



## **83 Acres Purchased for Major Industrial Development in Caldwell County ETJ**

**AUSTIN, TEXAS – OCT. 23, 2023** -- Ledo Capital Group (“LCG”) and St. Clair Commercial Real Estate (“SCCR”) announce their acquisition of 82.57 acres of land in the Caldwell County ETJ. The development plan includes parcels from 5 to 30 acres available for sale or lease together with build-to-suit warehouses for sale or lease.

With its superior logistics location, the development caters to distribution, manufacturing, and industrial outside storage (IOS) users. The project will have access to Atmos Energy gas line, Aqua water service and three phase power from Pedernales Electric. Development is expected to begin upon deal execution.

Transwestern Vice President Luke Wheeler brokered the sale and has been retained to market the development alongside the LCG development team.

“A parcel of land this size in Greater Austin is difficult to come across,” said Wheeler. “The demand for warehouse space with large lay down yards is growing and this project will benefit a user who services both Austin and San Antonio.”

The site has direct access from US Hwy 183 and Hommanville Trail with 2,000 feet of visibility on US Hwy 183/TX 130. The site is located two miles from the intersection of TX 130 and Hwy 21.

### **About Ledo Capital Group**

Ledo Capital Group was founded by Anthony J. Brent & Ryan Martin who act as the primary managing partners for the firm. LCG is a diversified investment company throughout the Southern California, Texas and other select markets that includes a unique capital platform that contributes both private and institutional capital to operators, developers, and real estate professionals in the joint venture capitalization of opportunistic and value add oriented projects. LCG focuses on the on the acquisition of industrial assets through the deployment of flexible capital structures. With the capability to deliver any required expertise in the acquisition, development or repositioning of properties as well as any required asset management services, LCG partners can benefit significantly from these enhanced operational synergies. LCG raises capital through its private and institutional investors offering partners the ability to scale operations and focus on the acquisition side of the business, relying on the expertise of LCG to quickly underwrite and fund through its private capital fund. LCG’s capabilities include advisory services, where LCG may leverage its relationships and deep track record with institutional capital as a potential source of the joint venture.

### **About St. Clair Commercial Real Estate**

Greg St. Clair is the principal and founder of St. Clair Commercial Real Estate. Greg brings over 30 years of experience in all facets of commercial real estate from acquisitions, asset and property management, development, redevelopment, and dispositions. Since forming SCCR in 2016, the firm has acquired over 2 million square feet of value add and development opportunities with a strategic focus in Southern California and Texas. In addition to direct investments, SCCR has active fee asset management engagements and provides consulting services to select clients with an emphasis on estate and succession planning.

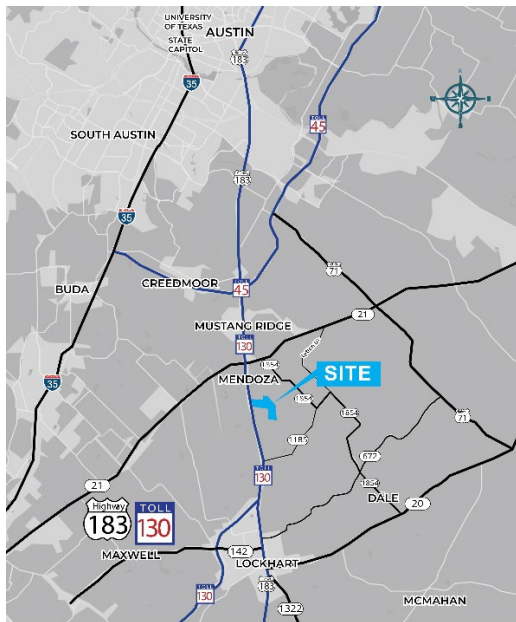
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**Location Map:**



**Site Map:**

