



For Sale or Lease

Lookout Road
Live Oak, TX

** Prime Commercial Land
Positioned for Retail and
Service Uses*

Property Specifications

PARCEL SIZE	41.05 AC
DIVISIBLE	4x10 (approximately)
TYPE	Raw
TOPOGRAPHY	Sloping
ZONING	B-3
ASKING RATE	\$4.00/SF

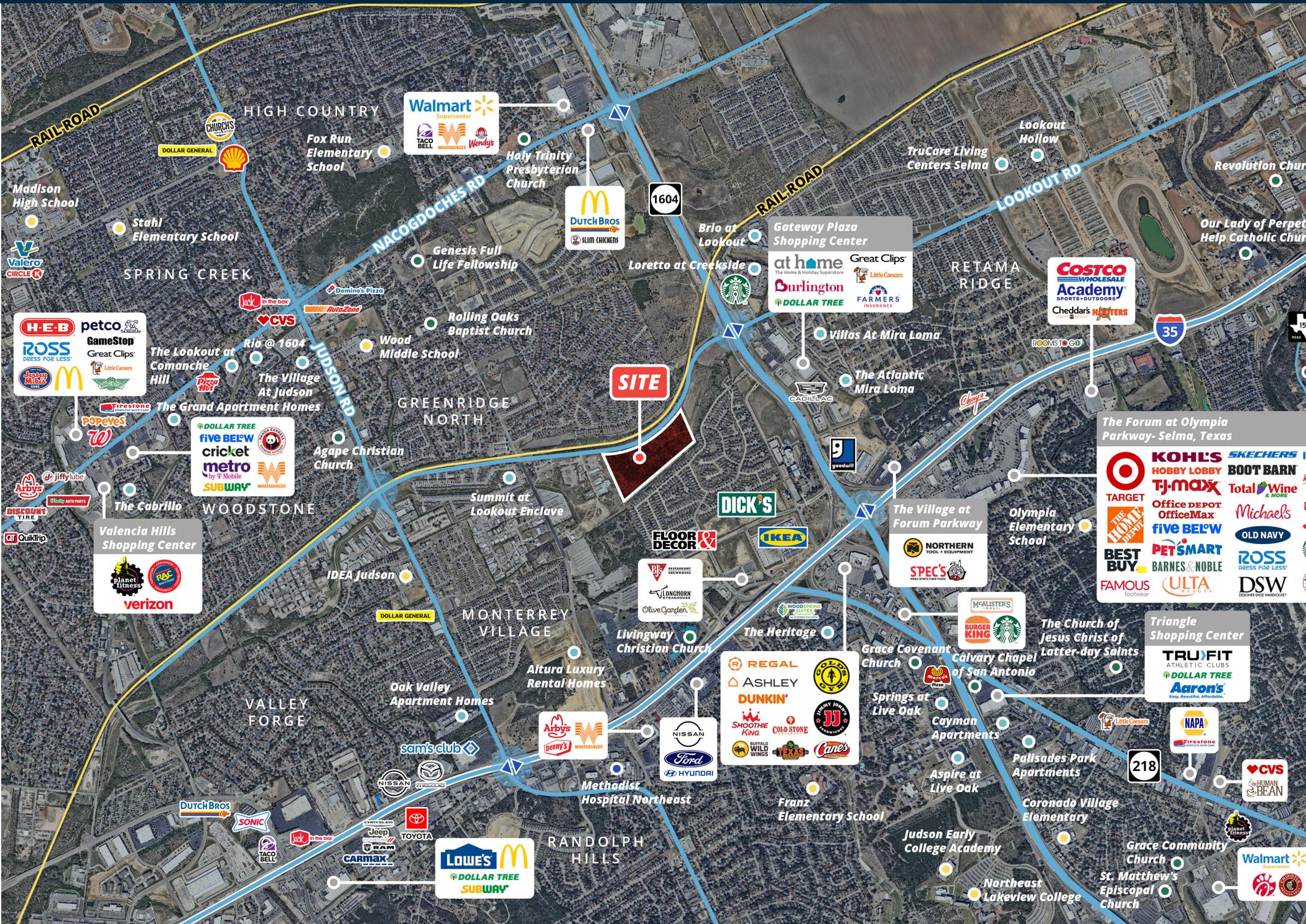


About the Property

- The property consists of 41.05 acres of B-3 zoned raw land located along Lookout Road in Live Oak, Texas
- The site is divisible into approximately four 10-acre tracts, offering flexibility for phased or multi-user development.
- The property provides direct access to Loop 1604 and Interstate 35, ensuring strong regional connectivity
- The location is surrounded by dense residential growth and established national retailers, supporting long-term demand.

Join These Retailers





SITE

RAILROAD

RAILROAD

LOOKOUT RD

NACOAGOCHE'S RD

JUDSON RD

HIGH COUNTRY

SPRING CREEK

WOODSTONE

GREENRIDGE NORTH

MONTERREY VILLAGE

VALLEY FORGE

RANDOLPH HILLS

RETAMA RIDGE

OLYMPIA

GRACE COVENANT CHURCH

SPRINGS AT LIVE OAK

JUDSON EARLY COLLEGE ACADEMY

Fox Run Elementary School

Holy Trinity Presbyterian Church

Genesis Full Life Fellowship

Rolling Oaks Baptist Church

Agape Christian Church

Summit at Lookout Enclave

Livingway Christian Church

The Heritage

Grace Covenant Church

The Church of Jesus Christ of Latter-day Saints

Methodist Hospital Northeast

Franz Elementary School

Northeast Lakeview College

TruCare Living Centers Selma

Lookout Hollow

Revolution Church

Our Lady of Perpetual Help Catholic Church

Gateway Plaza Shopping Center

COSTCO WHOLESALE ACADEMY

The Forum at Olympia Parkway - Selma, Texas

Target, Kohl's, Skechers, Hobby Lobby, Boot Barn, TJ-Maxx, Office Depot, OfficeMax, Total Wine & More, Michaels, Old Navy, Five Below, PetSmart, Ross Dress For Less, Best Buy, Barnes & Noble, Famous Footwear, Ulta Beauty, DSW

Triangle Shopping Center

TRUFIT ATHLETIC CLUBS, DOLLAR TREE, Aaron's

218

Grace Community Church

St. Matthew's Episcopal Church

Walmart Supercenter, Planet Fitness, CVS, Human Bean

H-E-B, Petco, GameStop, Great Clips, Ross Dress For Less, Link's Losers, McDonald's, Firestone

DOLLAR TREE, five BELOW, cricket metro by T-Mobile, SUBWAY

Planet Fitness, Planet Fitness

Walmart Supercenter, Taco Bell, Wendy's, Whataburger

Dutch Bros, KIM CHICKENS

at home, Burlington, DOLLAR TREE, Great Clips, Little Caesars, Farmers Insurance

DICK'S, IKEA

REGAL, Ashley, Dunkin', Smoothie King, Cold Stone Creamery, Texas Roadhouse, Cane's

Arby's, Denny's, Whataburger

Nissan, Ford, Hyundai

Dutch Bros, Sonic, Jack in the Box, Taco Bell

Jeep, Toyota, Ram, CarMax

LOWE'S, McDonald's, DOLLAR TREE, SUBWAY

SPEC'S, Northern Tool & Equipment

Burger King, Starbucks

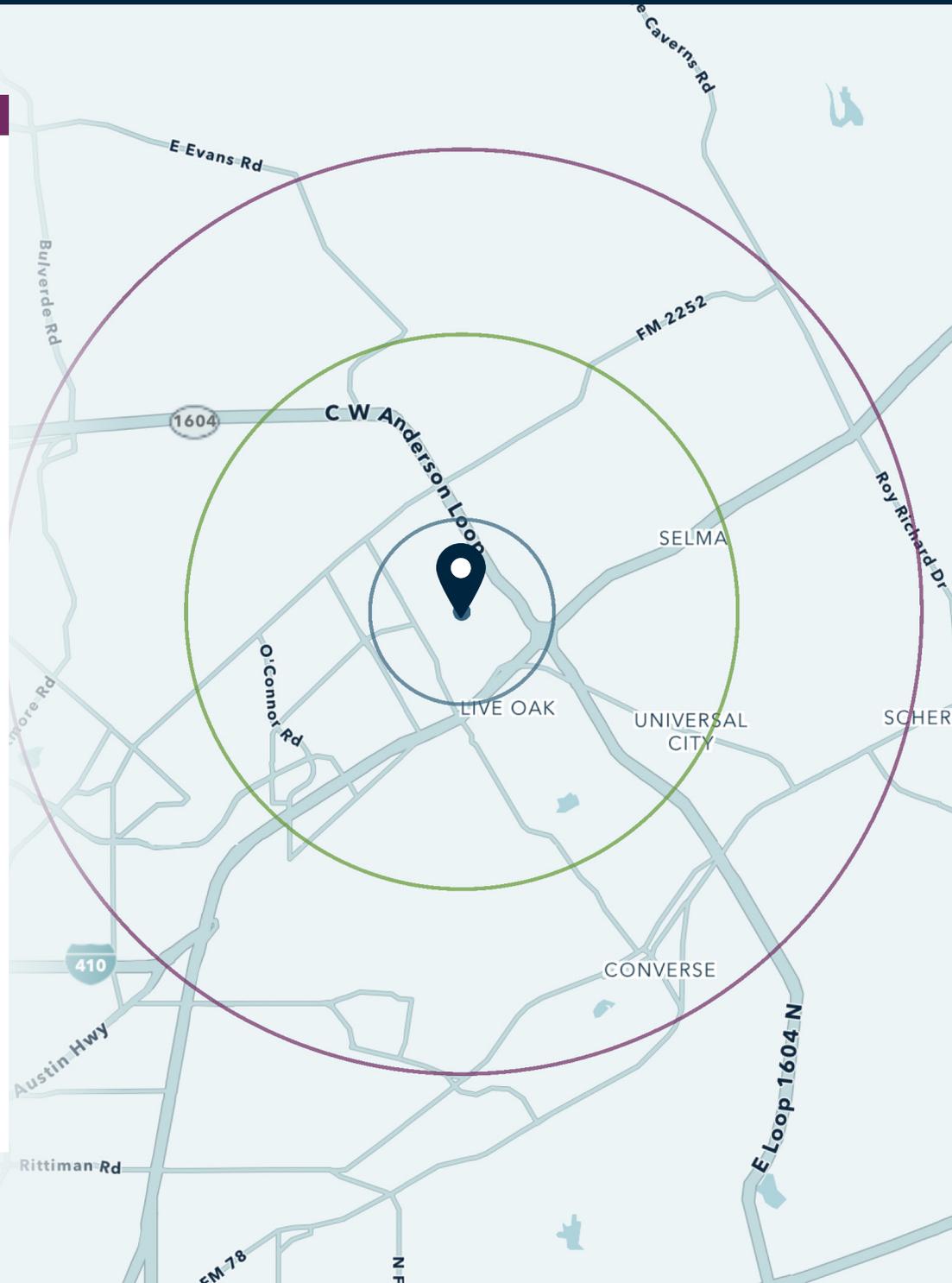
NAPA, Firestone

Walmart Supercenter, Planet Fitness, CVS, Human Bean



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	10,755	92,991	217,294
2030 Projected Population	11,744	96,129	222,246
Proj. Annual Growth 2025 to 2030	1.78%	0.67%	0.45%
Daytime Population			
2025 Daytime Population	7,843	82,492	204,046
Workers	2,764	39,023	100,583
Residents	5,079	43,469	103,463
Income			
2025 Est. Average Household Income	\$95,964	\$95,352	\$97,225
2025 Est. Median Household Income	\$86,060	\$78,769	\$79,051
Households & Growth			
2025 Estimated Households	4,110	36,363	83,909
2030 Estimated Households	4,565	38,372	87,565
Proj. Annual Growth 2025 to 2030	2.12%	1.08%	0.86%
Race & Ethnicity			
2025 Est. White	43%	47%	47%
2025 Est. Black or African American	11%	11%	12%
2025 Est. Asian or Pacific Islander	5%	4%	4%
2025 Est. American Indian or Native Alaskan	2%	1%	1%
2025 Est. Other Races	39%	36%	36%
2025 Est. Hispanic (Any Race)	52%	47%	47%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. An owner’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Enter Information Here	0000000000	email@email.com	000.000.000
<i>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
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<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

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<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>	
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>	<i>Date</i>



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