

Prime ±4.3-acre tract positioned for flexible use in one of the fastest-growing corridors south of Austin. Utilities on-site with direct access to major highways.

# FOR SALE

7317 Old Lockhart Highway, Buda, TX 78610



Boundaries are Approximate



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*A Group of Res and Ranch, LLC*



## Property Overview

<b>Sale Price</b>	<b>\$1,400,000</b>
<b>Price per acre</b>	<b>\$325K/acre</b>
<b>Acerage</b>	<b>±4.3 Acres</b>
<b>Utilities</b>	<b>Water Tap &amp; Electricity On-Site</b>
<b>Zoning</b>	<b>Unrestricted (County – No Zoning)</b>

## Property Highlights

- 4.3 acres
- Utilities on-site water tap + electricity
- Located at Old Lockhart Rd & Glass Rd
- Unrestricted land use
- Positioned within a strong growth and expansion corridor
- Quick Access to SH-130 (±1.5 Miles / 3 Minutes)
- Convenient Connectivity to SH-45 (±3 Miles / 5 Minutes)



# Property Description

This ±4.3-acre tract is located at the corner of Old Lockhart Highway and Glass Road in Buda, Texas. The property features a level, usable layout with direct road access and utilities already in place, allowing for immediate use or future development.

The site is outside city zoning restrictions, providing flexibility for a variety of commercial or industrial applications. With no known floodplain and an open configuration, the property can be fully utilized without major site constraints.

Its location within a rapidly developing corridor south of Austin positions it well for both operational use and long-term appreciation.

IDEAL FOR

- Contractor or service yard
- Equipment storage / laydown yard
- Outdoor storage or fleet parking
- Light industrial development
- Small business headquarters with
- Long-term land investment



# Location Overview

7317 Old Lockhart Highway is located in Buda, Texas, just south of Austin—one of the fastest-growing areas in Central Texas. The property sits in a high-growth corridor driven by strong population increases and ongoing residential and commercial development.

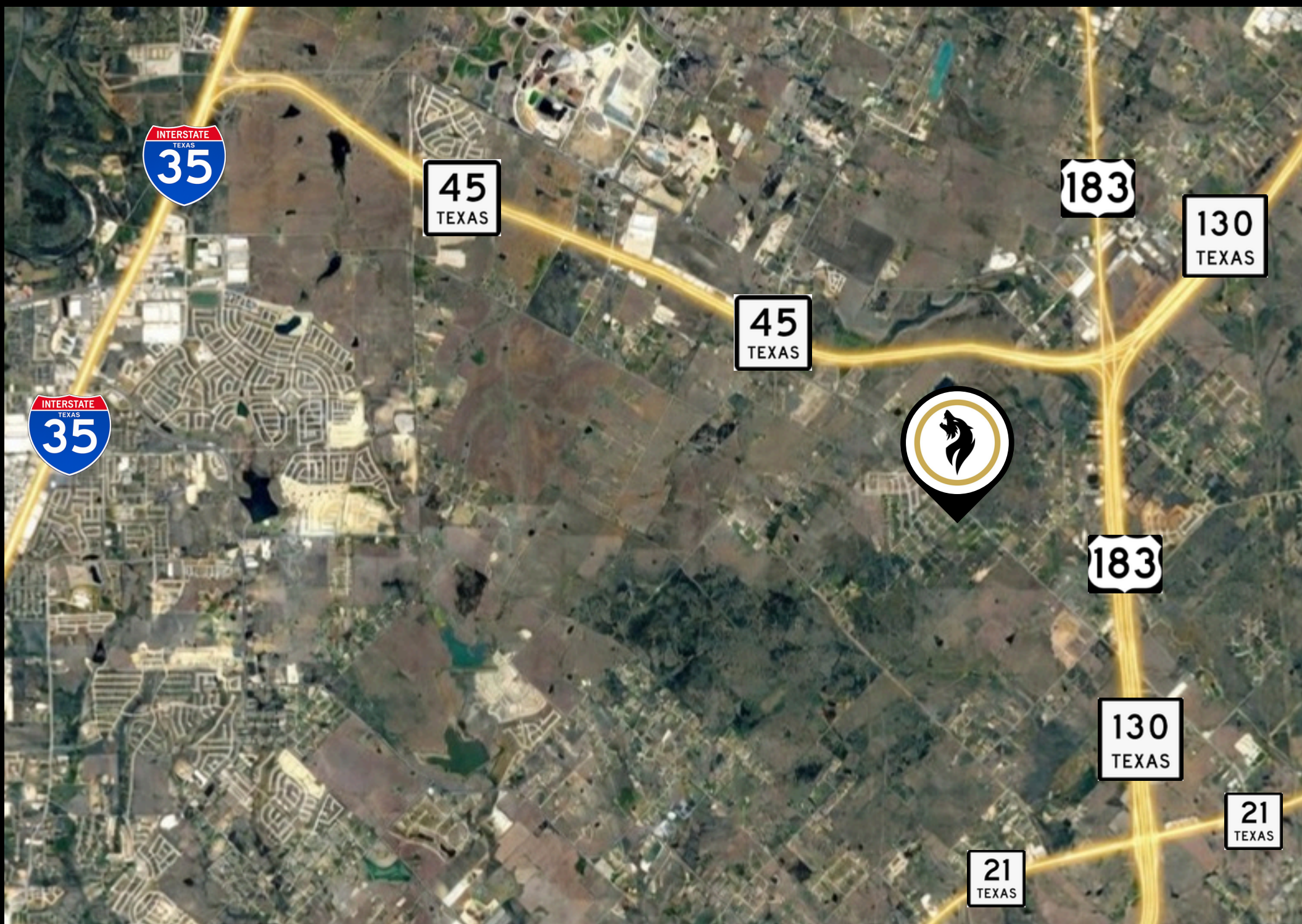
Surrounded by expanding neighborhoods and infrastructure, the property is positioned to benefit from continued growth in the area. Its unrestricted status and proximity to key transportation routes make it a rare opportunity for flexible use in a rapidly developing market.



# Connectivity & Access

- SH-130: ±1.5 miles (±3 minutes)
- SH-45: ±3 miles (±5 minutes)
- TX-21: ±2–3 miles (±5 minutes) (confirm exact)
- IH-35: ±6–8 miles (±10–15 minutes) (via SH-45)
- Austin-Bergstrom International Airport: ~20–25 minutes

This location provides efficient regional access for transportation, logistics, and workforce connectivity while remaining outside more congested urban areas.



# Aerial Photos



# Ground Photos



# About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial real estate, our expertise and resources extend across acquisitions, leasing, investment sales, and financing throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and securing financing, Iron Wolf Industrial delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

## What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Financing Guidance – Streamlined access to refinancing, acquisitions, and 1031 exchange strategies.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

### Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach



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# Information About Brokerage Services

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

2-10-2025



Information About Brokerage Services

## TYPES OF REAL ESTATE LICENSE HOLDERS:

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

## ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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# IWI REALTY

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