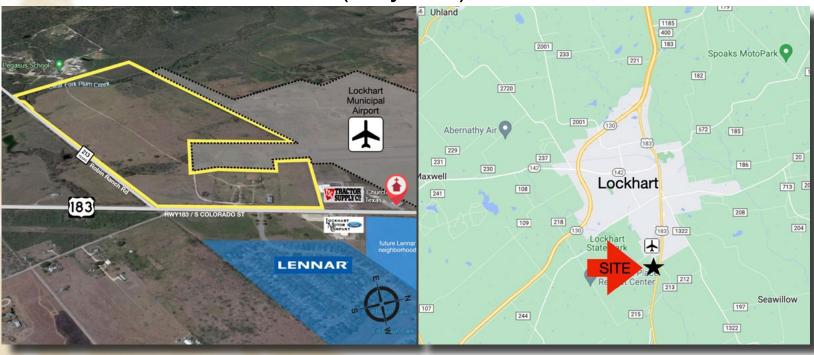
FOR SALE ±174 Mixed-Use Development Site

2515 S Colorado St (Hwy 183), Lockhart, TX 78644



LOCATION

Located at the northwest corner of Hwy 183 and Robin Ranch Rd; and just south of the Lockhart Airport.

SIZE

±174.64 Acres (see enclosed survey)

UTILITIES

Water - located within the CCN of Aqua Water Supply, where there is a 4" and 1.5" water line servicing the property. There is an 8" City of Lockhart water line HAZARD stubbed out to the north property line. Wastewater - City of Lockhart Lift Station SCHOOL is adjacent to the Property; with a 15" **Gravity line feeding into it. Electricity - City of Lockhart**

ZONING

The northern portion is zoned AG while the remainder is outside the city limits and therefore unzoned. Lockhart's **Future Land Use map indicates the city's** willingness to support both General **Heavy Commercial along the Hwy 183** frontage leaving the back portion to be proposed by the Applicant. Located in a Texas Opportunity Zone.

click to view drone video

click to view aerial slideshow

ALLISTER

201 Barton Springs Road Austin, Texas 78704 (512)472-2100 FAX: (512)472-2905

FRONTAGE/

ACCESS

±1,701 feet of frontage on Hwy 183

±3,703 feet of frontage on Robin Ranch Rd.

TOPOGRAPHY The Property slopes down from Colorado St to the back portion where Clear Fork Plum Creek traverses the Property. (See

enclosed topographic map)

FLOOD

A portion along the backside of the **Property lies within the 100-year** floodplain. See Survey and FEMA map.

DISTRICT

Lockhart ISD

JURISDICTION Caldwell County

TRAFFIC

11,173 VPD approximately ¼ mi. south

(TXDOT 2023) COUNT

23,918 VPD approximately ½ mi. north

(TXDOT 2023)

PRICE

\$70,000.00 per acre

COMMENTS

Great Mixed-Use Development Site approximately 3 miles south of downtown Lockhart. Great access to Hwy 183. Owner reserves the right to remove any and all moveable buildings/ personal property currently located on

the Property prior to Closing.

CONTACT Spence Collins

Office: (512) 789-0909 spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

General Notes

1) Before digging call 811 to verify locations of any utilities, pyeline cannot guarantee the exact position of these encumbrances.

ded in Vol. 125 Pg. a) Exertic transmission and distribution line easement and ingress and egress to?
 in Vol. 113 Pgs. 69 and 446 of the Deed Recents of Caldwell County, Texas, dees b) Pipe line right of way ensement and ingress and egress to South 471 of the Deed Records of Caldwell County, Texas, does apply.

c) Electric transmission and Distribution line right of way easement and ingress and ogress Co., recorded in Vol. 171 Pg. 560 and Vol. 172 Pg. 291 of the Deed Records of Caldwell Co. s to Sinclair Refining Co., reco Pipe line essentant and ingress and egrees to Polentia Water Supply Crep., recorded in Vol. 346 Pg. 100 and Vol. 252, 315 of the Dood Records of Calcalled Counge, Texas, Jose apply. The examents harmin granted shall be illustrated to a stop of lead O' in width the center line thereof being the type lines as installed.

D Earstic transmission and datablation that extension and ingress and opens to Blackmost Electric Coop, Inc., recorded in Vol. 288 Pg. 35 of the Official Public Recorder of Calcheel Comp., Texas, does apply. The estimate above paried shall be limited to a stop of Land 15° each side of the centerine of said lines and appartenesses.

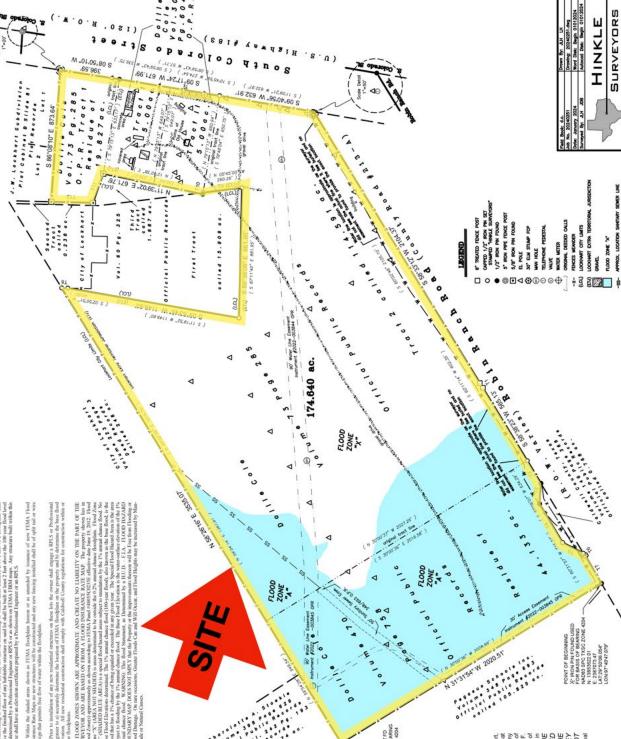
LINE TABLE

THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.

coording to Section 3.6.1 (f) any lot shown containing or within three hundred (300°) feet of a the finished flow of may hathlight extrate or said the abilit behalf in earl 2 feet above the 100 exermined by a Professional Engineer or PRTs or as shown on FEAA, FERM maps. Any structure shall have an obvasion certificate prepared by a Professional Engineer or an RPTs.

FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF PREFOR AND ARE BASID ON FROM A FLOOD INSURANCE ANTE MAP he property shown is from city amenomiately as shown according to FEMA Panel #48055C035F effective date June 19, 2012. I

City of Lockhart Caldwell County, Texas Esther Berry Survey A-1



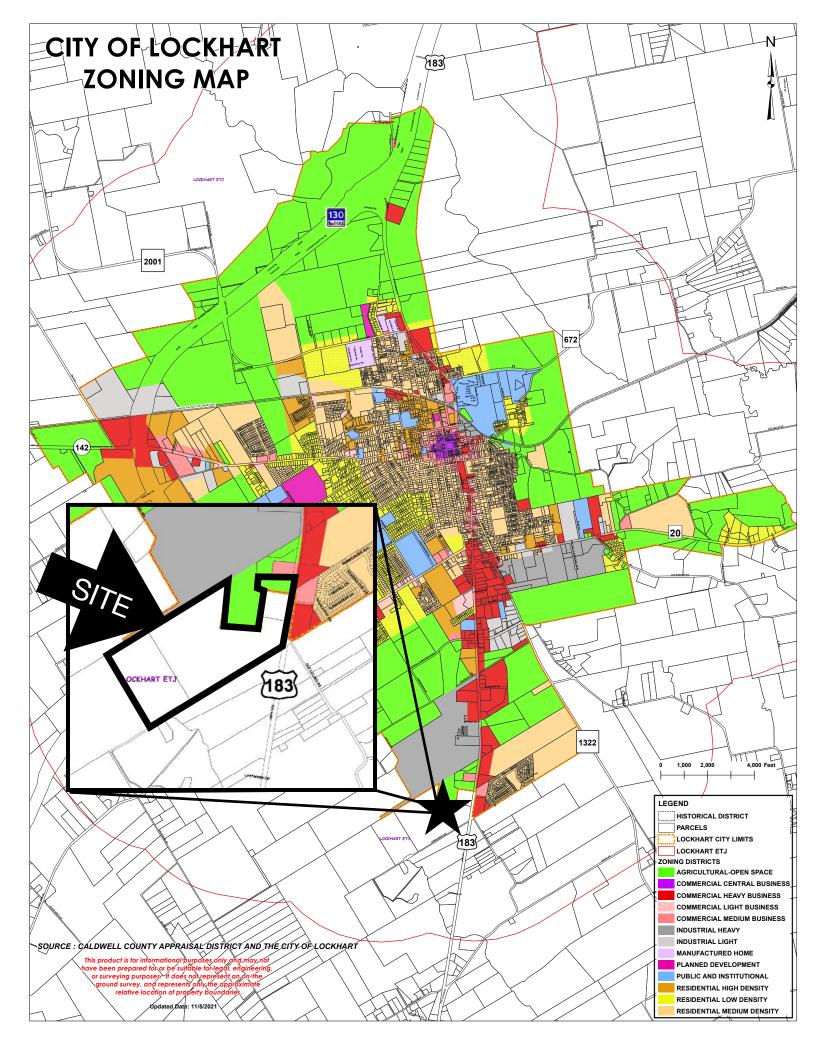
Showing a 174.640 acre tract of land out of the Eather Berry Survey A-1 in the City of Lockhart, Caldwell County, Teass and the improvements as known stands subsequence. I do herby certify that Caldwell County, Teass and the improvements as known subsequence. I do herby certify that Caldwell County, Teass and the improvements as found subsed between the ground under my direct supervision on Lauruny 22.20.21. (21) have shown or noted at lace orded essentiate or right of ways listed in the title report provided by independence. The Company, Lochhart, Teass, G. F. #2330015.LKH effective date November 10, 20.23 and shown air Observative Lochhart, Teass, G. F. #2330015.LKH effective date November 10, 20.23 and shown air Observative of States of the States of the spound. There are no encreadments, protusions, conflicts not any shortages in axes not boundary other than shown hereon. THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS SURVEY BEYOND THIS SURVEY BEYOND THIS SURVEY BEYOND THIS TRANSACTION ONLY POR TOWN USE OF THIS SURVEY BEYOND THIS TRANSACTION ON, See PERSON(S) / COMPANY NOT USTED HEREON. Only those poths, cognaring the raised Surveyor's seal and an original

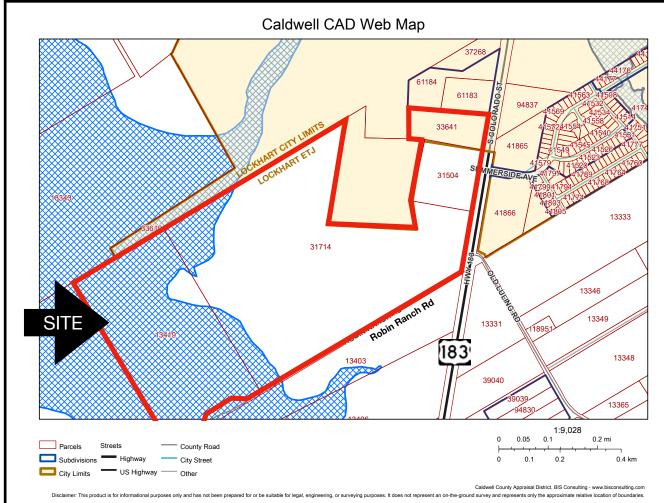
SURVEY DRAWING

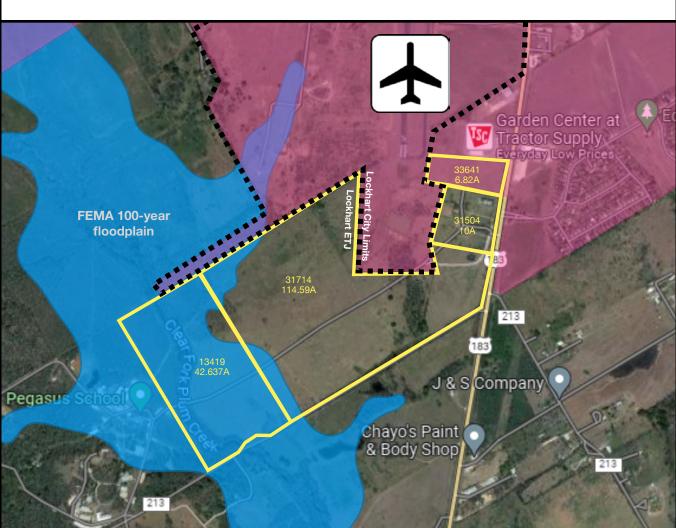
5" PIPE FENCE CR POST FD USED FOR RASIS OF BEARING NNOSS SPC TXSG ZONE 4204 N: 13855244.20 E. 2389616.81 LATZ#-5072.220 LON-97" 40'58.856"

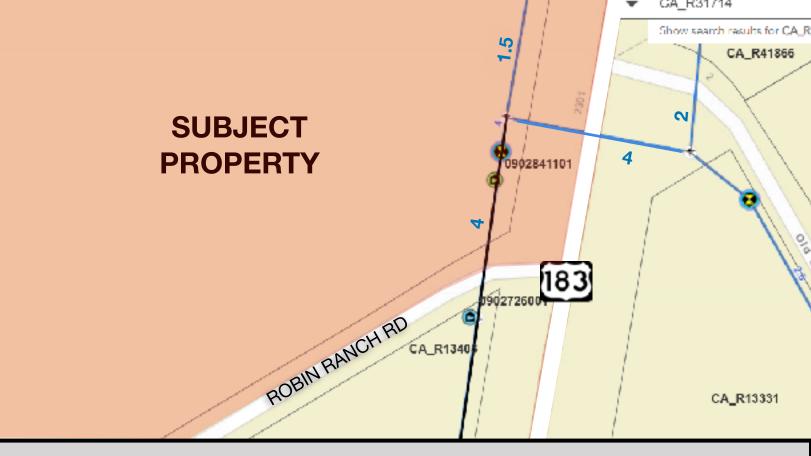
P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644 Ph. (512) 398-2000 Fax (512) 398-7683 Email: contact@ hinklesurveyors.com Firm Registration No. 100896-00

C. LOCATION SWITZETY SEMEN LINE TO LOCATION INSTALLED WATER LINE MCE 100.025 AC. TRACT OTHERWISE NOTED

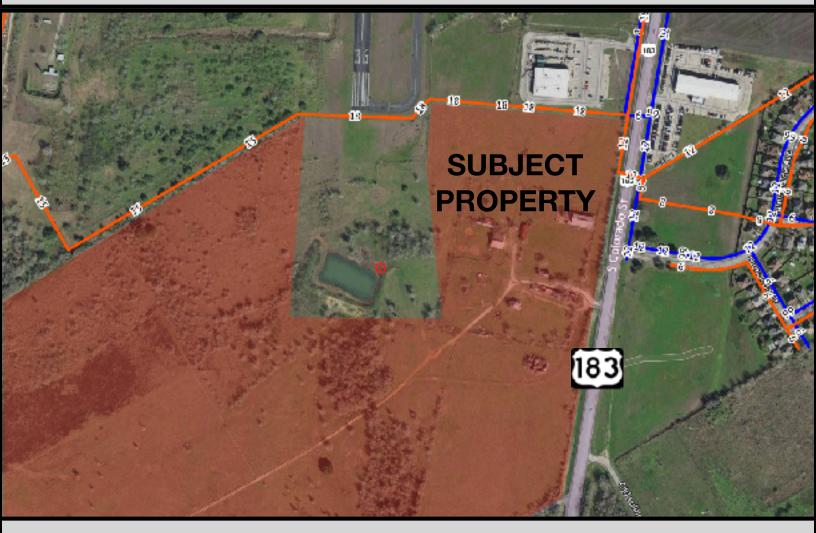




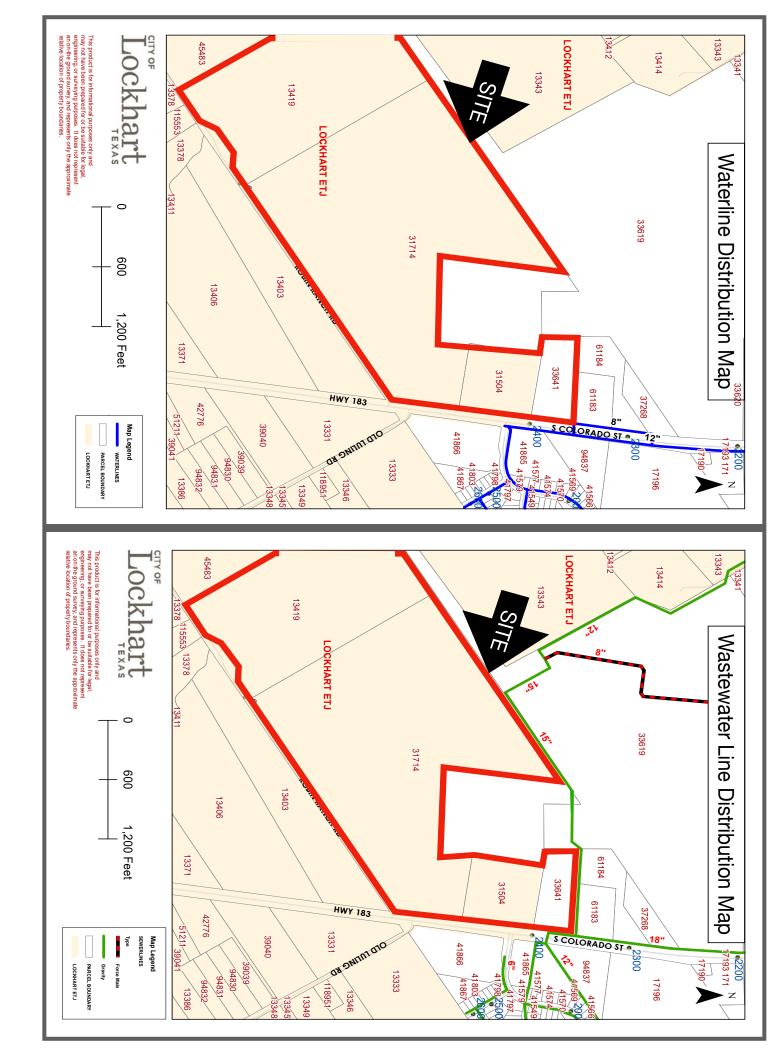


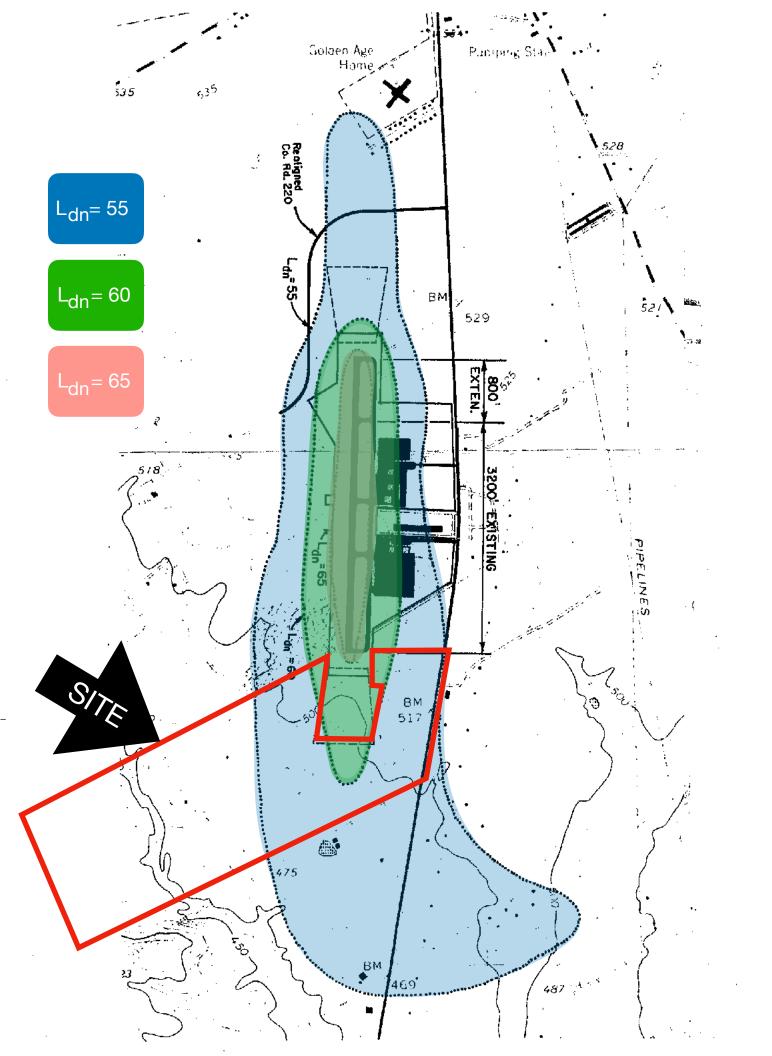


AQUA CCN Water Lines



City of Lockhart Water & Wastewater Lines







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.

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

- Put the interests 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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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone