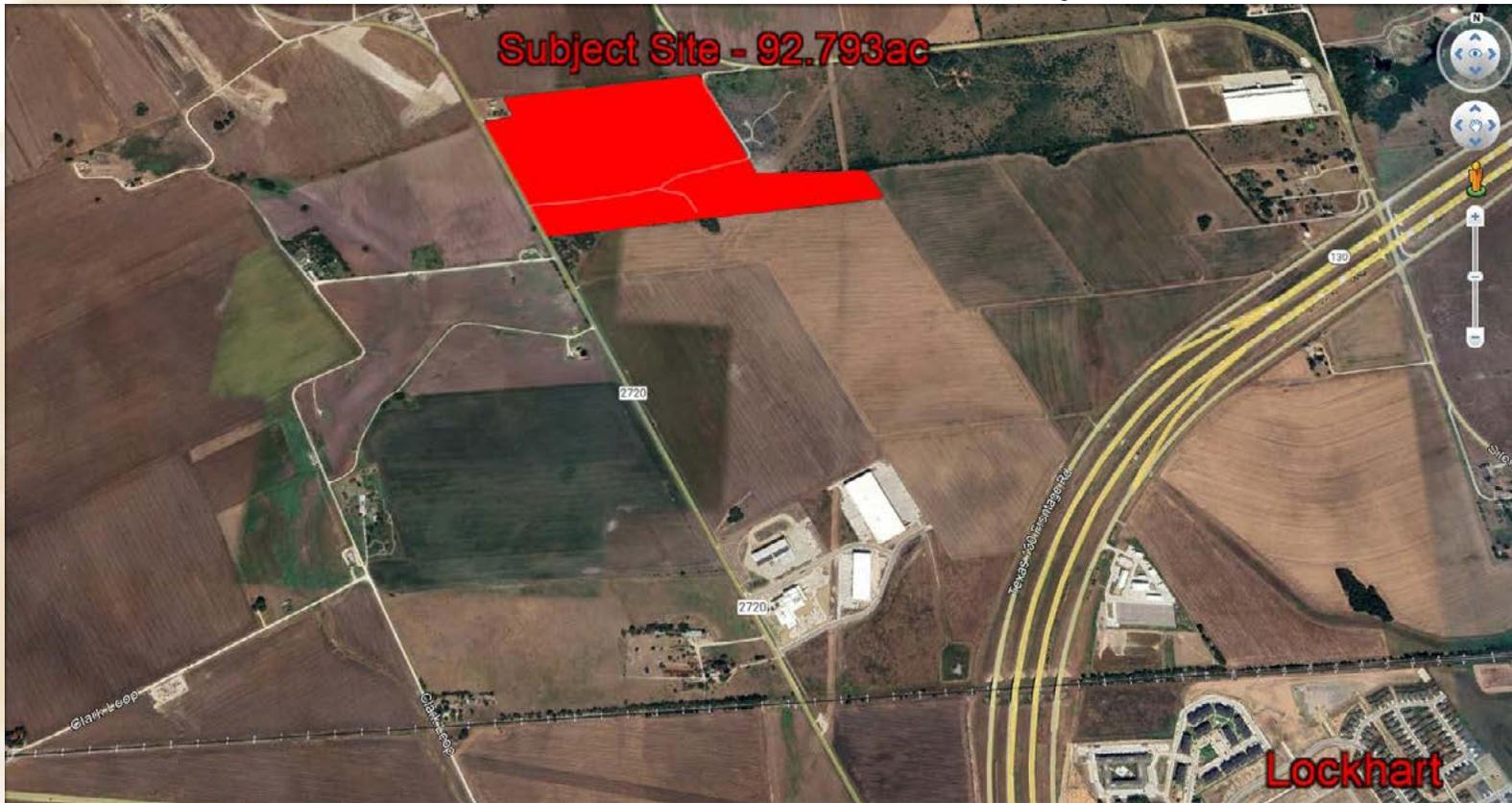


FOR SALE - 92-acre Data Center/Industrial site Lockhart

1286 FM 2720, Lockhart, Caldwell County, Texas 78644



Subject Site - 92.793ac

SIZE	92.793 acres. Please note: TXDOT's plans to widen and re-align FM 2720 would potentially take 13.59 acres leaving 79.197ac after the roadway condemnation.	FRONTAGE/ ACCESS	The site currently has approx. 1480 feet of frontage on FM 2720.
ZONING	None. The site lies in the Lockhart ETJ.	FLOODPLAIN	No FEMA floodplain exists on the site.
UTILITIES	<u>Electricity</u> – Bluebonnet Electric serves the property now. <u>Water</u> – City of Lockhart serves the property now. <u>Wastewater</u> – City of Lockhart ww exists on FM 2720 approx 4000 feet to the south <u>Natural Gas</u> – Atmos, Energy Transfer, and West Texas Gas lines are each on the property	PENDING ROADWAY IMPROVEMENTS	TXDOT plans to widen FM 2720 to 4 lanes from SH 142 to SH 21.
		OPPORTUNITY ZONE	The site lies in the Federal Opportunity Zone.
		PRICE	Please call Agent for pricing

COMMENTS: This is a prime Data Center or Industrial site located just west of SH 130 tollway in the Lockhart ETJ on FM 2720. This area of Lockhart is sizzling hot with several data center, industrial, commercial, and retail projects already underway. One can access the SH 130 Tollway going either direction at SH 142 which is less than 1.5 miles away. A new HEB is planned for the corner of SH 142 and FM 2720 and a new 7-11 already under construction. Across from this site, DR Horton is planning 'Lantana' which is set for 400+ new homes over 4 phases of development. Related's Cold Storage project is immediately to the east. Other major projects like Prime Data Centers', the Lockhart 130 Industrial Park, and Tract Development's huge new Data Center Campus are in the immediate area of this site and are all in the works or already vertical. The site offers excellent access and connectivity, and Lockhart is a development friendly city with shorter permitting times and various incentives opportunities for new projects.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

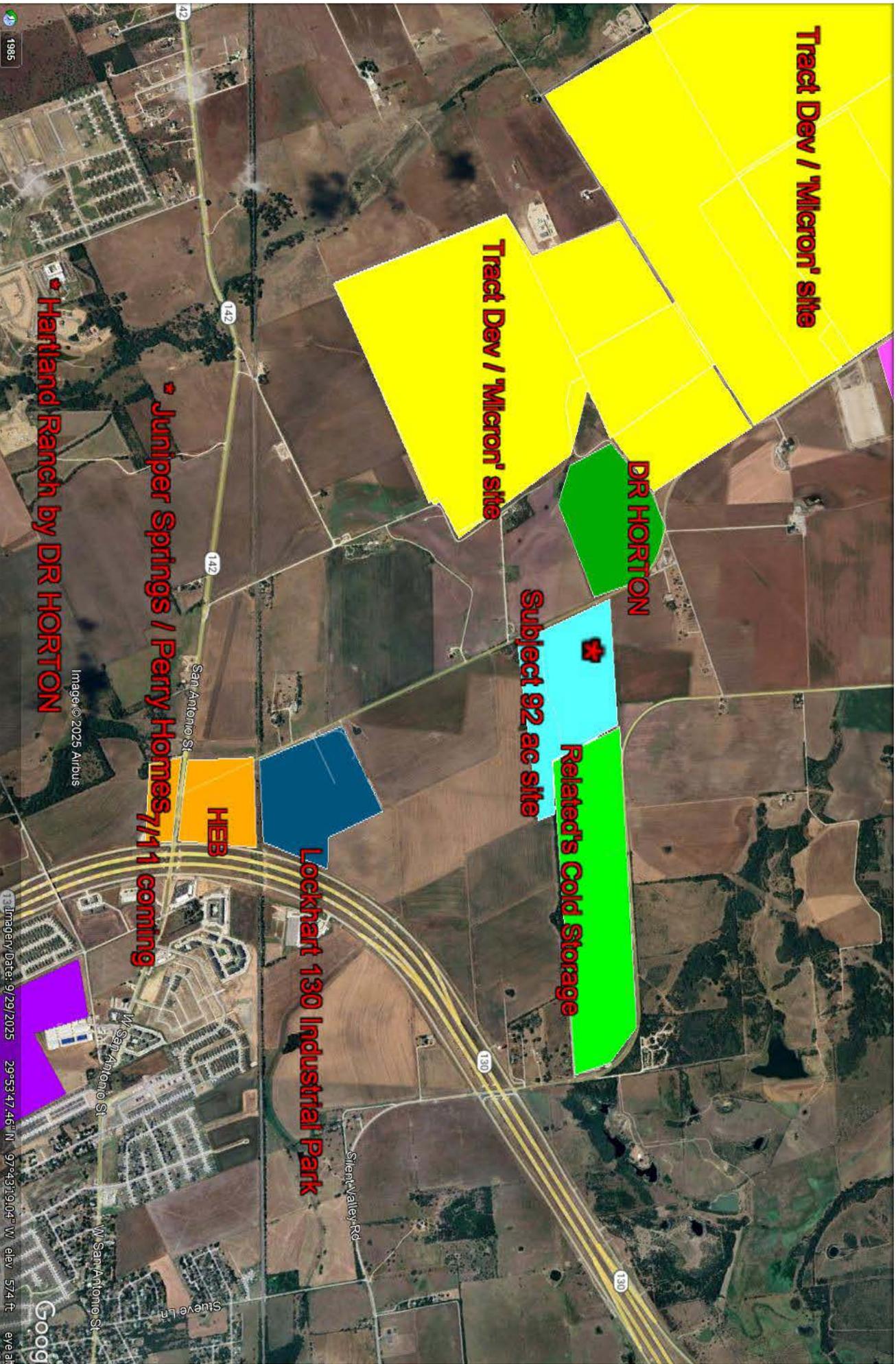
(512)472-2100 FAX: (512)472-2905

CONTACT Brad Campbell

Office: (512) 472-2100

Brad@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.



Tract Dev / 'Micron' site

Tract Dev / 'Micron' site

DR HORTON

Subject 92 ac site

Related's Cold Storage

Lockhart 130 Industrial Park

HEB

Juniper Springs / Perry Homes 7/11 coming

Harland Ranch by DR HORTON

Image © 2025 Airbus

Imagery Date: 9/29/2025

29°53'47.46" N 97°43'19.04" W elev. 574 ft eye h

Goog



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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Campbell	594036	brad@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date