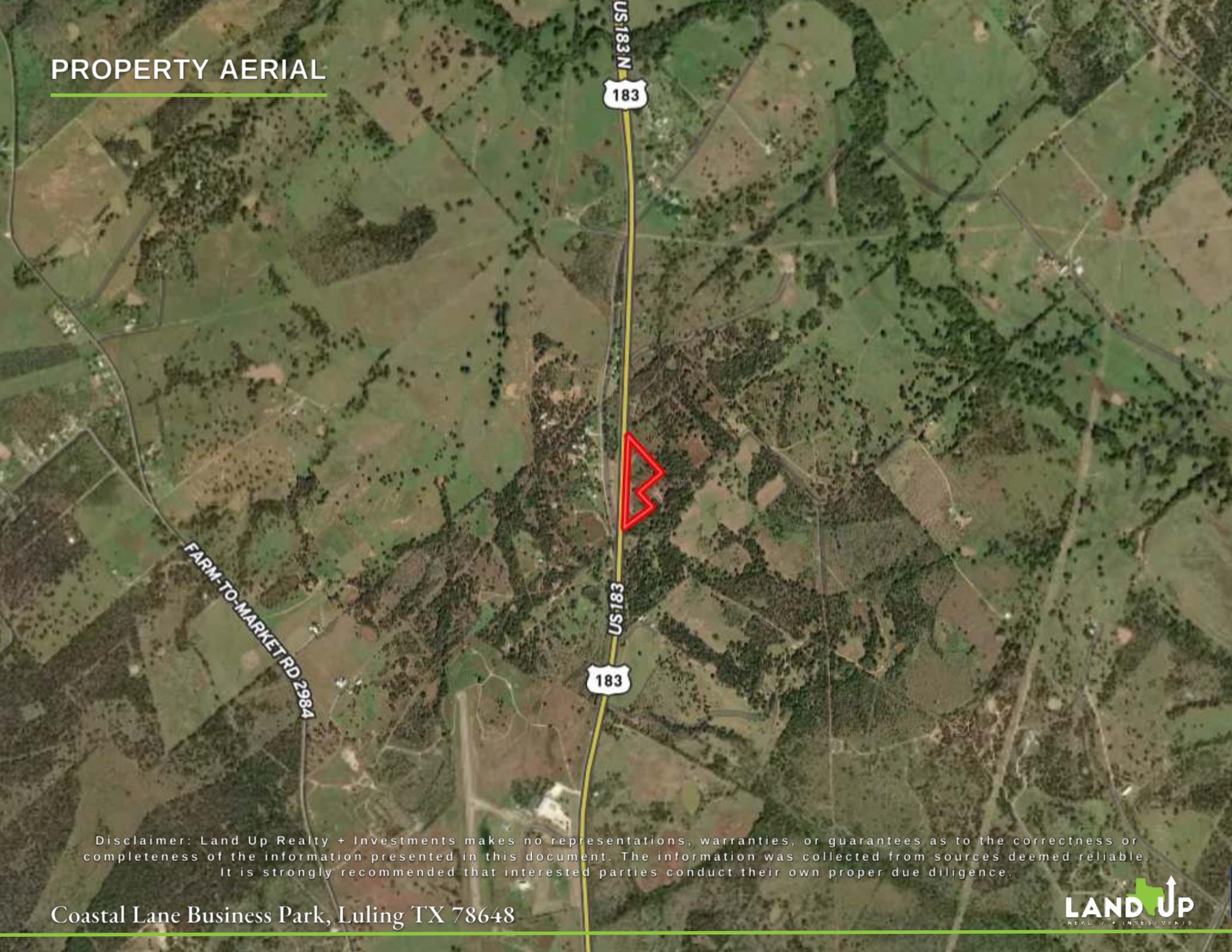
H-E-B

Buc-ee's

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LAND UP
REAL ESTATE INVESTMENT

PROPERTY AERIAL

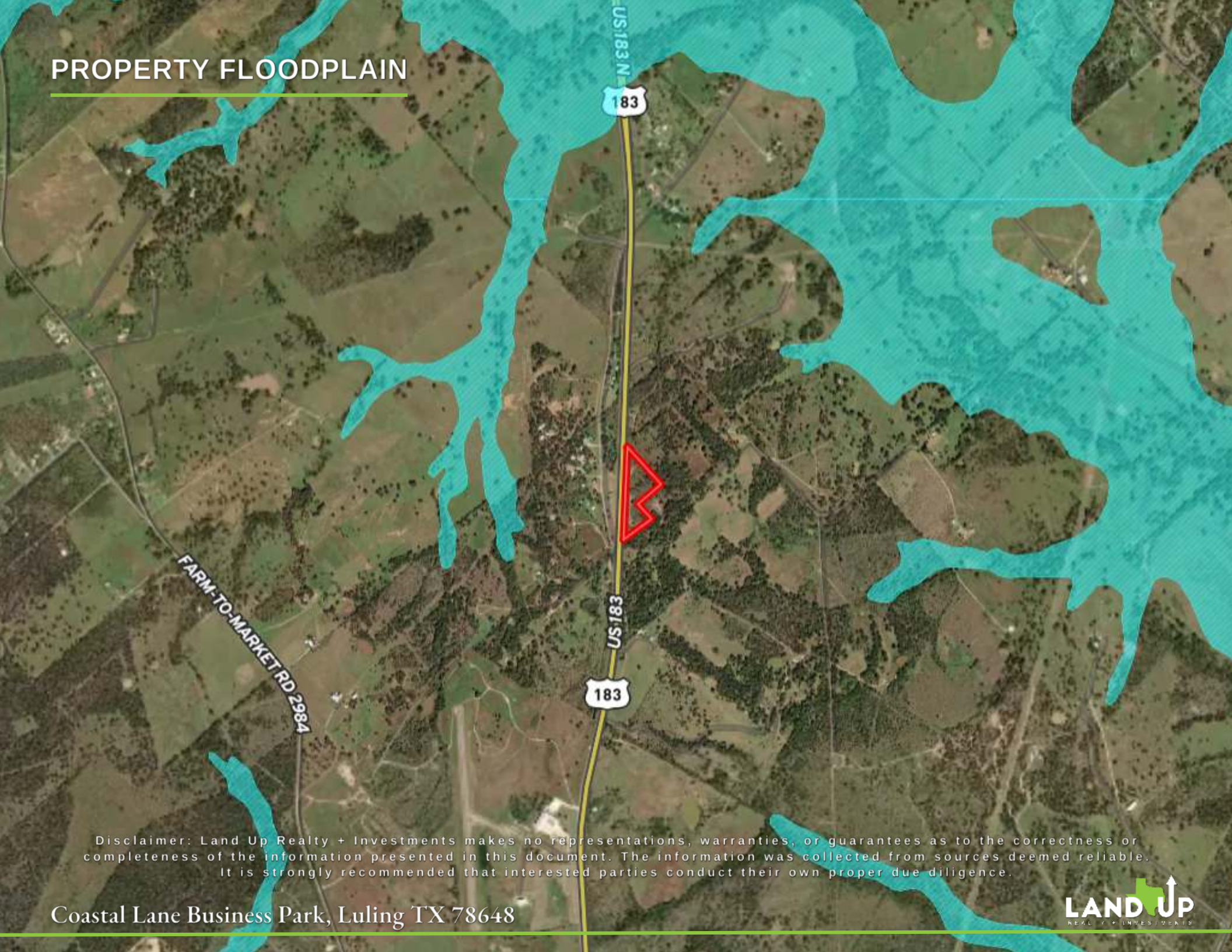


Disclaimer: Land Up Realty + Investments makes no representations, warranties, or guarantees as to the correctness or completeness of the information presented in this document. The information was collected from sources deemed reliable. It is strongly recommended that interested parties conduct their own proper due diligence.

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PROPERTY FLOODPLAIN



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DEVELOPMENT HIGHLIGHT • Luling Main Street

From 2010 to 2021, **the population in Caldwell county increased 22.9%**, higher than national and Texas averages. Luling has evolved into a must-see Central Texas destination for residents and visitors alike, and the city is prioritizing projects to improve and maintain their historic downtown, boost the local economy, and support small businesses.

About the Program

- » The program focused on **enhancing Luling's features and amenities to expand economic possibilities** via grants, design support, and more for Luling merchants while increasing viability of the Luling Main Street District.
- » Through the program, Luling has seen the creation of **new parks, murals, memorials, functional and aesthetic design upgrades, and events** to highlight the local culture and meet the demand of increasing visitors.

Project Highlights

- » **Heritage Circle** - a memorial to recognize national accomplishments of Luling locals
- » **Rafael Rios Park** - a park dedicated to Rafael Rios Sr.'s oil discovery which set the explosive growth of Luling's economy
- » **The Mural Project** - commissioned artwork to tell the story of the project and city's history
- » **Decorative Upgrades** - planters, crosswalks, and signage
- » **Lamp Post Replacement** - cost efficient LED fixtures

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DEVELOPMENT HIGHLIGHT • World's Largest Buc-ee's

Buc-ee's, the popular Texas travel station, has continued to expand nationwide. In 2022, the company announced its largest location in the country to date will be in Luling, Texas. In addition to fuel and food, the new center will encourage more travelers to stop in Luling, as well as create new jobs for locals.

About the New Location

- » The **\$40 million construction will cover 74,800 square feet**, providing over 120 fueling positions and the large convenience store featuring thousands of snack, meal, and drink options with local Texas favorites.
- » The new Luling store estimates to add **over 200 new jobs to the area**, with starting pay well above minimum wage, full benefits, matching 401K, and paid vacation. As for visitors, Buc-ee's across the country see **over 6 million travelers annually**.

Project Highlights

- » The new location will be built at the 10070 Interstate 10 location
- » The project officially broke ground on November 16, 2022
- » Construction is estimated to take about 16 months
- » Completion date will be in Q3 or Q4 of 2023

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DEVELOPMENT HIGHLIGHT • Ziegenfelder Co. and Hershey's

According to recent statistics, the city of Luling has an **unemployment rate of 3.6% and recent and future job growth of 3.4% and 44.4%, all significantly ahead of national averages** of 3.9%, 1.6%, and 33.5% respectively.

Luling's fantastic Central Texas location allows residents to leverage exciting nearby expansions of large businesses in the area. In 2022, frozen treat suppliers Ziegenfelder Co. and Hershey Creamery Company announced their plans to expand within 15 miles of Luling.

Ziegenfelder Co. \$37 Million Factory

- » The company will be building their new manufacturing facility in Lockhart's 130 Industrial Park. The new location will **create 100 jobs and bring millions in capital investment.**

Hershey Creamery Company's 20,000 SqFt Facility

- » Across 7 acres in Industrial Park II will be Hershey Creamery Company's **20,000 sqft facility. This will be the distribution point for their products** across Central and South Texas.

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DEVELOPMENT HIGHLIGHT • Chem-Energy

About 20 miles from Luling and situated in Caldwell county, the **Innovation Corridor is known as “The Next Great Metropolis” for commercialized innovation.** The area is a launching point for entrepreneurs, industry leaders, and economic development. Chem-Energy, a California-based energy company, recently announced their expansion and investment to this innovation hub.

About the Project

- » Chem-Energy **invested over \$1 billion** to develop two innovative solar and battery power plant facilities located in Caldwell Valley Ranch and Martindale. This is **the largest capital investment in the Innovation Corridor's history.**
- » The expansion of the corporation is **projected to bring 400 full-time positions** in the first year, as well as entered an agreement with the county to provide **\$22.4 million in tax revenue over the next 10 years.**

Project Highlights

- » The Caldwell Valley Ranch location construction began in spring 2022 on 3,511 acres
- » Opening date will be determined in 2023
- » Martindale complex construction will follow the completion of the first facility
- » Additional facilities are planned across Central Texas

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Not intended to solicit properties that are currently under an agreement with another agency.



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