

Here is a professional Project Summary and Development Fact Sheet tailored to your 5.5-acre property. This is designed to be printed as a handout or included as a PDF link in your digital listings.

## PROJECT SUMMARY: 5.5-ACRE I-10 US 183 LOGISTICS & DEVELOPMENT HUB

Strategic Crossroads of the Texas Innovation Corridor

Location: On Us 183 seconds from I-10 Interchange | Luling, TX

Visibility: ~60,000+ Vehicles Per Day (Combined Exposure)

### THE OPPORTUNITY

Positioned near the vital intersection of I-10 (the nation's primary southern east-west artery) and US-183 (the direct gateway to Austin/Lockhart), this 5.5-acre site represents a "last-look" opportunity in a rapidly densifying industrial and retail node. As the Austin-San Antonio corridor reaches saturation, Luling has emerged as the preferred destination for high-intensity logistics, data infrastructure, and destination retail.

### REGIONAL ECONOMIC CATALYSTS (2024–2026)

#### 1. The "Tract" Effect: Caldwell Valley Tech Park

- The Development: A massive 3,000-acre master-planned data center campus (Tract) is currently under development just north of this site.
- The Scale: Designed to support up to 4 Gigawatts of power, it is one of the largest digital infrastructure projects in the United States.
- Impact: The first phase is contracted for Q1 2028 delivery. This project is bringing billions in capital investment and a permanent high-tech workforce to the immediate area.

#### 2. World's Largest Buc-ee's (Anchor Synergy)

- The 75,000-sq-ft Buc-ee's travel center (opened June 2024) has cemented this intersection as the primary "Stop-and-Stay" destination between Houston and San Antonio.
- Your property benefits from the massive "halo effect" of traffic that is already decelerating and exiting at this specific junction.

#### 3. Aerospace & Defense Expansion

- X-Bow Systems has established and recently expanded its Luling Campus, bringing advanced rocket motor manufacturing to the local business park. This signals a shift toward high-value industrial use for land in this vicinity.

### PROPERTY HIGHLIGHTS & BEST USES

- Logistics Support: Ideal for flex-industrial, equipment rental, or specialized "Last-Mile" distribution serving the 3,000-acre tech park.
- Retail/Hospitality: Perfectly situated for a national hotel flag, QSR (Quick Service Restaurant) cluster, or automotive service center to capture the overflow from neighboring travel hubs.
- Zoning Flexibility: Recent 2025 Texas legislative updates (SB 840) have streamlined the ability to integrate mixed-use or "by-right" commercial applications, reducing development timelines.

## BY THE NUMBERS

Metric	Detail
Site Area	5.5 Total Acres
I-10 Traffic Count	46,000+ VPD
US-183 Traffic Count	16,000+ VPD
Proximity to Tech Park	< 10 Minutes
Proximity to Austin	~45 Minutes

### INVESTMENT VERDICT

With the Caldwell Valley Tech Park scaling to 3,000 acres and the World's Largest Buc-ee's anchoring the interchange, this 5.5-acre site is no longer "rural land"—it is mission-critical infrastructure for the next phase of Texas's economic growth.

