

Land



UNLIMITED



FM 2720

MAXWELL, TX 78656



PROPERTY OVERVIEW

- Commercial lot situated in a high-traffic area, ideal for your next development project. FM 2720 is known as the area that Micron was rumored to be located at and is still highly anticipated to be a prime development spot for commercial. In preparation, TXDOT has plans to widen FM 2720 and County Line SUD is installing a 24" water line along the border of this property. Situated outside the flood plain, this tract offers optimal conditions for commercial development. With its highest and best use identified as commercial, prospective ventures include hotel, self-storage facility, restaurant, or car wash, making it an ideal investment opportunity.

OFFERING SUMMARY:

LISTING PRICE: \$550,000

LOT SIZE: 4.104 ACRES



FEASIBILITY OVERVIEW

FEASIBILITY	STATUS
ZONING	<ul style="list-style-type: none">• NONE
POTENTIAL USE	<ul style="list-style-type: none">• COMMERCIAL: SELF STORAGE, RV PARK, HOTEL, CAR WASH, ETC
WATER	<ul style="list-style-type: none">• 24" COUNTY LINE SUD
WASTEWATER	<ul style="list-style-type: none">• SEPTIC NEEDED
ELECTRICITY	<ul style="list-style-type: none">• BLUEBONNET ELECTRIC CO-OP
FLOOD PLAIN	<ul style="list-style-type: none">• NO FLOOD PLAIN
CURRENT USE	<ul style="list-style-type: none">• BRUSH PILE / DEBRIS REMOVAL SERVICE
PARCEL ID	<ul style="list-style-type: none">• 15083
TAXES	<ul style="list-style-type: none">• \$1,771 PER YEAR 1.6555 Tax Rate

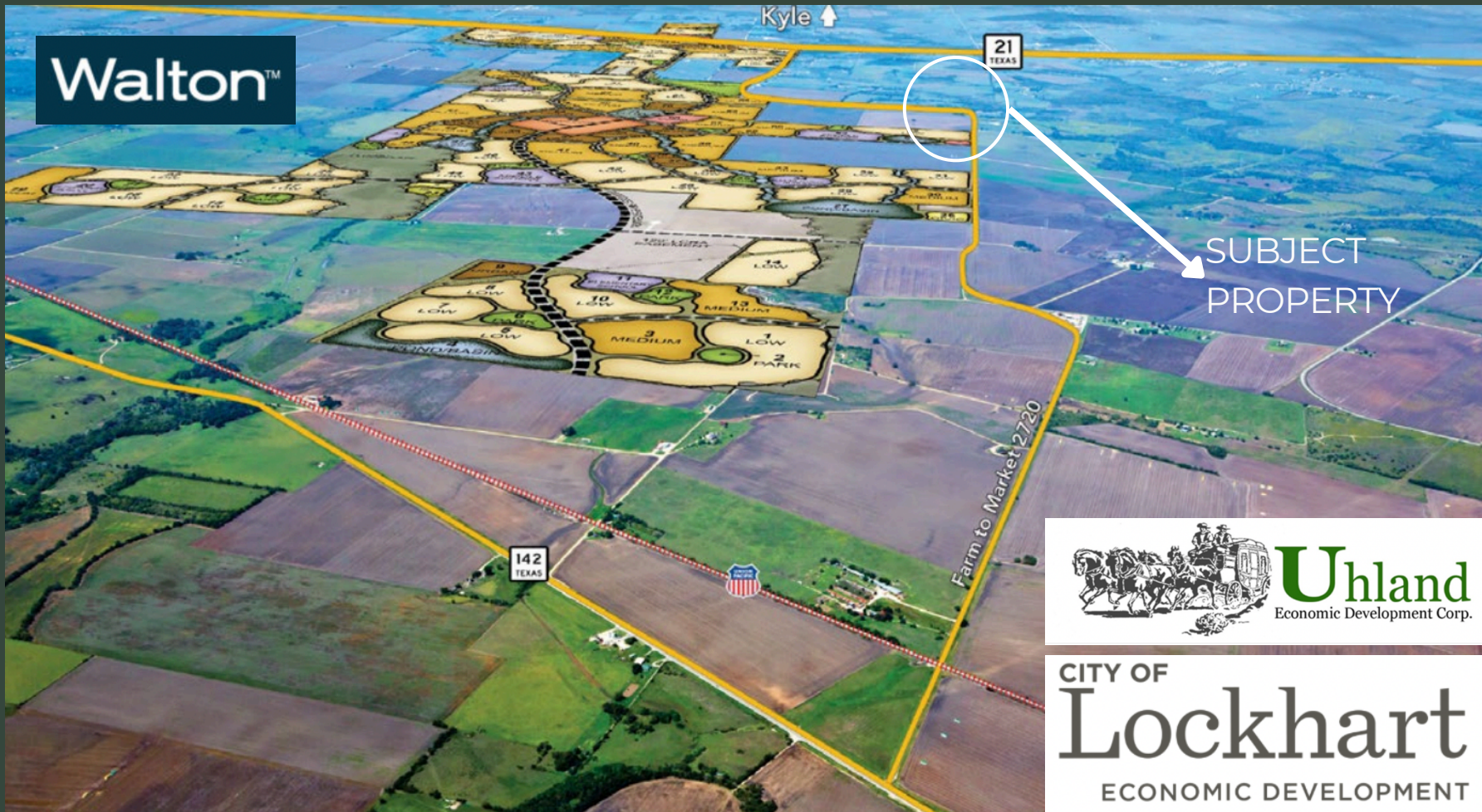
LAND ID PROPERTY OVERVIEW



DEVELOPMENT HIGHLIGHTS

- Caldwell Valley - Lockhart, TX

The subject property is directly across to the 3,634+/- acre mixed use master planned community offering neighborhood retail, office, single family residential, school sites, parks, and amenity center



DEVELOPMENT HIGHLIGHTS

Possible Multibillion-Dollar Deal

The 800-1200 acres across from this property was once known as the highly anticipated \$80B Micron site. Since Micron did not commit and according to Judge Haden [stated in an article], the County is already discussing 'other multibillion-dollar deals with other companies waiting to invest on the same property Micron desired.'



READ THE ARTICLE:

KVUEabc

DEVELOPMENT HIGHLIGHTS

- ## \$1.3M Data Center on FM 2720

In February 2024, an article announced that Prime Data Centers would be developing the site just south of the subject property at the corner of FM 2720 and Bobwhite Road.

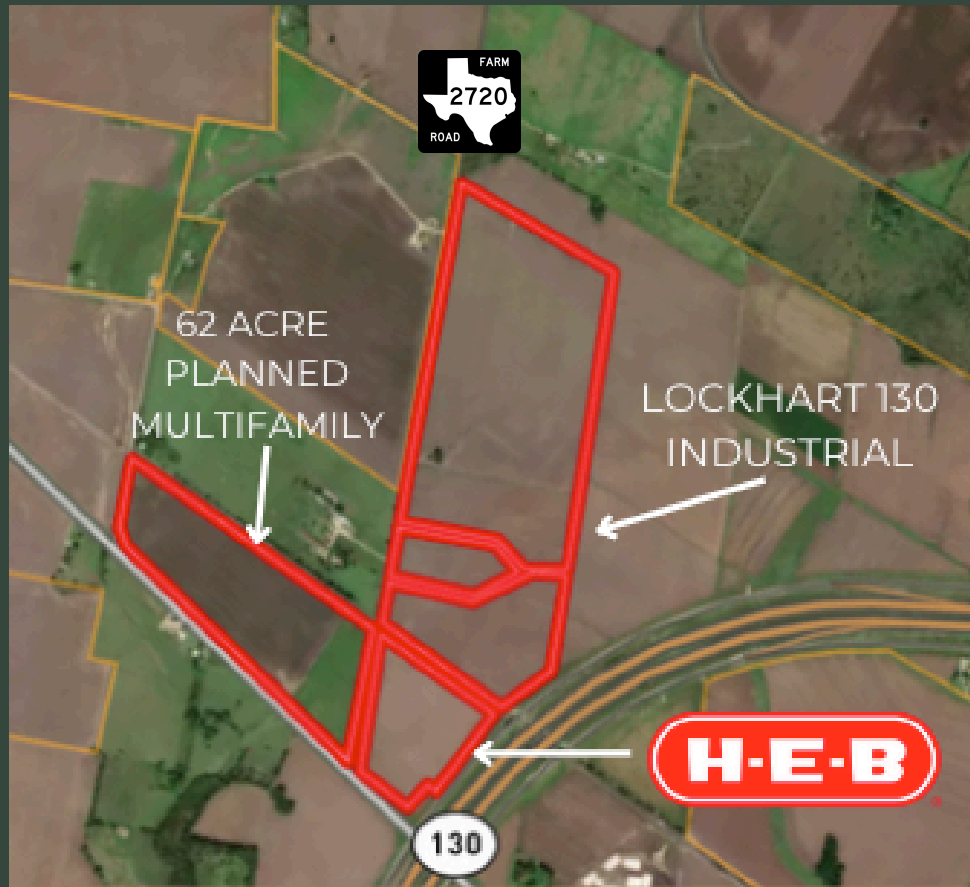


READ THE ARTICLE:

THE REAL DEAL
REAL ESTATE NEWS

DEVELOPMENT HIGHLIGHTS

- At the intersection of FM 2720 and SH 142, the City of Lockhart has the following developments planned:
 - Lockhart Industrial Park III (now leasing)
 - Possible HEB grocery store (second location)
 - Possible 62 acre multifamily development



DEVELOPMENT HIGHLIGHTS

- ## 310,000 SQFT COLD STORAGE FACILITY

Located on Toll Road 130 (SH-130), RealCold's \$65M Lockhart Texas facility is currently under construction with occupancy by Q1 of 2025.



READ THE ARTICLE:





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