



FOR SALE

484 Acorn Development

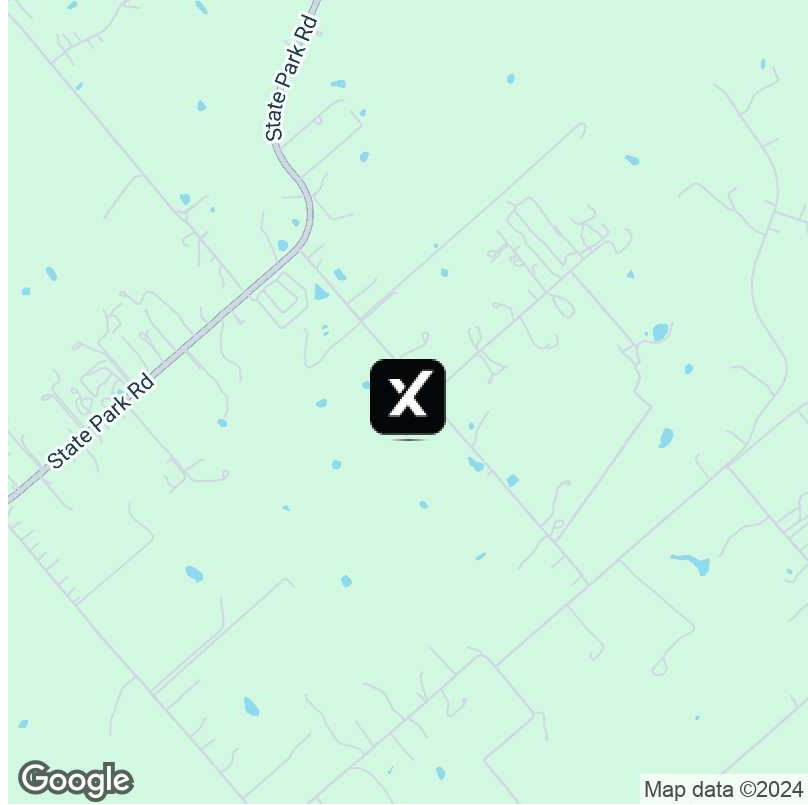
484 Acorn Road, Lockhart, TX 78644

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

Tom Hackleman

210.549.6728 x100
Tom@210CRE.com
TX #615018

FOR SALE | 484 Acorn Development



OFFERING SUMMARY

Sale Price:	\$4,995,000
Lot Size:	93.46 Acres
Price / Acre:	\$53,445
Zoning:	N/A
Market:	Lockhart

PROPERTY OVERVIEW

Discover an exceptional 93 Acre investment opportunity in Lockhart, TX, Located at 484 Acorn Road. Unrestricted and no zoning, this prime piece of land offers endless possibilities for a residential investor seeking to create a unique living space. Boasting a desirable location in the thriving Lockhart area, this property presents a rare chance to shape a residential development in a rapidly growing market. With no zoning and strategic positioning, the property is ideal for those looking to capitalize on the potential of this dynamic locale. Don't miss out on the chance to transform this sought-after parcel into a lucrative residential venture.

PROPERTY HIGHLIGHTS

- - Site Build, Manufactured, Mobile homes, RV Park, Storage
- - No Zoning and No Restrictions for a residential development
- - Prime location within the thriving Lockhart area
- - Ideal for residential investor seeking a lucrative opportunity
- - Potential for creating a unique and desirable living space
- - Rare chance to shape a residential development in a growing market

Tom Hackleman

210.549.6728 x100
Tom@210CRE.com
TX #615018

exp[®]
COMMERCIAL

VANTAGE
REALTY GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 484 Acorn Development



Tom Hackleman

210.549.6728 x100

Tom@210CRE.com

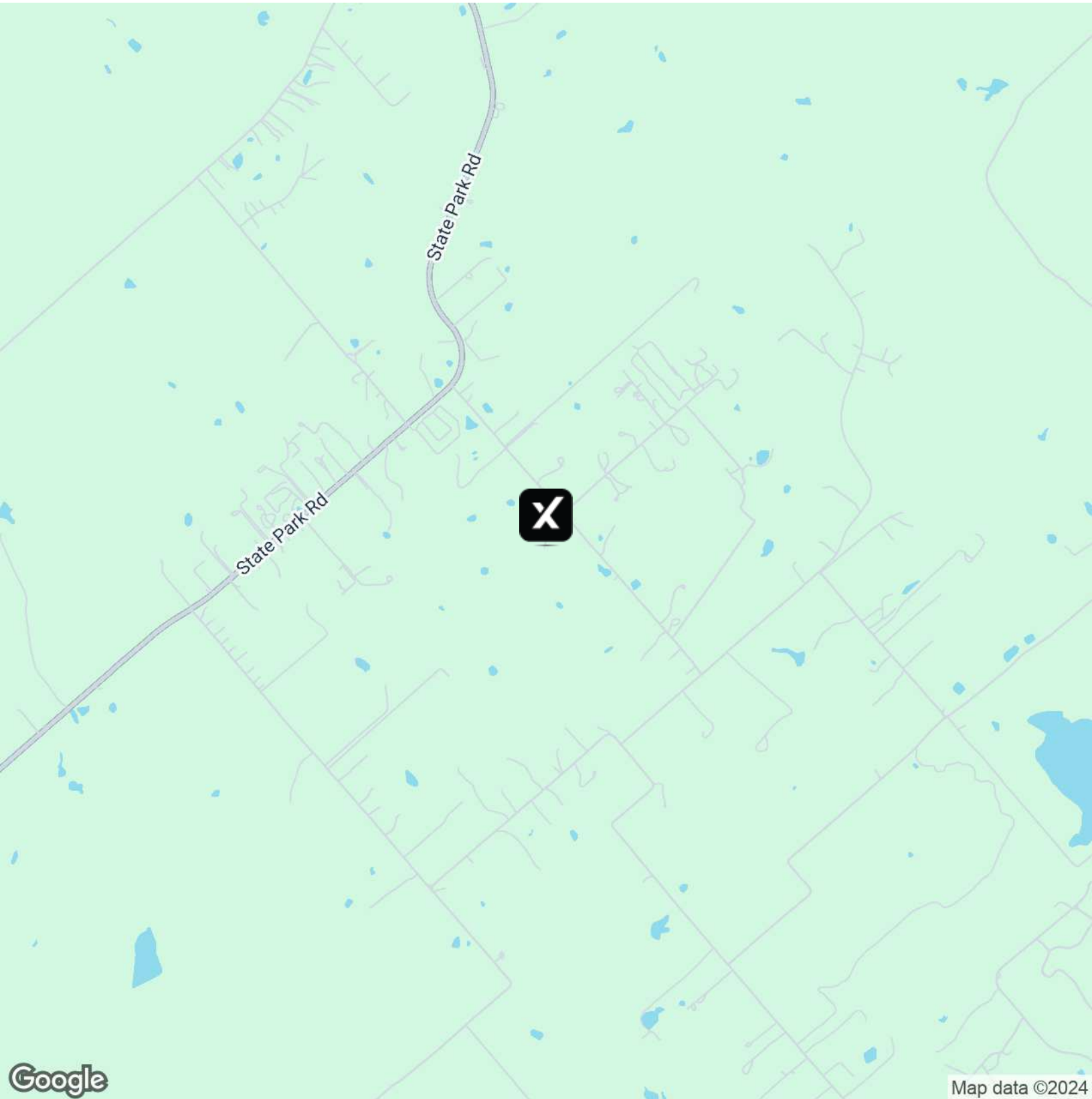
TX #615018

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

exp[®]
COMMERCIAL

VANTAGE
REALTY GROUP

FOR SALE | 484 Acorn Development



Google

Map data ©2024

Tom Hackleman

210.549.6728 x100
Tom@210CRE.com
TX #615018

exp[®]
COMMERCIAL

VANTAGE
REALTY GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 484 Acorn Development



Building Name	484 Acorn Development
Property Type	Land
Property Subtype	Residential
APN	33655
Lot Size	93.46 Acres
Number of Lots	1

Discover an exceptional 93 Acre investment opportunity in Lockhart, TX, Located at 484 Acorn Road. Unrestricted and no zoning, this prime piece of land offers endless possibilities for a residential investor seeking to create a unique living space. Boasting a desirable location in the thriving Lockhart area, this property presents a rare chance to shape a residential development in a rapidly growing market. With no zoning and strategic positioning, the property is ideal for those looking to capitalize on the potential of this dynamic locale. Don't miss out on the chance to transform this sought-after parcel into a lucrative residential venture.

- - Site Build, Manufactured, Mobile homes, RV Park, Storage
- - No Zoning and No Restrictions for a residential development
- - Prime location within the thriving Lockhart area
- - Ideal for residential investor seeking a lucrative opportunity
- - Potential for creating a unique and desirable living space
- - Rare chance to shape a residential development in a growing market

Tom Hackleman

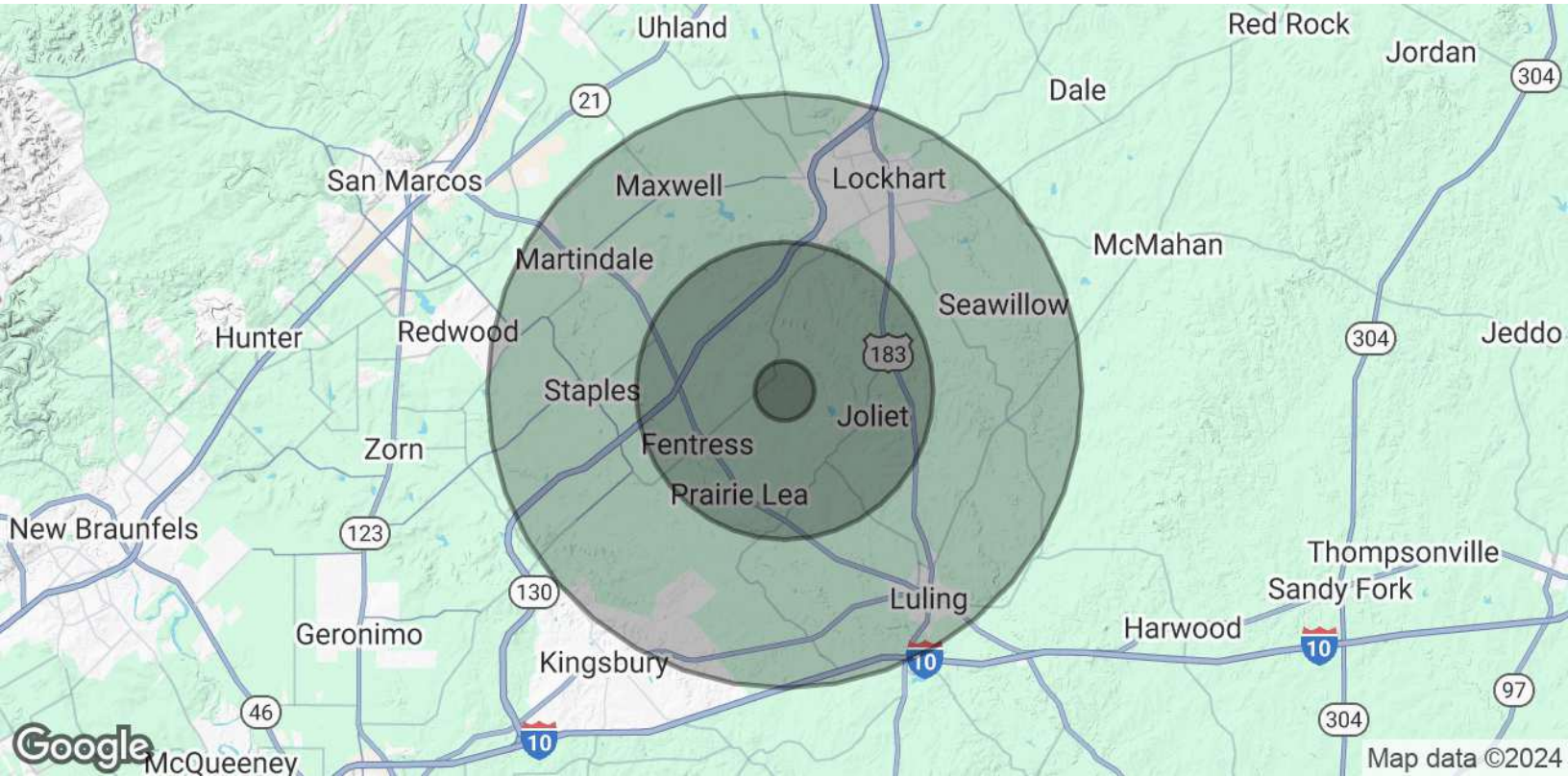
210.549.6728 x100
Tom@210CRE.com
TX #615018

exp[®]
COMMERCIAL

VANTAGE
REALTY GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 484 Acorn Development



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	240	3,087	28,978
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	82	1,051	10,097
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$106,838	\$100,783	\$88,937
Average House Value	\$339,909	\$339,077	\$247,545

Demographics data derived from AlphaMap

Tom Hackleman
 210.549.6728 x100
 Tom@210CRE.com
 TX #615018



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 484 Acorn Development



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.

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.

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.

Broker Firm Name:	eXp Commercial, LLC	9010212	TX.Broker@eXpCommercial.com	855-450-0324
Designated Broker of Firm:	Clifford Bogart	313043	TX.Broker@eXpCommercial.com	855-450-0324
Licensed Supervisor of Sales Agent:	Clifford Bogart	313043	TX.Broker@eXpCommercial.com	855-450-0324
Sales Agent:	Tom Hackleman	615018	Tom@210CRE.com	210-549-6728 x 100

Buyer / Tenant / Seller / Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Tom Hackleman
210.549.6728 x100
Tom@210CRE.com
TX #615018



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.