

Superior Retail and Mixed-Use site in Lockhart next to HEB

San Antonio Street, Lockhart, TX 78644



• Perry Homes' Juniper Springs

SIZE	±23.32 acres.	FRONTAGE/ACCESS	The site has approximately 1057 ft of frontage on SH 142, and 1160 ft of frontage on FM 2720 post the FM 2720 re-alignment.
ZONING	Approximately 12 acres on the SEC of the tract is zoned 'Commercial Light Business' and will allow retail uses. Per the City, this can be increased or decreased depending on what the Buyer decides to do. The balance of the tract is zoned 'RHD' - Residential High Density. Buyer has another 21 acres just to the west of this tract also zoned RHD.	FLOODPLAIN	No FEMA 100 or 500 year floodplain.
UTILITIES	All Utilities are to the site <u>Electricity:</u> Bluebonnet Electric <u>Water:</u> City of Lockhart. There is an 8" water line along San Antonio St, and a 12" line up FM 2720 on the east side of the site. <u>Wastewater:</u> City of Lockhart. There is a 12" wastewater line @ the NEC of San Antonio and FM 2720. <u>Gas:</u> There are both Atmos and West Texas Gas lines very close along FM 2720.	PENDING INFRASTRUCTURE IMPROVEMENTS:	FM 2720 will be re-routed just north of San Antonio. See illustration on page 3. Also, TxDOT plans to widen FM 2720 to 4 lanes from San Antonio to SH 21.
		OPPORTUNITY ZONE	The site lies in the Federal Opportunity Zone.
		PRICE	Please call Agent for pricing

Prime Retail & Mixed-use opportunity next to HEB. The site allows for other commercial and high-density residential uses as well. This is the west side of Lockhart, the 'Barbecue Capital of the World!' Located 1/4 mile from the SH 130 Tollroad. This area west of downtown is in the runway of tremendous growth. Among other projects, there is the new HEB and 7-11, two D R Horton subdivisions, and Perry Homes' Juniper Springs are each coming soon nearby, as are major commercial projects including a Prime Data Center project, a 3000-acre Tract Development Data Center Campus, the Lockhart 130 Industrial Park, and Related's Cold Storage project. The site offers excellent access and connectivity, and Lockhart is a development friendly city with shorter permitting times and various incentive opportunities. The population is projected to double by 2040.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

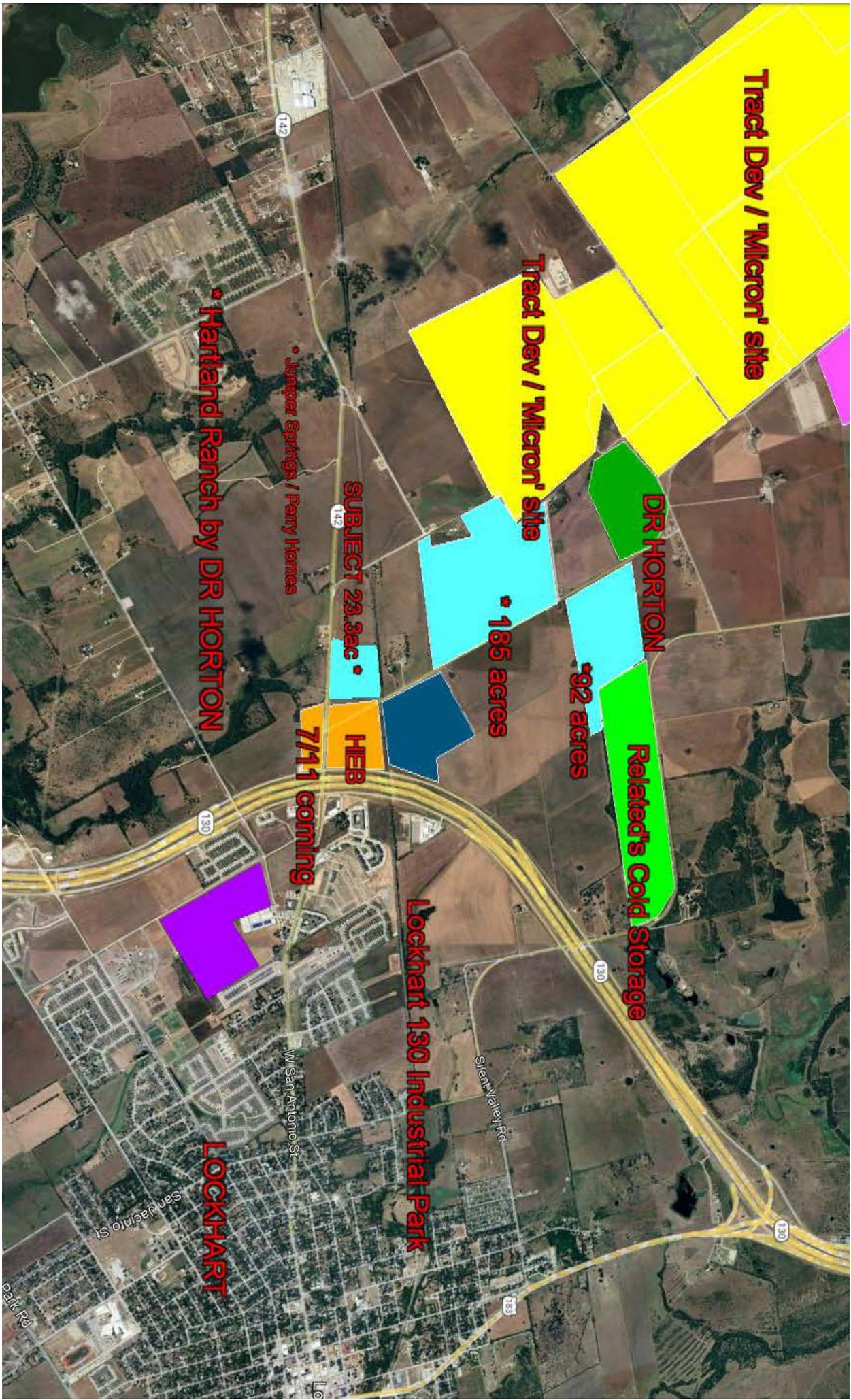
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Tract Dev / 'Micron' site

Tract Dev / 'Micron' site

DR HORTON

Related's Cold Storage

•92 acres

• 185 acres

SUBJECT 23.3ac

HEB

7/11 coming

• Hartland Ranch by DR HORTON

• Juniper Springs / Perry Homes

Lockhart 130 Industrial Park

LOCKHART

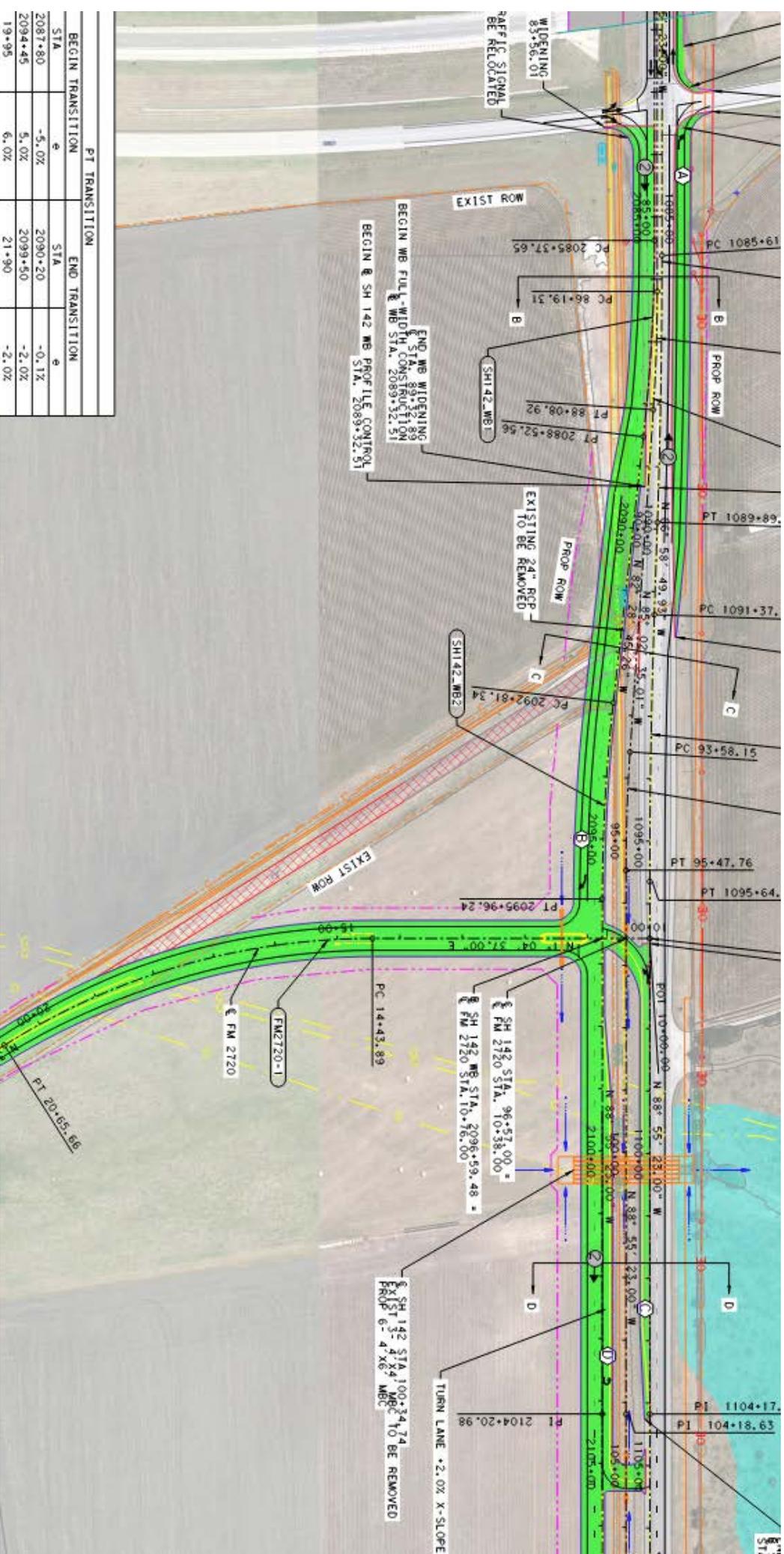
San Antonio St

Silent Valley Rd

W San Antonio St

Park Rd

Lo



FEMA Map



ery. Data refreshed June, 2024.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date