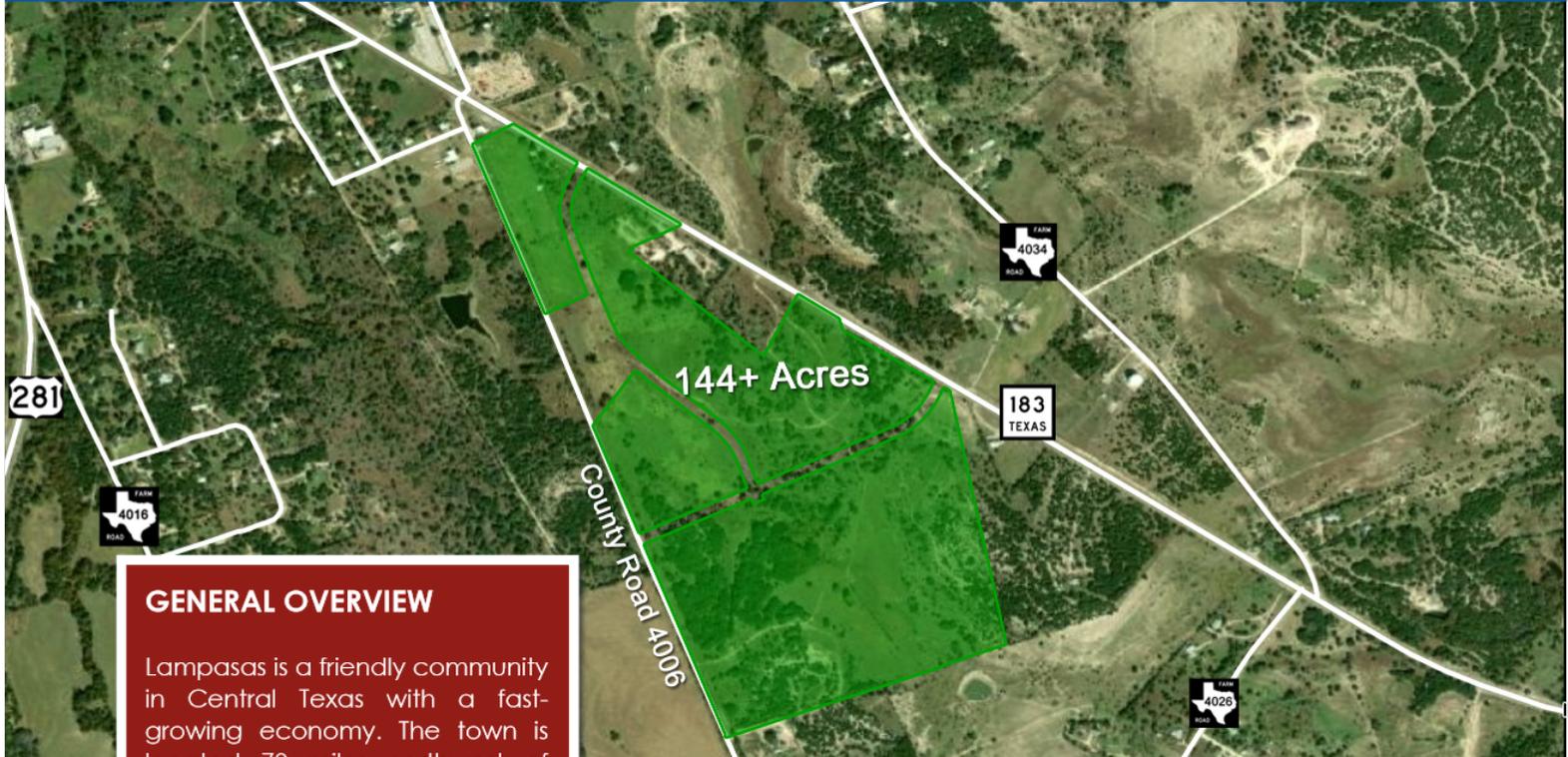


# LAMPASAS BUSINESS PARK

Available Sites for Sale

US Hwy 183 S, Lampasas, Texas 76550



## GENERAL OVERVIEW

Lampasas is a friendly community in Central Texas with a fast-growing economy. The town is located 70 miles northwest of Austin, offering access to big city amenities at an affordable rate. The town has a population of over 7,000 people and is known for its beautiful natural scenery, historic downtown, and outdoor recreation opportunities. The City intersects with 3 major highway corridors: 183, 190, and 281.

## SITE OVERVIEW

- **144+ Acre** Master Planned/Deed Restricted Business Park
- Economic Incentives/Tax Abatements Available
- Fully served with all utilities & on-site detention
- Access to skilled labor force
- **Within 68 miles**, 1 International Airport, 3 Regional Airports, and 8 Municipal Airports

## AREA RETAILERS



Part of the Killeen-Temple-  
Fort Hood MSA



(Population 486,101)

1 Mile from 3 Major Highway Arteries:



- ✈ Austin - 69 Miles
- ✈ San Antonio - 121 Miles
- ✈ Fort Worth - 146 Miles

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## SITE OVERVIEW

**The Location** of Lampasas is ideal for business, manufacturing, distribution, shopping, or raising a family. The top industry in the area is agribusiness, followed by construction and the manufacture of food products and plastics. The city is the site for leading manufacturer companies such as Oil States Industries, a major global provider of integrated energy systems and solutions, and Ajinomoto, which is a top manufacturer and marketer of frozen ethnic foods and appetizers.

**The Lampasas Business Park** offers **144 plus acres** for new manufacturing facilities and office buildings just one mile from 3 major highway corridors: 183, 190, and 281.

**The Park** includes **46+ acres** with infrastructure and on-site utilities including municipal water, sewer, and electricity, and high-speed fiber. The remaining **98+ acres** of land are available for future park expansion. The property is owned by Lampasas EDC and is readily available for ownership transfer to the prospect.

### Utilities

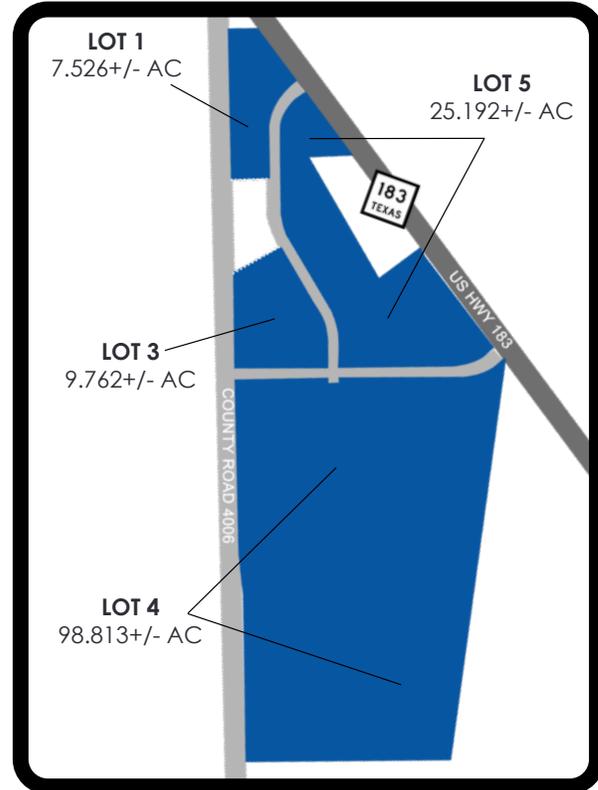
- Electricity Provider: City of Lampasas  
Three-phase power onsite
- Water Provider: City of Lampasas  
Water Main Size: 8" and/or 12"
- Sewer Provider: City of Lampasas  
Sewer Main Size – 8"
- Telecom Provider: Nextlink and AT&T Internet  
High-Speed Fiber

## OFFERING

**The Lampasas Economic Development Corporation** owns all available shovel-ready sites. Ownership by the EDC ensures that all development standards are met. Incentives are available to encourage expansion.

LOT	ACREAGE	PRICE PER SF
Lot 1	7.53	\$1.50 - \$4.00
Lot 3	9.76	\$1.50 - \$4.00
Lot 4	98.81	\$1.50 - \$4.00
Lot 5	25.19	\$1.50 - \$4.00

\*Lots can be subdivided and prices are negotiable



## INCENTIVES

**The City of Lampasas Economic Development Corporation** is a **Type B Corporation** that can fund development projects such as infrastructure, manufacturing, research and development, and quality of life improvements, among other qualifying projects that create primary jobs.

**The LEDC** provides economic development incentives on a case-by-case basis to projects that create primary jobs. Award amounts depend on a number of factors, including total job creation, capital investment, target industry, and enhancements to Lampasas' economic profile.

- Chapter 380 Economic Development Agreements
- Land Grants
- Infrastructure Grants
- Tax Abatements
- Expedited Permitting & Fee Waivers
- Texas Enterprise Fund
- Texas Enterprise Zone Program
- Texas Sales and Use Tax Exemptions

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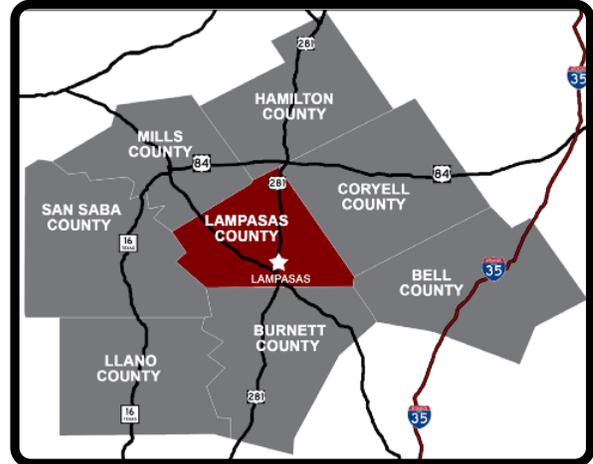
## WORKFORCE

- **201,146 workers** in the seven-county region and **193,222 jobs**, for a net outflow of 7,924
- The median age in Lampasas is 38
- A dedicated labor force undeterred by longer drive times, **29.3 minutes mean travel time to work**
- Education and Health Services and Trade, Transportation, and Utilities are the largest industries
- **8,000+ Skilled Soldiers** Entering Workforce/Year (27 miles to Fort Hood)
- More than 26% of Lampasas residents have a professional certification, an associate degree or higher, led by a high-ranked UIL Class 4A public school district, higher education institutions, and a Career and Technical Education program.
- From 2021 through 2022, **over 700 students earned Industry-Based Certifications** from the Lampasas Career Technical Education (CTE) program, providing a built-in workforce for entry-level jobs in 17 Programs of Study, including Welding, Carpentry, Applied Agricultural Engineering, Automotive, Culinary Arts, and Healthcare Diagnostics.
- **3 top ranked Universities** and 2 Community Colleges within 60 minutes

## COMMUNITY

Lampasas is surrounded by beautiful natural landscapes, including parks, lakes, and rivers. There are plenty of opportunities for outdoor recreation, such as hiking, camping, fishing, and hunting.

- Over **500 acres of park** and recreational facilities in Lampasas, including a sports complex, tennis park, baseball complex, nature park, and sculpture garden
- **173-acre Sports Complex** includes 2 regulation size soccer fields and softball fields, a basketball court, 900 feet of hike and bike trails, a riding & roping arena, a playground, and more
- **Several mineral springs** along the Sulphur Creek branch of the Lampasas River, including the Historic Hancock Spring-Fed Swimming Pool
- A nationally registered **downtown historic district** that is home to the 1833 Lampasas County Courthouse, the third oldest still functioning Texas Courthouse



- Just a short **20-minute drive** from the **5,000 acres Colorado Bend State Park**, located along 6 miles of the Colorado River and home to the 60-foot high Gorman Falls waterfall, the largest waterfall in Texas.

- **Four hospitals** within 30 minutes

## TRANSPORTATION

- Average 29.3 min Commute Travel Time
- Less than 1-mile distance to US Hwy 183, US Hwy 281, and US Hwy 190
- Within 68 miles, 1 International Airport, 3 Regional Airports, and 8 Municipal Airports
- Freight rail can be accessed in the community, BNSF
- **Austin: 69 miles**
- **Fort Hood: 27 miles**
- **San Antonio: 121 miles**
- **Fort Worth: 146 miles**

## TRAFFIC COUNTS

US Hwy. N. 183	22,620 ADT
North Key Ave.	17,708 ADT
South Key Ave.	12,172 ADT
US Hwy. S. 281	10,857 ADT
US Hwy. E. 190	12,926 ADT

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