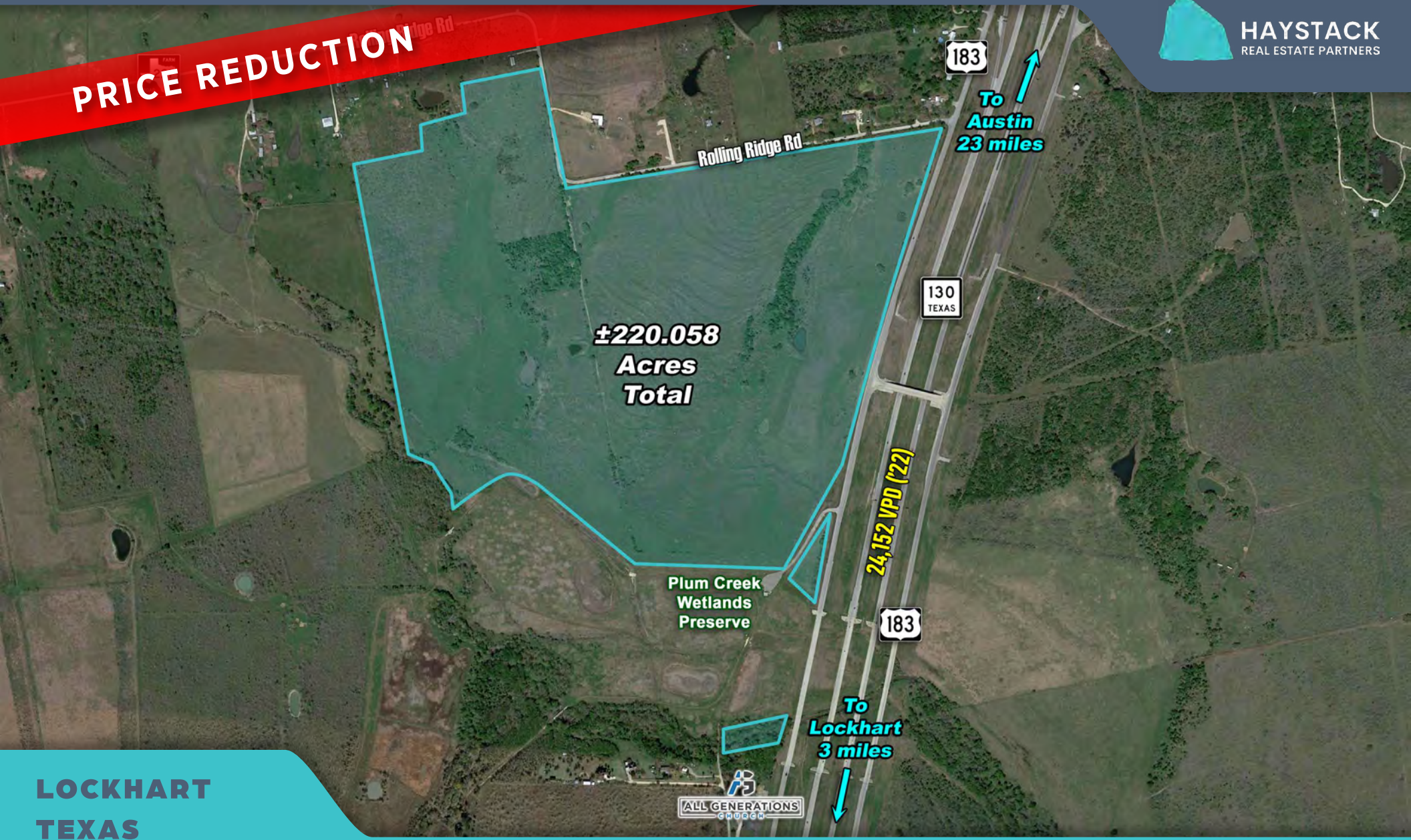


PRICE REDUCTION



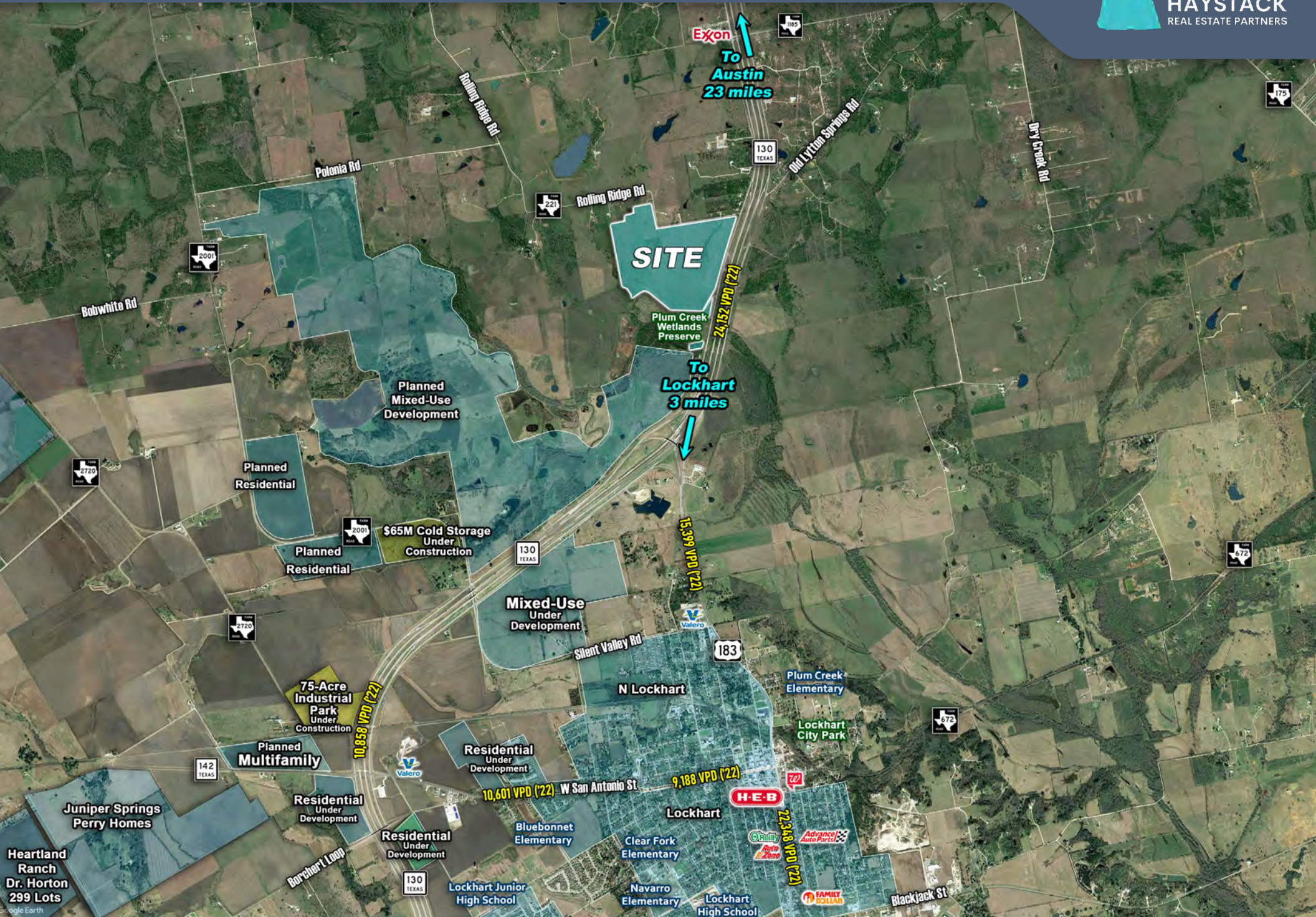
**LOCKHART
TEXAS**







LOCKHART 220 AC DEVELOPMENT OPPORTUNITY

LAND FOR SALE

N HWY 183, LOCKHART, TX 78644

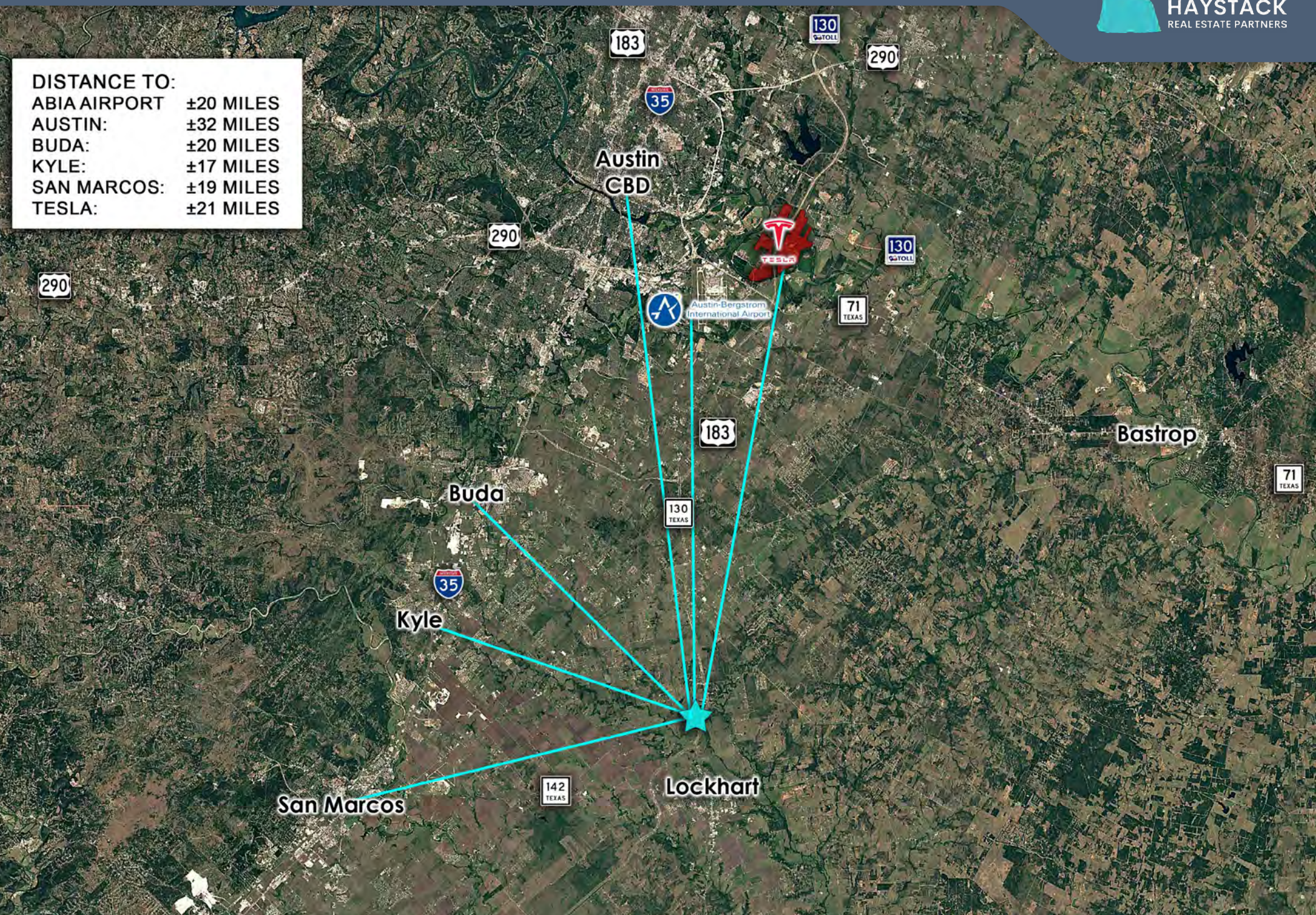
SIZE	220.058 Acres according to Caldwell County Appraisal District - Seller will consider subdividing the property
PRICE	\$13,200,000 - \$60,000/AC \$9,200,000 - \$41,807/AC
LOCATION	The property is located along Hwy 183 and Rolling Ridge Rd in Caldwell County, Texas and the Lockhart ETJ, approximately 5 minutes to downtown Lockhart and 36 minutes to downtown Austin.
WATER	<ul style="list-style-type: none"> ◇ 4" Aqua Water Supply Corporation line along Rolling Ridge Rd ◇ 8" line along Hwy 183 North of Rolling Ridge Rd ◇ 4" line along Hwy 183 South of Rolling Ridge Rd *Located in Aqua WSC's CCN Area
SEWER	Existing Lockhart sewer infrastructure is located approximately 1 mile South of the property *Not located in any sewer CCN
ZONING	None
RESTRICTIONS	None
JURISDICTION	Caldwell County & Lockhart ETJ
FRONTAGE	<ul style="list-style-type: none"> ◇ Approximately 3,661.50' along Hwy 183 ◇ Approximately 3,628.416' along Rolling Ridge Rd
TAXES	\$254.17 in 2023 with agricultural exemption
SCHOOL DISTRICT	Lockhart ISD
TRAFFIC COUNTS	24,152 VPD along Hwy 183 (2022)
SALE TERMS	Seller financing available
COMMENTS	Approximately 1/3rd of the property is in the floodplain however a significant portion may be able to be reclaimed with a flood study and map revision. A permit for wastewater discharge for the property is currently in the process of being obtained, please contact for more details.



-  SOUTHBOUND SH-130 EXIT AND ACCESS TO PROPERTY
-  NORTHBOUND SH-130 EXIT AND ACCESS TO PROPERTY
-  SOUTHBOUND US-183 ACCESS
-  SOUTHBOUND SH-130 ACCESS
-  NORTHBOUND SH-130 ACCESS
-  DUAL TURNAROUNDS

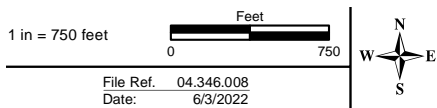
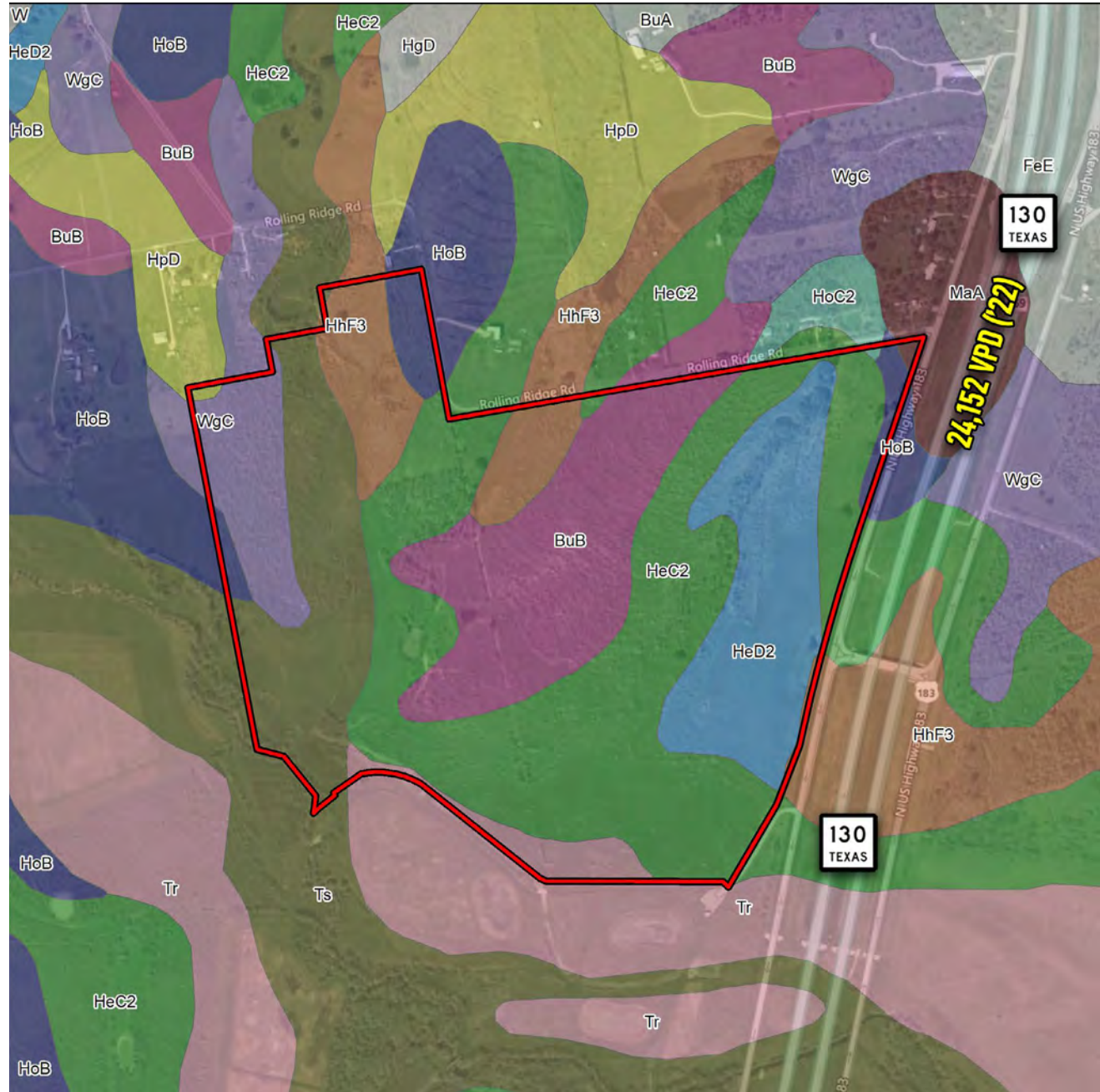



DISTANCE TO:	
ABIA AIRPORT	±20 MILES
AUSTIN:	±32 MILES
BUDA:	±20 MILES
KYLE:	±17 MILES
SAN MARCOS:	±19 MILES
TESLA:	±21 MILES







- Survey Area
- Soil map units outside the survey area
- Soil Map Units**
- BuB - Burleson clay, 1 to 3 percent slopes
- HeC2 - Heiden clay, 3 to 5 percent slopes, eroded
- HeD2 - Heiden clay, 5 to 8 percent slopes, eroded
- HhF3 - Heiden-Ferris complex, 5 to 20 percent slopes, severely eroded
- HoB - Houston Black clay, 1 to 3 percent slopes
- HoC2 - Houston Black clay, 3 to 5 percent slopes, moderately eroded
- HpD - Houston Black gravelly clay, 3 to 8 percent slopes
- MaA - Mabank loam, 0 to 1 percent slopes
- Tr - Tinn clay, 0 to 1 percent slopes, occasionally flooded
- Ts - Tinn clay, 0 to 1 percent slopes, frequently flooded
- WgC - Wilson gravelly loam, 1 to 5 percent slopes



 Survey Area

 Wetland Determination Data Form

Aquatic Features that meet a Definition of a Water of the United States

 Impoundment

 Wetland

Connection to a Water of the United States

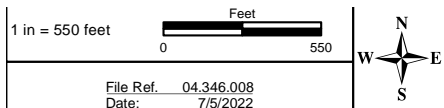
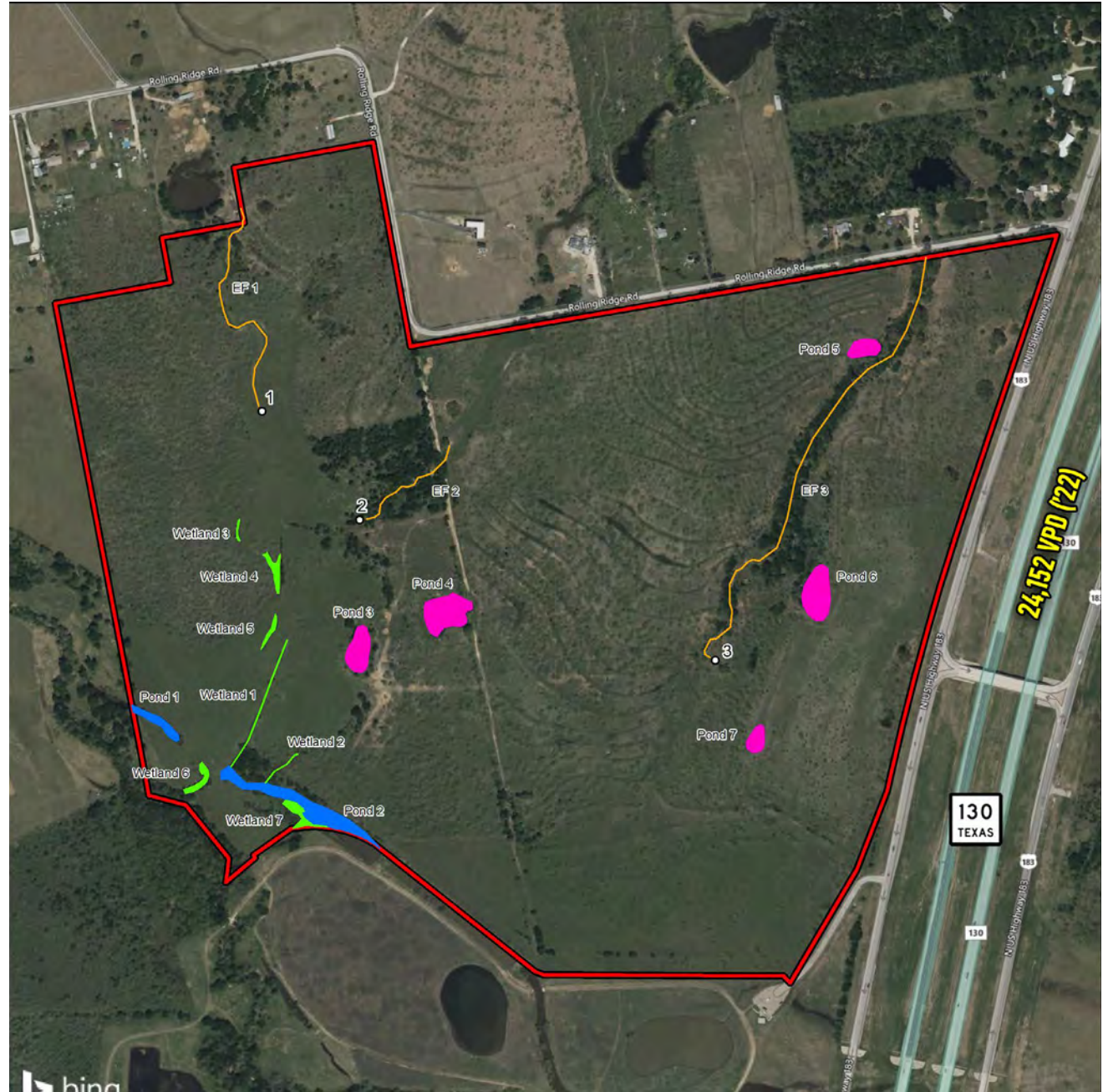
 Wetland

Aquatic Features that do not meet a Definition of a Water of the United States

 Pond

 EF

Aquatic features interpreted via aerial photographs





SH 130 CORRIDOR ON NATIONAL RADAR FOR INDUSTRIAL DEVELOPMENT

By Lockhart Economic Development Corp. and Seguin Economic Development Corp. Sep 28, 2023

Last year, Caldwell County made national headlines when it was revealed that a site near SH 130 just northwest of Lockhart made Micron Technology Inc.'s shortlist for a planned \$80 billion semiconductor manufacturing complex.

Though the company ultimately decided to invest in upstate New York, the project put the southern SH 130 corridor on the radar of companies scouting for megaprojects at a time when many smaller manufacturers and logistics companies are already flocking to Lockhart and Seguin.

Connecting Austin and San Antonio, the 41-mile southern SH 130 corridor provides companies with a reliable way to easily serve two of the fastest-growing metros in the nation in a beautiful area of Central Texas that still offers large tracts of available land and some of the lowest costs of doing business in the U.S.

In two separate reports over the last year, site selection firm The Boyd Co. Inc. analyzed more than 30 leading high-tech corridors and 35 leading logistics corridors in the U.S. to scout the best values for companies. The firm found that the SH 130 corridor offered both the lowest operating costs for precision manufacturers of products such as semiconductors, batteries and medical devices, as well as the lowest available annual lease costs for manufacturers and logistics companies.

"The SH 130 corridor offers companies available land at an affordable price with great highway access to two of the fastest-growing markets in the nation," said John Boyd, principal at The Boyd Co. "The communities around the roadway, especially Seguin and Lockhart, are getting national and international attention, and for good reason."

The transportation advantages of the SH 130 corridor have already helped attract two major megaprojects to the northern section of the roadway – Tesla's \$1 billion gigafactory and Samsung's \$17 billion semiconductor plant in the Austin suburb of Taylor.

These catalytic megaprojects have helped accelerate a wave of new commercial, industrial and residential development moving southeast of Austin at the same time that San Antonio's own robust economic growth has pushed industrial development north. Lockhart and Seguin are continuing to see the benefits.

"You see all the activity on 130 just to the north of us with Tesla and Samsung and all of those major economic development projects, and the trend is definitely coming further south now," said Josh Schneuker, executive director of Seguin Economic Development Corp. "We're busier than we've ever been, as more companies are recognizing the opportunities and benefits of locating in this area."

Companies that have recently invested in Lockhart and Seguin include:

- Maruichi Stainless Tube Texas Corp. broke ground in early 2023 on its new \$75 million, 125,000-square foot manufacturing facility.
- Premium Waters Inc. recently started construction on an \$80 million manufacturing facility that is expected to create at least 60 full-time jobs.
- Ackerman & Co. recently acquired 120 acres with plans to build up to 1.6 million square feet of industrial facilities on the site.
- Titan Development broke ground earlier this year on a 167,794-square-foot facility at the Lockhart 130 Industrial Park, which is already leased to Factory Builder Stores. It's the first of three buildings Titan is developing at the site.

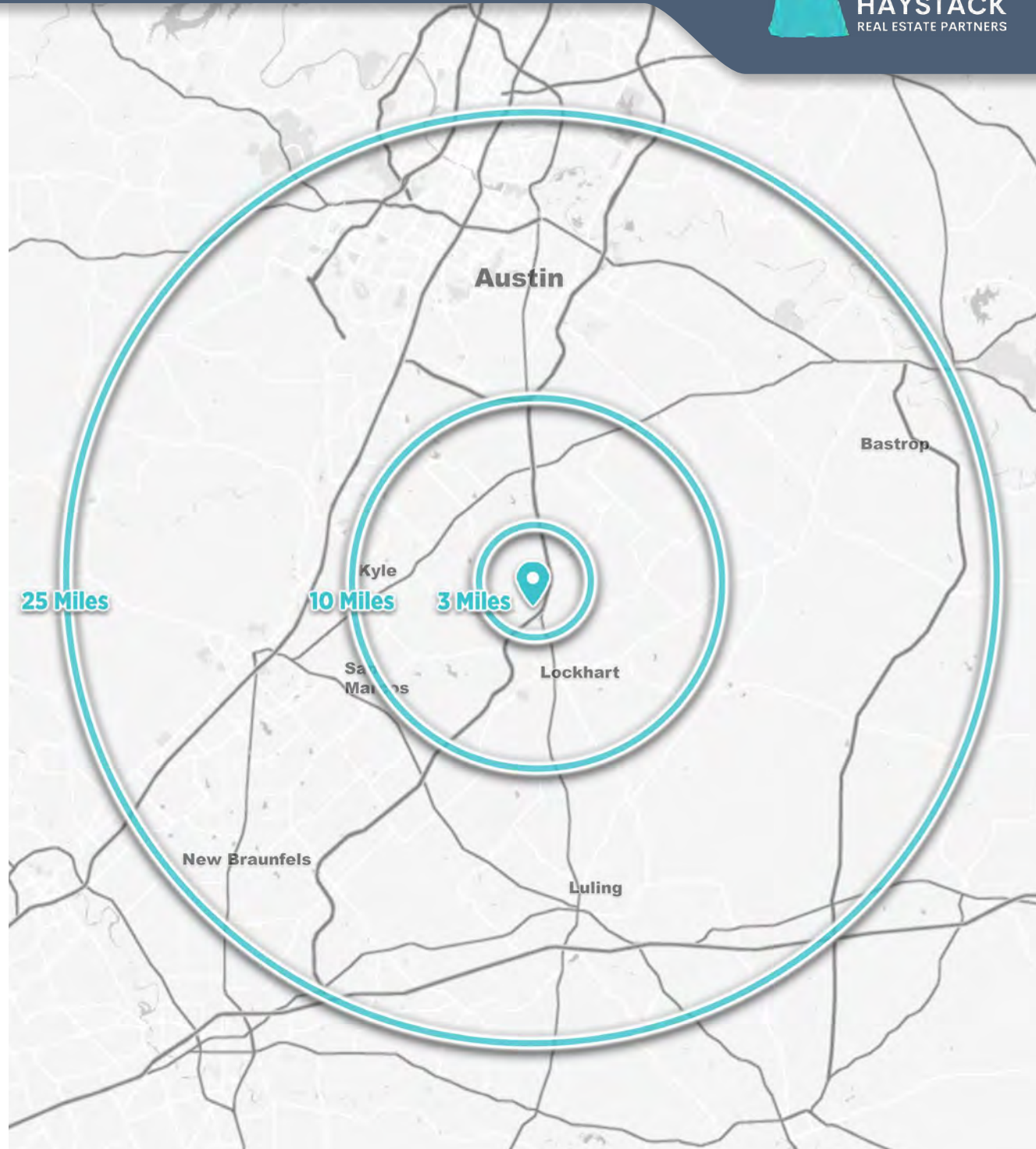
Would Lockhart or Seguin be a good fit for your company? Visit lockhartedc.com and seguindec.com to learn more about the opportunities in these growing communities.

Source: <https://www.bizjournals.com/sanantonio>



2023 DEMOGRAPHICS	3 MILE	10 MILES	25 MILES
TOTAL POPULATION	2,787	55,270	905,933
MEDIAN AGE	36.3	35.8	33.3
TOTAL HOUSEHOLDS	982	16,663	355,882
# OF PERSONS PER HH	2.83	3.22	2.45
AVG HH INCOME	\$81,171	\$86,524	\$112,561

TRAFFIC COUNTS	2020	2022
SH-130/US-183	22,072	24,152





Our workers come from varied backgrounds, with educational attainment ranging from unskilled laborers to highly trained and educated individuals hailing from the many technical schools, community colleges, and major universities of the local region and state.

845,000

Available Workforce within A 45-Mile Radius

14

Colleges and Universities (Within 45 Miles)

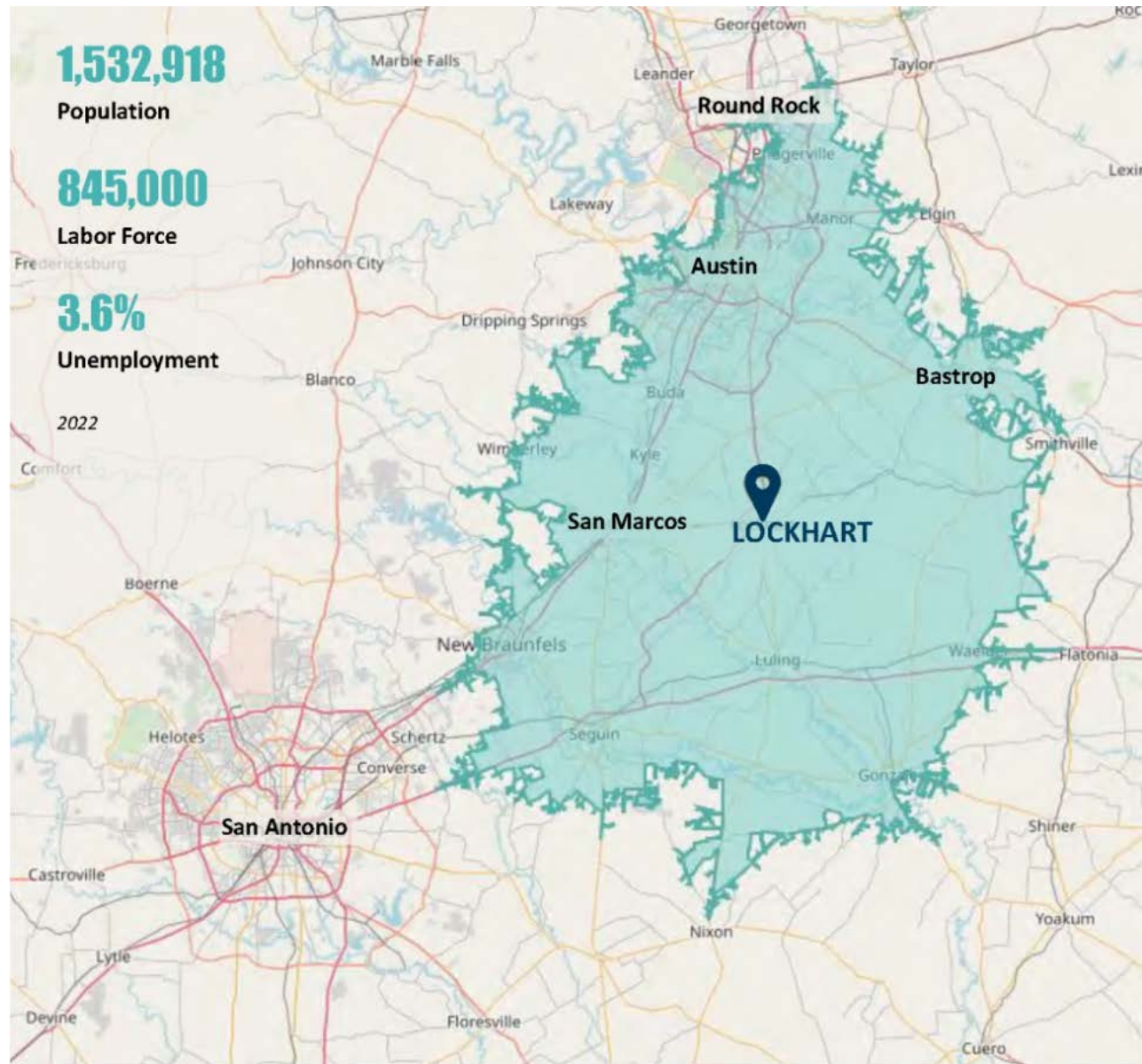
169,906

Students Enrolled (Within 50 Miles)

15.9%

Population Growth from 2011 - 2021

DRIVE-TIME ANALYSIS (45-MINUTES)



Source: <https://lockhartedc.com/site-selectors/workforce>



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Barret Espe	638497	barret@haystackrep.com	512-757-6349
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date