



Caldwell County
Justice Center



Southpark Village
144 Units

25,882 VPD

183



LOT 2
1.4 Acres

SMITH SUPPLY
-COMPANY-



Walmart



SITE

S COMMERCE ST

S COLORADO ST

FOR SALE

Walmart Outparcel - Store #292

1904 S Colorado St | Lockhart, TX 78740



Walmart Outparcel

1904 S Colorado St | Lockhart, TX 78644



±34 AC
Available

Contact Broker
Price

ABOUT THE PROPERTY

- Adjacent to Walmart Supercenter
- Prime location with direct access from S Colorado St and FM 1322
- Growing suburban community with strong demand from local and regional customers

JOIN THESE RETAILERS

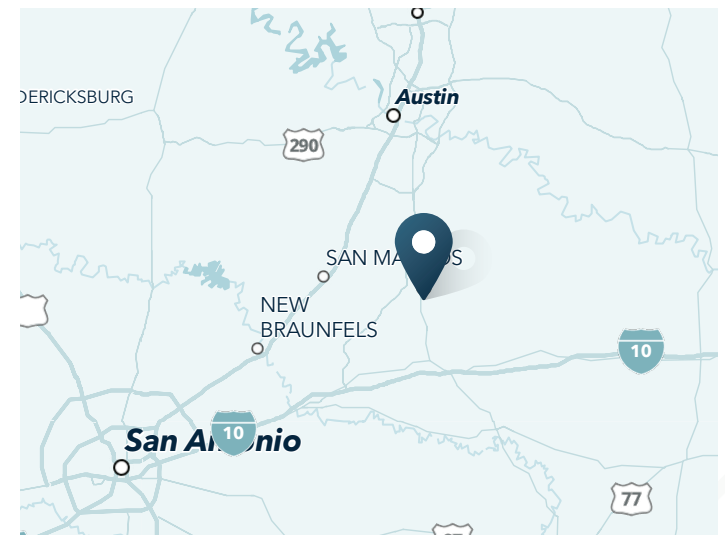


FRESENIUS
MEDICAL CARE



THE UPS STORE

verizon



Market Overview | Walmart Outparcel (Store #292)

1904 S Colorado Street, Lockhart, TX 78644



1904 S Colorado Street | Walmart Outparcel (Store #292)

1904 S Colorado Street, Lockhart, TX 78644



TWIN LIQUORS
FINE WINE & SPIRITS

SHRED NATIONS
SHRED SMARTER

Little Caesars Pizza

ups

AT&T

Domino's

CRESCENT DENTAL & ORTHODONTICS

SITE

Walmart

America's Best Value Inn

Steele AUTO GROUP

MURPHY USA

KFC

LockSmart CLIMATE STORAGE

Lockhart Municipal airport

Southpark Village
144 Units

DISCOUNT TIRE
PROPOSED

LOT 2
1.4 Acres

SMITH SUPPLY COMPANY

Davita

BRITE & SHINY CAR WASH

HTeaO

BW Best Western

183

DOLLAR TREE

CHISHOLM TRAIL VETERINARY CLINIC

Guadalajara Mexican Restaurant

verizon

Exxon

ANYTIME FITNESS

Caldwell County Justice Center

FRESENIUS KIDNEY CARE

S COMMERCE ST

25 882 VPD

S COLORADO ST

DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	2,505	16,171	19,315
2030 Projected Population	2,953	17,662	21,100
Proj. Annual Growth 2025 to 2030	3.35%	1.78%	1.78%

Daytime Population

2025 Daytime Population	3,978	14,610	16,832
Workers	2,579	6,757	7,288
Residents	1,399	7,853	9,544

Income

2025 Est. Average Household Income	\$93,346	\$87,486	\$87,892
2025 Est. Median Household Income	\$73,606	\$68,437	\$69,435

Households & Growth

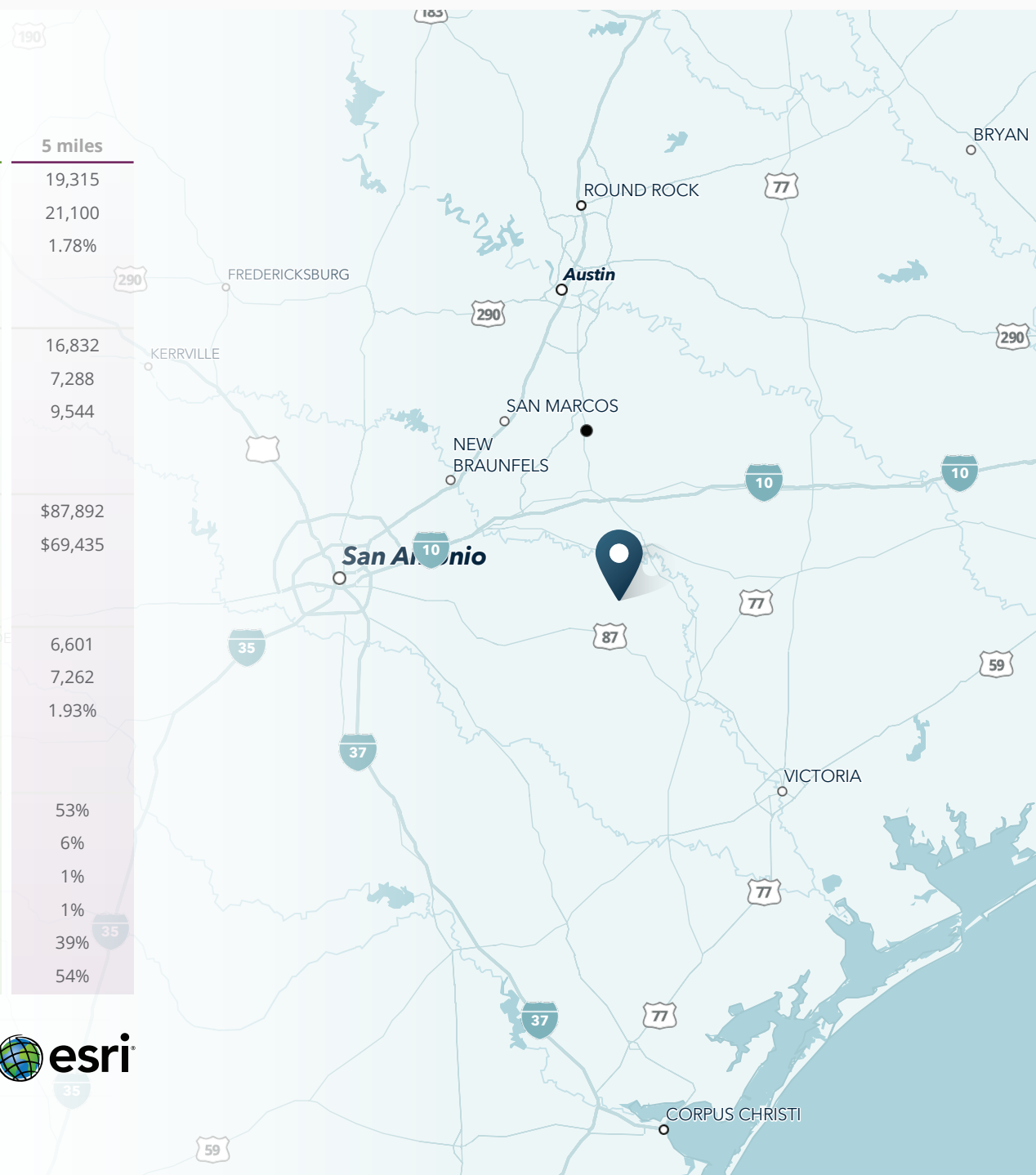
2025 Estimated Households	904	5,457	6,601
2030 Estimated Households	1,069	6,009	7,262
Proj. Annual Growth 2025 to 2030	3.41%	1.95%	1.93%

Race & Ethnicity

2025 Est. White	53%	52%	53%
2025 Est. Black or African American	9%	7%	6%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native	1%	1%	1%
2025 Est. Other Races	37%	39%	39%
2025 Est. Hispanic (Any Race)	50%	54%	54%

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

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 or 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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Ryan Johnson

214.560.3285
ryan.johnson@srsre.com
TX License No. 525292

Webb Sellers

210.504.2781
webb.sellers@srsre.com
TX License No. 589055

Michael Dabney

512.236.4646
michael.dabney@srsre.com
TX License No. 744341

SRSRE.COM

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