



21  
TEXAS

OLD SPANISH TRAIL

OLD LOCKHART RD

SUBJECT SITE  
312.41 ACRES

COTTONWOOD TRAIL

FARM  
2720  
ROAD

COTTONWOOD TRAIL

# Prime 312.41-Acre Development Tract

OLD SPANISH TRAIL, UHLAND, TX 78656



**GOLD TIER**  
REAL ESTATE


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# Executive Summary

This 312.41-acre tract along Old Spanish Trail in rapidly growing Umland, TX presents a rare opportunity for large-scale development in one of Central Texas's most active corridors. With dual water line access, three-phase power, and proximity to major transportation routes including SH 130, I-35, and SH 21, the site is well-positioned for residential, mixed-use, or industrial expansion. Located within a 30-minute drive to both Austin and San Marcos, and surrounded by ongoing residential and commercial growth, this site offers scale, utility access, and strategic positioning in the path of regional development.

## Property Overview

Property	Details
Location	79 Old Spanish Trail, Umland, TX 78656
Land Size	312.41 Acres
Water	16" and 4" County Line SUD Water lines
Wastewater	Country Line SUD lift station less than a mile from the site or potential Onsite WWTP
Power	3 Phase Power- provided by BlueBonnet Electric
School District	Hays Consolidated ISD
Jurisdiction	Partial Umland ETJ; Caldwell County
Asking Price	\$17,182,550 (\$55,000/Acre)

## Investment Highlights



### 312.41 Acres of Usable Land

Prime scale for residential, industrial, or mixed-use development.

### Strategic Growth Corridor

Positioned between Austin, San Marcos, and Lockhart—areas experiencing rapid population and infrastructure growth.

### Robust Utility Access

Equipped with 16" and 4" water lines, 3-phase power, and road frontage—ready for development.

### Flexible Development Potential

Majority of property in Caldwell County or Umland ETJ with option to de-annex.

### Proximity to Major Highways

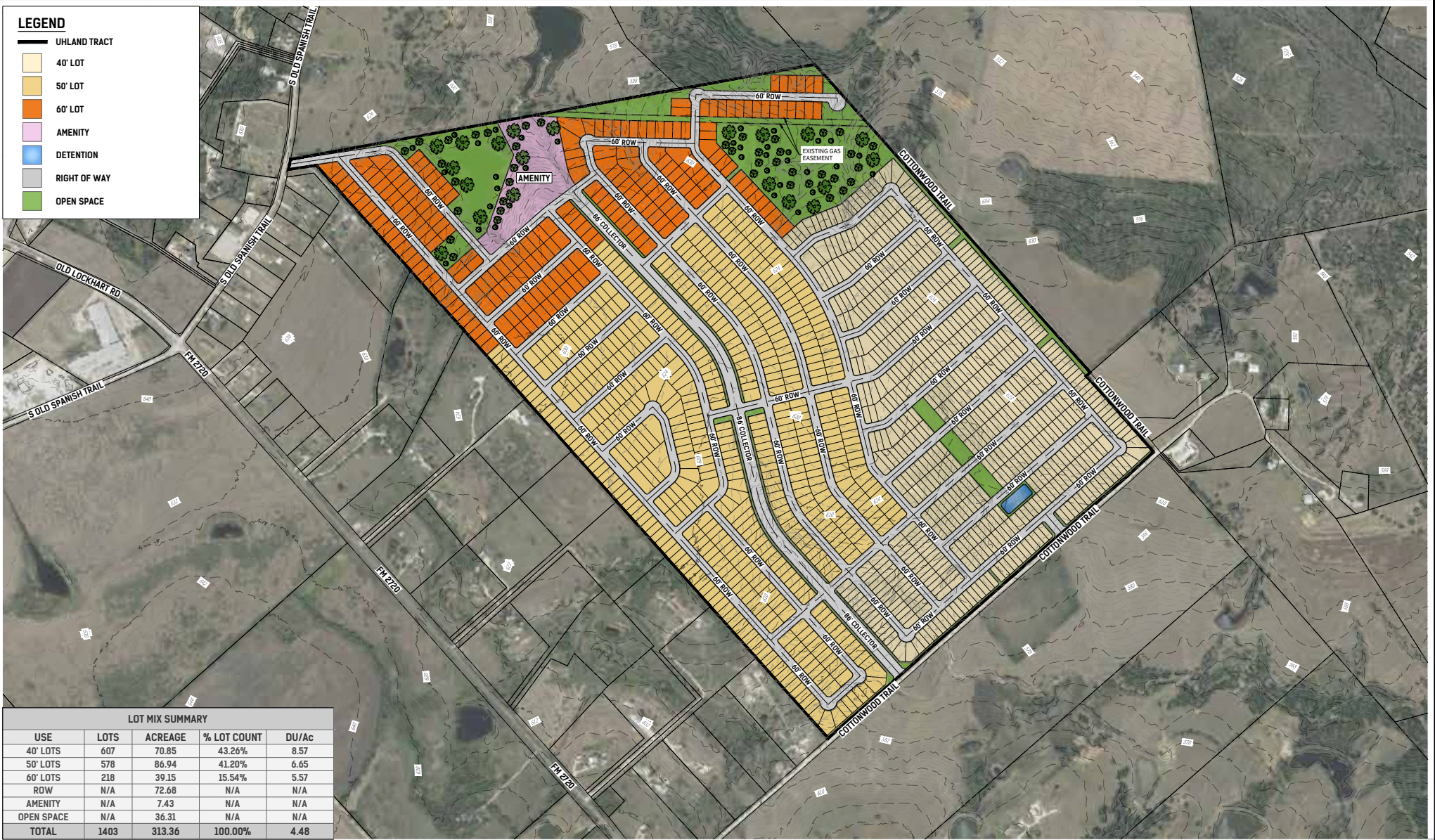
Near SH 130, SH 21, and I-35 for excellent regional access and logistics connectivity.

### Surrounded by Expansion Activity

Close to emerging master-planned communities, industrial parks, and infrastructure investment zones.

**LEGEND**

-  UHLAND TRACT
-  40' LOT
-  50' LOT
-  60' LOT
-  AMENITY
-  DETENTION
-  RIGHT OF WAY
-  OPEN SPACE



LOT MIX SUMMARY				
USE	LOTS	ACREAGE	% LOT COUNT	DU/Ac
40' LOTS	607	70.85	43.26%	8.57
50' LOTS	578	86.94	41.20%	6.65
60' LOTS	218	39.15	15.54%	5.57
ROW	N/A	72.68	N/A	N/A
AMENITY	N/A	7.43	N/A	N/A
OPEN SPACE	N/A	36.31	N/A	N/A
<b>TOTAL</b>	<b>1403</b>	<b>313.36</b>	<b>100.00%</b>	<b>4.48</b>

# UHLAND TRACT / MASTER LAND PLAN EXHIBIT

UHLAND ETJ, TEXAS

DECEMBER 2025



SCALE: 1"=400'

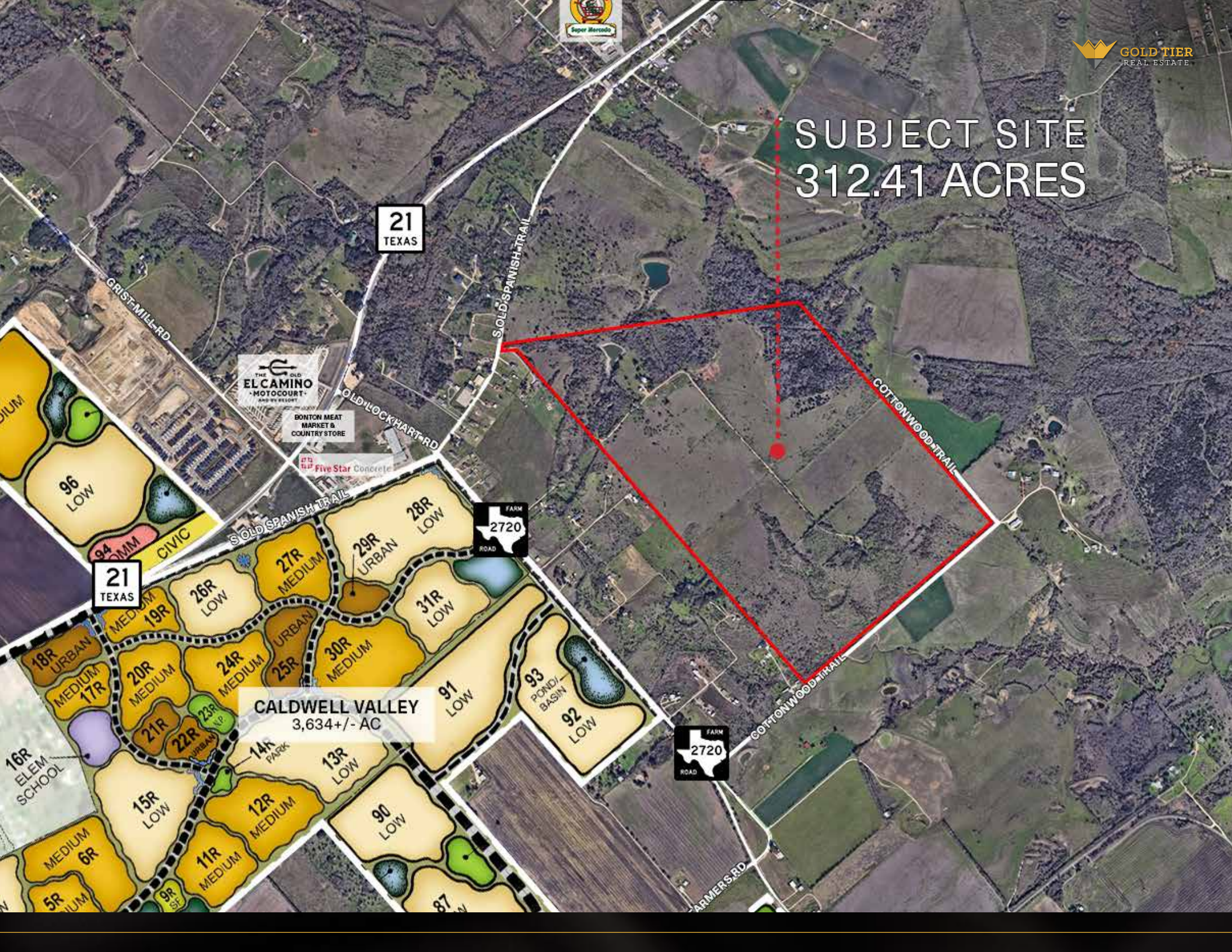
CUDE ENGINEERS  
8240 N. MOPAC EXPRESSWAY, SUITE 110  
AUSTIN, TEXAS 78759

ANDY LOWRY, P.E. CAMDEN CORZINE  
P: (210) 392-9937 P: (720) 255-6014



SAN ANTONIO | AUSTIN | SAN MARCOS

# SUBJECT SITE 312.41 ACRES



21  
TEXAS

21  
TEXAS

FARM  
ROAD  
2720

FARM  
ROAD  
2720

EL CAMINO  
MOTOCOURT

BOSTON MEAT  
MARKET &  
COUNTRY STORE

Five Star Concrete

CALDWELL VALLEY  
3,634 +/- AC

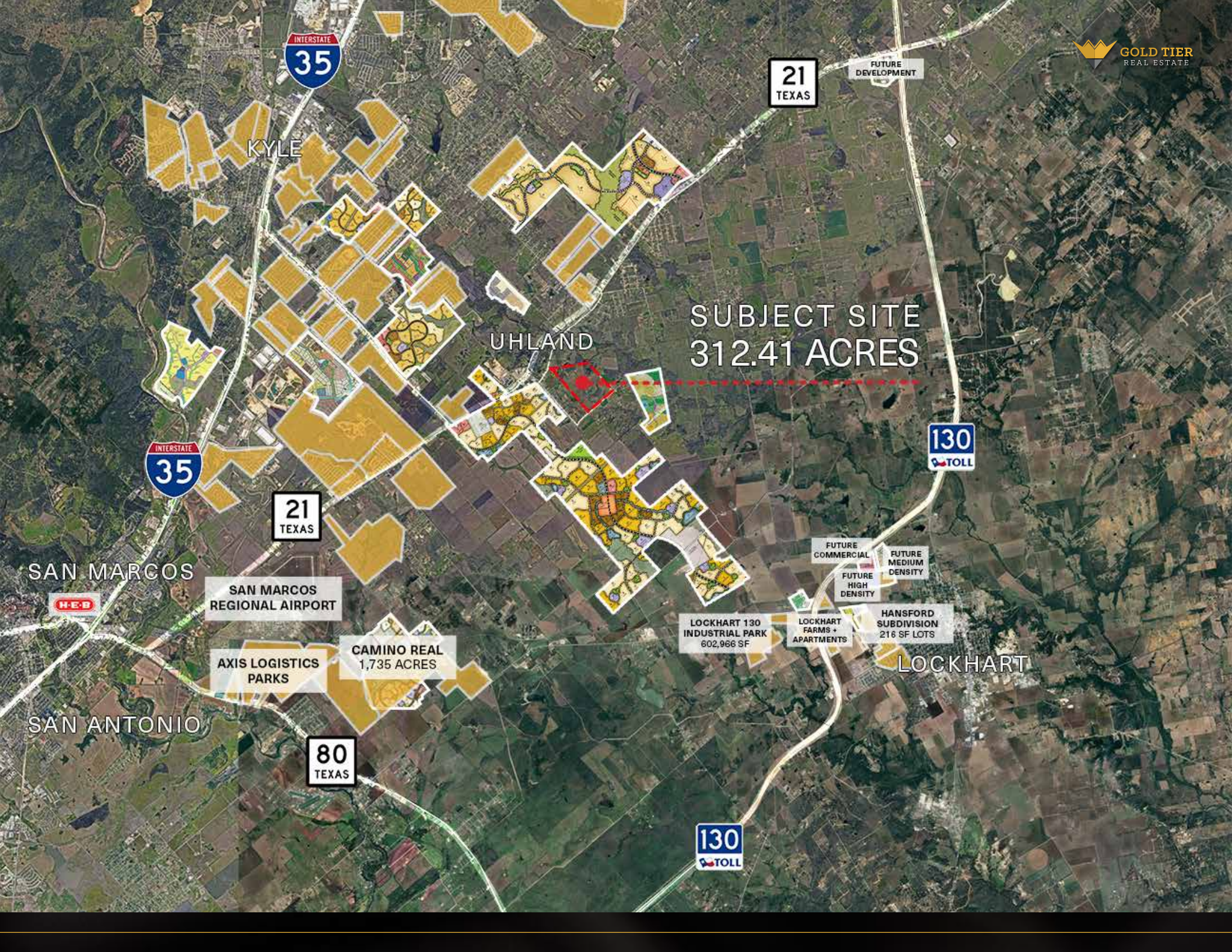
96 LOW  
94 CIVIC  
18R URBAN MEDIUM  
17R MEDIUM  
20R MEDIUM  
21R MEDIUM  
22R URBAN  
15R LOW  
11R MEDIUM  
6R MEDIUM  
5R MEDIUM

27R MEDIUM  
26R LOW  
19R MEDIUM  
24R MEDIUM  
25R URBAN  
30R MEDIUM  
29R URBAN  
31R LOW  
91 LOW  
93 POND/BASIN  
92 LOW

14K PARK  
13R LOW  
90 LOW  
87

28R LOW  
27R MEDIUM  
29R URBAN  
31R LOW  
91 LOW  
93 POND/BASIN  
92 LOW





INTERSTATE  
**35**

**21**  
TEXAS

FUTURE  
DEVELOPMENT

KYLE

UHLAND

SUBJECT SITE  
312.41 ACRES

INTERSTATE  
**35**

**21**  
TEXAS

**130**  
TOLL

SAN MARCOS



SAN MARCOS  
REGIONAL AIRPORT

FUTURE  
COMMERCIAL  
FUTURE  
HIGH DENSITY

FUTURE  
MEDIUM  
DENSITY

AXIS LOGISTICS  
PARKS

CAMINO REAL  
1,735 ACRES

LOCKHART 130  
INDUSTRIAL PARK  
602,966 SF

LOCKHART  
FARMS +  
APARTMENTS

HANSFORD  
SUBDIVISION  
216 SF LOTS

SAN ANTONIO

**80**  
TEXAS

LOCKHART

**130**  
TOLL

21  
TEXAS



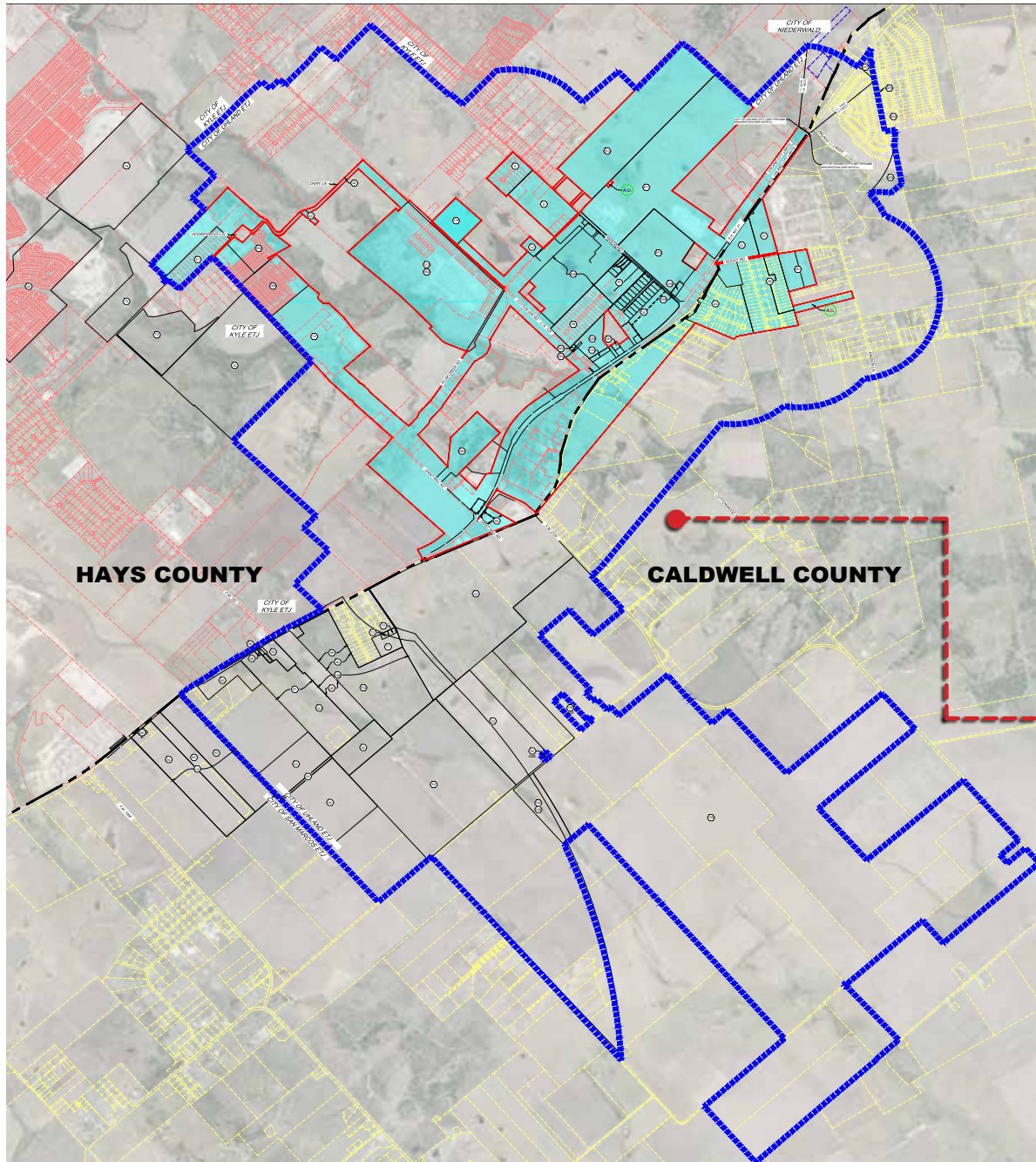
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312.41 ACRES

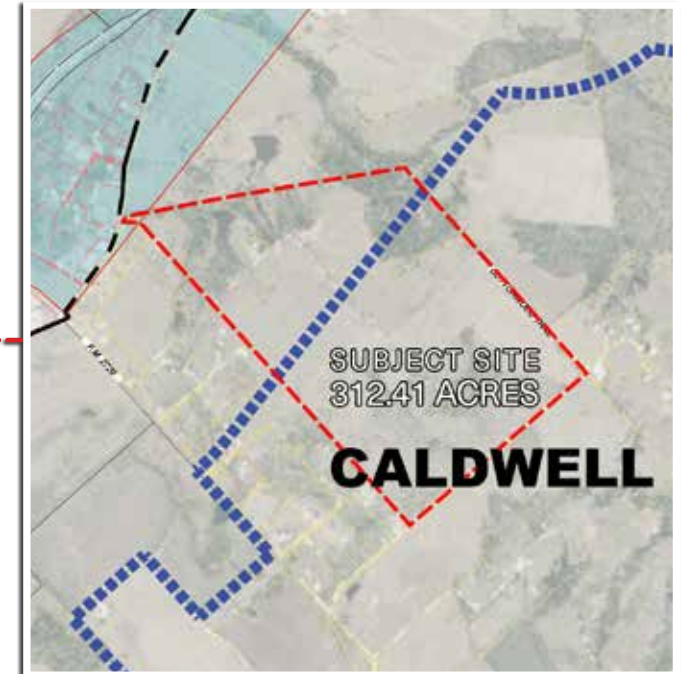
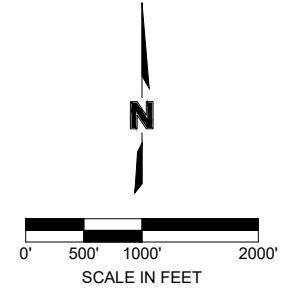
COTTONWOOD TRAIL

COTTONWOOD TRAIL

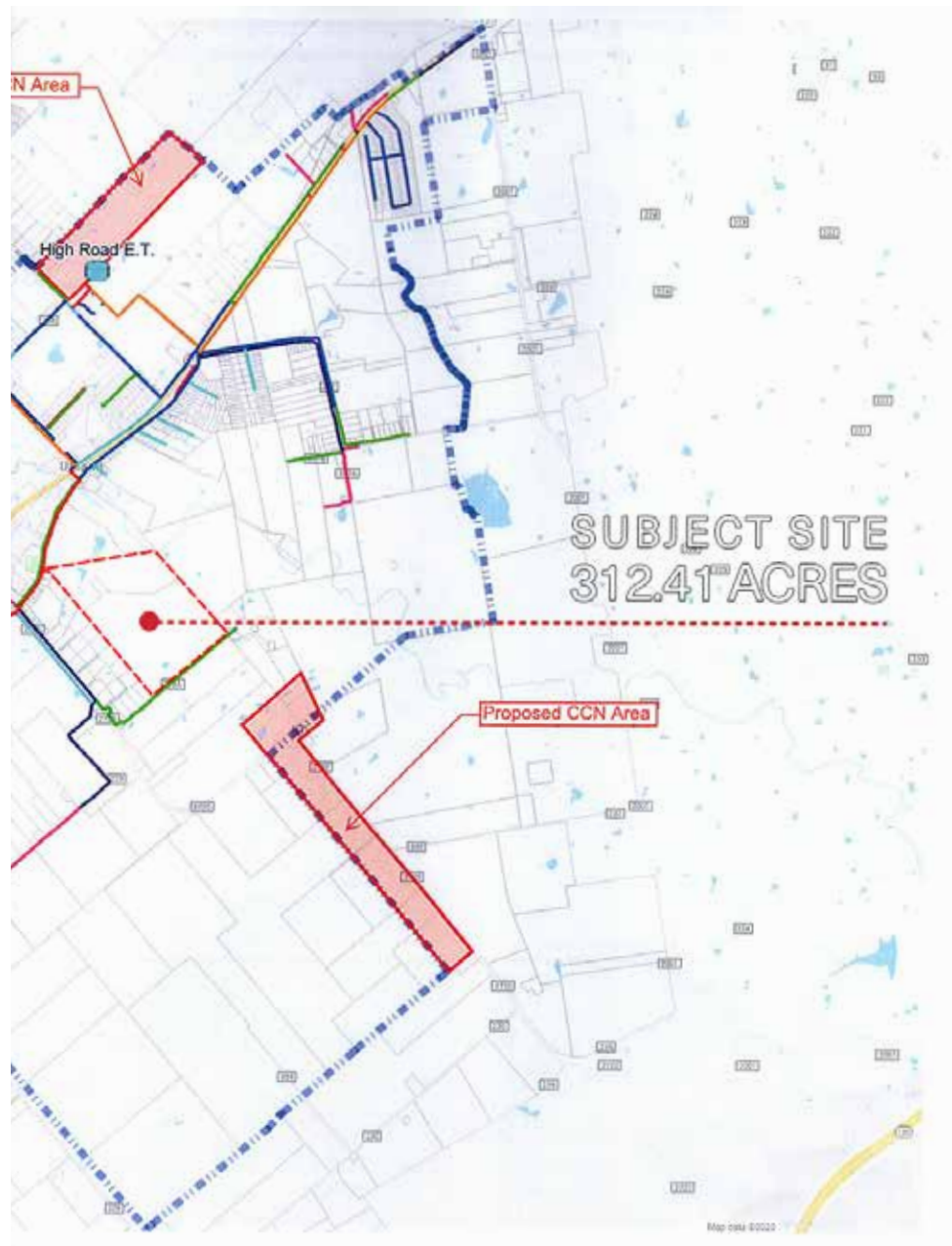
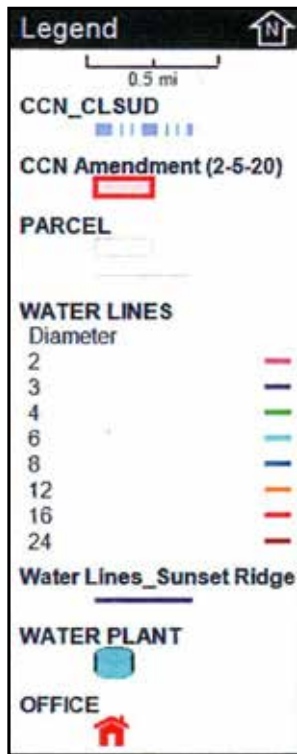
# Uhland City Limits Map



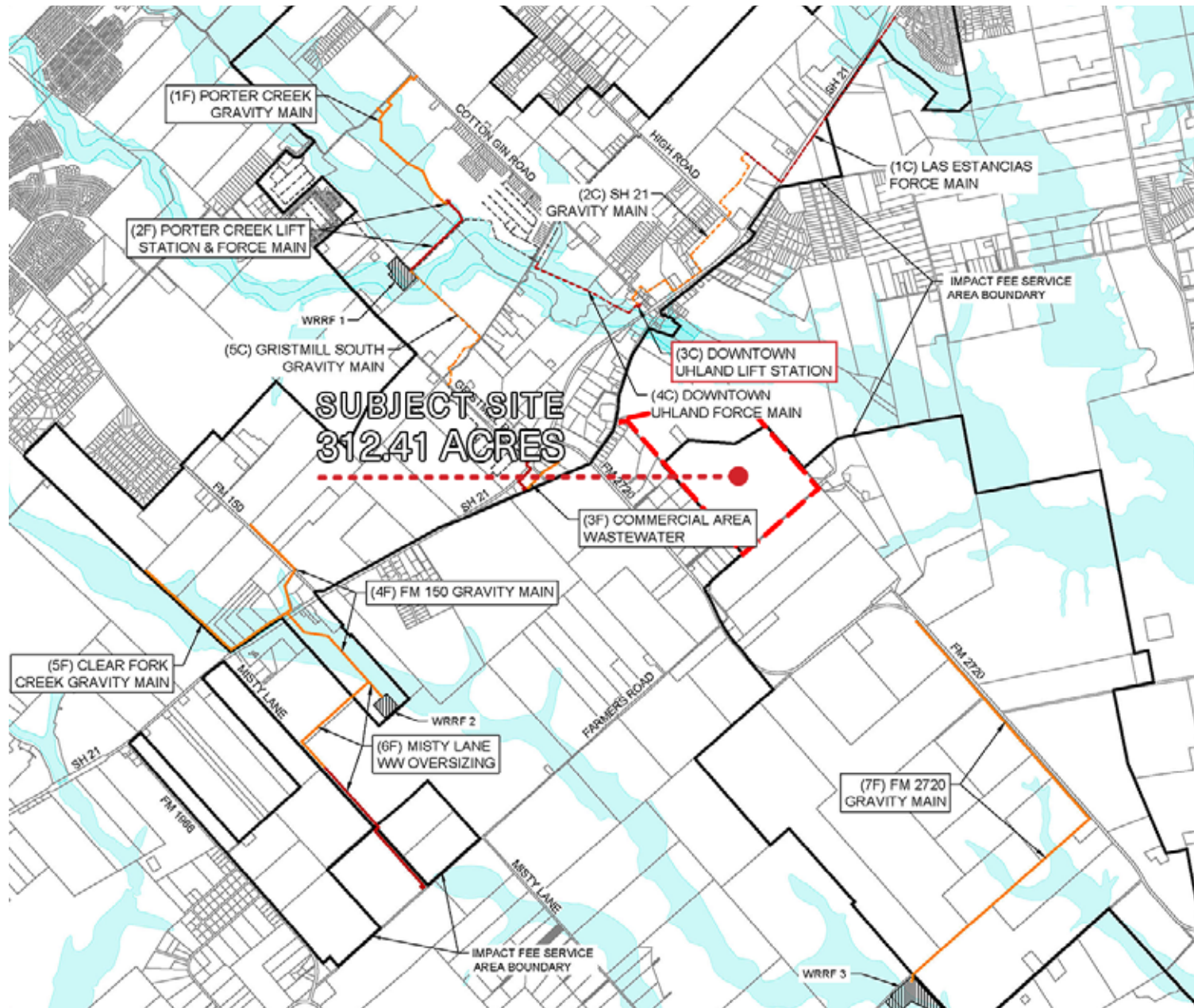
- LEGEND**
- COUNTY LINE
  - HAYS COUNTY PARCEL DATA
  - CALDWELL COUNTY PARCEL DATA
  - CITY LIMITS - CITY OF UHLAND
  - ETJ - CITY OF UHLAND
  - CITY OF UHLAND
  - A.U.
  - AREA OF UNCERTAINTY
  - CITY ORDINANCE CALL-OUT



# Waterline Map



# Wastewater





# 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission