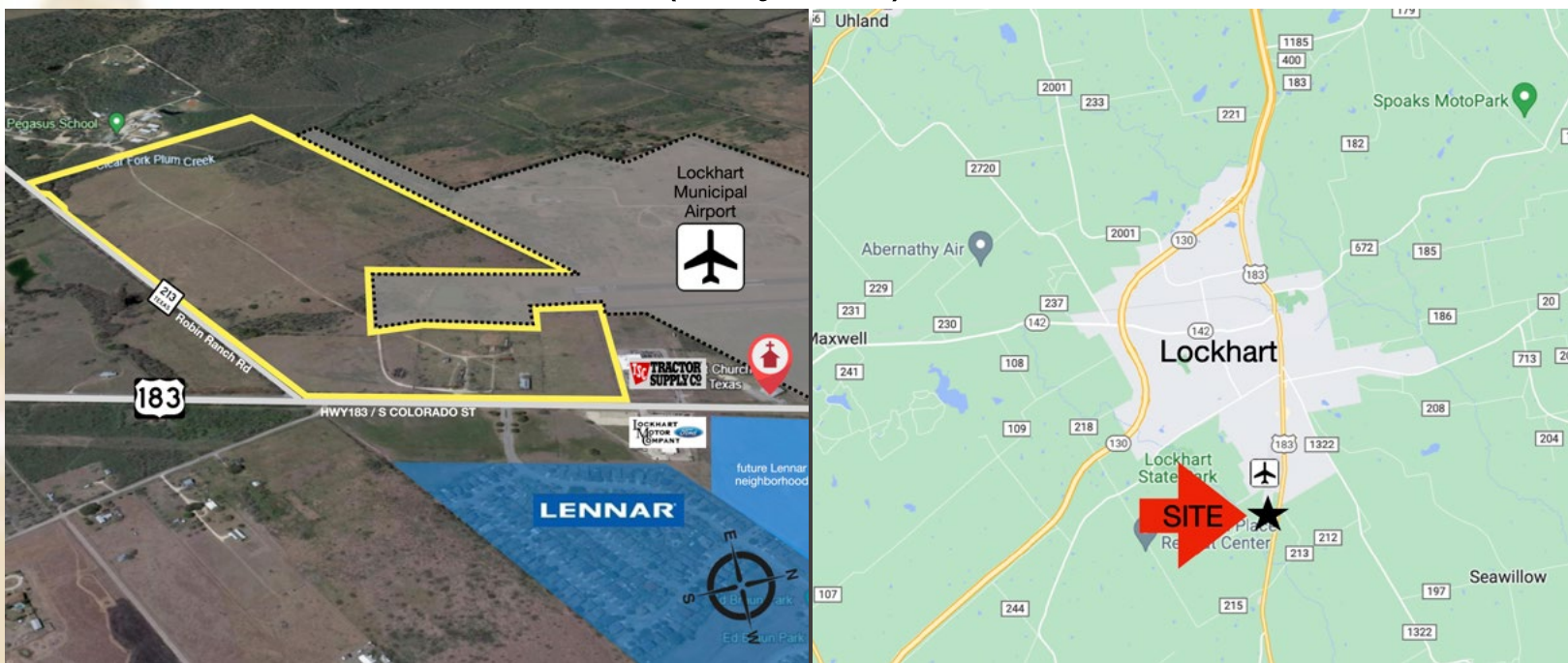


FOR SALE ±174 Mixed-Use Development Site

2515 S Colorado St (Hwy 183), Lockhart, TX 78644



LOCATION	Located at the northwest corner of Hwy 183 and Robin Ranch Rd; and just south of the Lockhart Airport.	FRONTAGE/ ACCESS	±1,701 feet of frontage on Hwy 183 ±3,703 feet of frontage on Robin Ranch Rd.
SIZE	±174.64 Acres (see enclosed survey)	TOPOGRAPHY	The Property slopes down from Colorado St to the back portion where Clear Fork Plum Creek traverses the Property. (See enclosed topographic map)
UTILITIES	Water - located within the CCN of Aqua Water Supply, where there is a 4" and 1.5" water line servicing the property. There is an 8" City of Lockhart water line stubbed out to the north property line. Wastewater - City of Lockhart Lift Station is adjacent to the Property; with a 15" Gravity line feeding into it. Electricity - City of Lockhart	FLOOD HAZARD	A portion along the backside of the Property lies within the 100-year floodplain. See Survey and FEMA map.
ZONING	The northern portion is zoned AG while the remainder is outside the city limits and therefore unzoned. Lockhart's Future Land Use map indicates the city's willingness to support both General Heavy Commercial along the Hwy 183 frontage leaving the back portion to be proposed by the Applicant. Located in a Texas Opportunity Zone. click to view drone video click to view aerial slideshow	SCHOOL DISTRICT	Lockhart ISD
		JURISDICTION	Caldwell County
		TRAFFIC COUNT	11,173 VPD approximately ¼ mi. south (TXDOT 2023) 23,918 VPD approximately ½ mi. north (TXDOT 2023)
		PRICE	\$70,000.00 per acre
		COMMENTS	Great Mixed-Use Development Site approximately 3 miles south of downtown Lockhart. Great access to Hwy 183. Owner reserves the right to remove any and all moveable buildings/ personal property currently located on the Property prior to Closing.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 789-0909
spence@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.

City of Lockhart Caldwell County, Texas Esther Berry Survey A-1

General Notices

- 1) Precession and Use Agreement for Water Line Purposes to Alliance Regional Water Authority recorded in Plat #2022-003844 of the Official Public Records of Caldwell County, Texas, does apply. The water line easement containing 1.776 acres and also describing a 30' Wide Access Easement containing 1.731 acres.
- 2) A Water Line is installed along the NW line of Robins Ranch Road and varies in location due to obstacles in place at the time of construction. This water line serves the Robins school and is not visible on the ground but lies inside the location of the water line was not dug up or shown to the surveyor so the exact location is not known to the surveyor.
- 3) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 4) According to Section 3.61 (D) any lot shown containing or within three hundred (300') feet of a floodplain shall have the finished floor of any habitable structure on said lot shall be built at least 2 feet above the 100 year flood level as determined by a Professional Engineer or RPT.S or as shown on FEMA/FIRM maps. Any structure built within this zone shall have an elevation certificate prepared by a Professional Engineer or an RPT.S.
- 5) This Survey is for use with this one transaction only.
- 6) Prior to installation of any new residential structure on these lots the owner shall engage a RPT.S or Professional Engineer to determine the elevation of the finished floor of the structure to be constructed and the flood elevation. All new residential construction shall comply with Caldwell County regulations for construction within or near floodplains.
- 7) Within the shaded areas shown as FEMA floodplain hereon or as amended by issuance of new FEMA Flood Insurance Rate Maps to new structures will be constructed and any new fencing installed shall be of split rail or wire design that permits free flow of water within the floodplains.
- 8) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FEMA FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "A" (SHADED BLUE AREA) is a special flood hazard area subject to inundation by the 1% annual chance flood. No base Flood Elevation determined. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood having a 1% chance of being equaled or exceeded in any given year. The Base Flood Elevation is the state-surface elevation of the 1% annual chance flood. WARNING: This Flood Statement, as Determined by a E.U.D. - F.I.A. FLOOD HAZARD DANGEROUS! DOES NOT IMPLY that the Property or the improvements thereon will be free from flooding or inundation. Occasional, Greater Floods Can and Will Occur and Flood Heights may be increased by Multiple or Natural Causes.

General Notices

- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the location of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the surveyor:
 - a) Electric transmission and distribution line easement and ingress and egress to Texas Public Utilities Co., recorded in Vol. 113 Pgs. 69 and 446 of the Deed Records of Caldwell County, Texas, does apply.
 - b) Pipe line right of way easement and ingress and egress to Southwest Gas Co. of Texas, recorded in Vol. 124 Pg. 471 of the Deed Records of Caldwell County, Texas, does apply.
 - c) Electric transmission and distribution line right of way easement and ingress and egress to Texas Power & Light Co., recorded in Vol. 171 Pgs. 172 and 173 of the Deed Records of Caldwell County, Texas, does apply.
 - d) Pipe line right of way easement and ingress and egress to Sinclair Refining Co., recorded in Vol. 217 Pg. 74 of the Deed Records of Caldwell County, Texas, does apply.
 - e) Pipe line easement and ingress and egress to Poloma Water Supply Corp., recorded in Vol. 346 Pg. 100 and Vol. 352 Pg. 315 of the Deed Records of Caldwell County, Texas, does apply. The easement herein granted shall be limited to a strip of land 10' in width with the center line thereof being the pipe line as installed.
 - f) Electric transmission and distribution line easement and ingress and egress to Blount Electric Corp., Inc., recorded in Vol. 100 Pgs. 100 and 101 of the Deed Records of Caldwell County, Texas, does apply. The easement herein granted shall be limited to a strip of land 15' each side of the centerline of said lines and appurtenances.
 - g) Electric transmission and distribution line easement and ingress and egress to Blount Electric Corp., Inc., recorded in Plat #2017-000381 of the Official Public Records of Caldwell County, Texas, does apply. The area of the Easement for Overhead Electric Facilities shall be 15' on each side of the centerline of the initial line(s) to be installed and 10' on each side of the initial line(s) as constructed by Grantee (the "Easement Area").
 - h) Precession and Use Agreement for Water Line Purposes to Alliance Regional Water Authority recorded in Plat #2022-003844 of the Official Public Records of Caldwell County, Texas, does apply describing a 30' Wide Easement containing 6.699 acres.

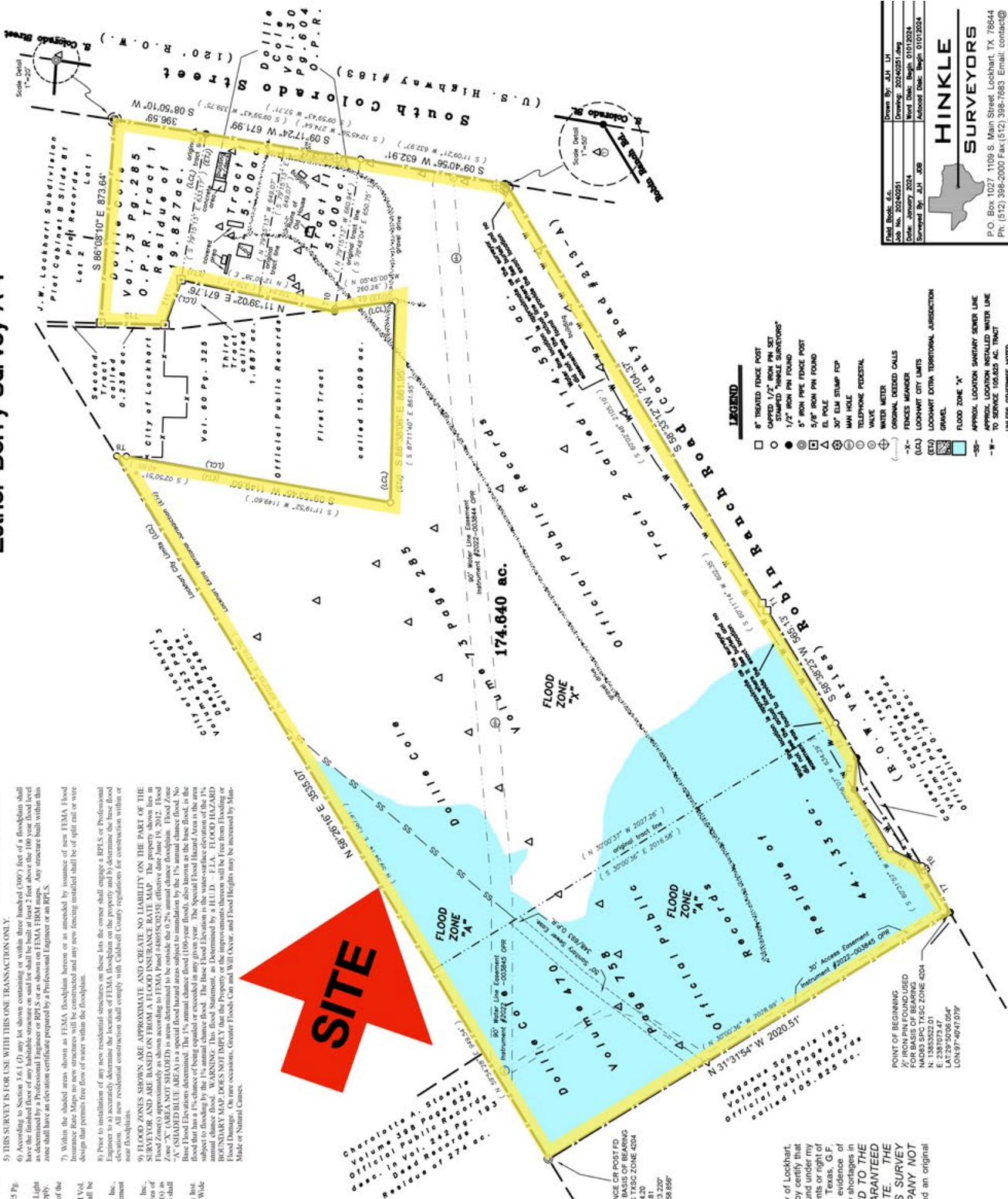
LINE BEARING	DISTANCE
T12 S 85°33'59" W 121.60'	
T13 S 85°33'59" W 121.44'	
T14 S 85°33'59" W 121.44'	
T15 S 85°33'59" W 121.44'	
T16 S 85°33'59" W 121.44'	
T17 S 85°33'59" W 121.44'	
T18 S 85°33'59" W 121.44'	
T19 S 85°33'59" W 121.44'	
T20 S 85°33'59" W 121.44'	
T21 N 10°22'05" W 102.87'	
T22 N 01°24'10" E 175.78'	



Scale 1"=300'

SURVEY DRAWING

Showing a 174.640 acre tract of land out of the Esther Berry Survey A-1 in the City of Lockhart, Caldwell County, Texas and the improvements as found situated hereon. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on January 25, 2024, (2) as shown or noted all recorded easements or right of ways listed in the title report provided by Independence Title Company, Lockhart, Texas, G.F. #2339015-LKH effective date November 30, 2023, and shown all observable evidence of easements on the ground. There are no encumbrances, provisions, covenants nor any shortages in area nor boundary other than shown hereon. THIS SURVEY IS CERTIFIED TO THE PERSON(S)/COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S)/COMPANY NOT LISTED HEREON. Only those persons compiling the raised Surveyor's seal and an original "LIVE" signature should be considered as being signed upon by the user.



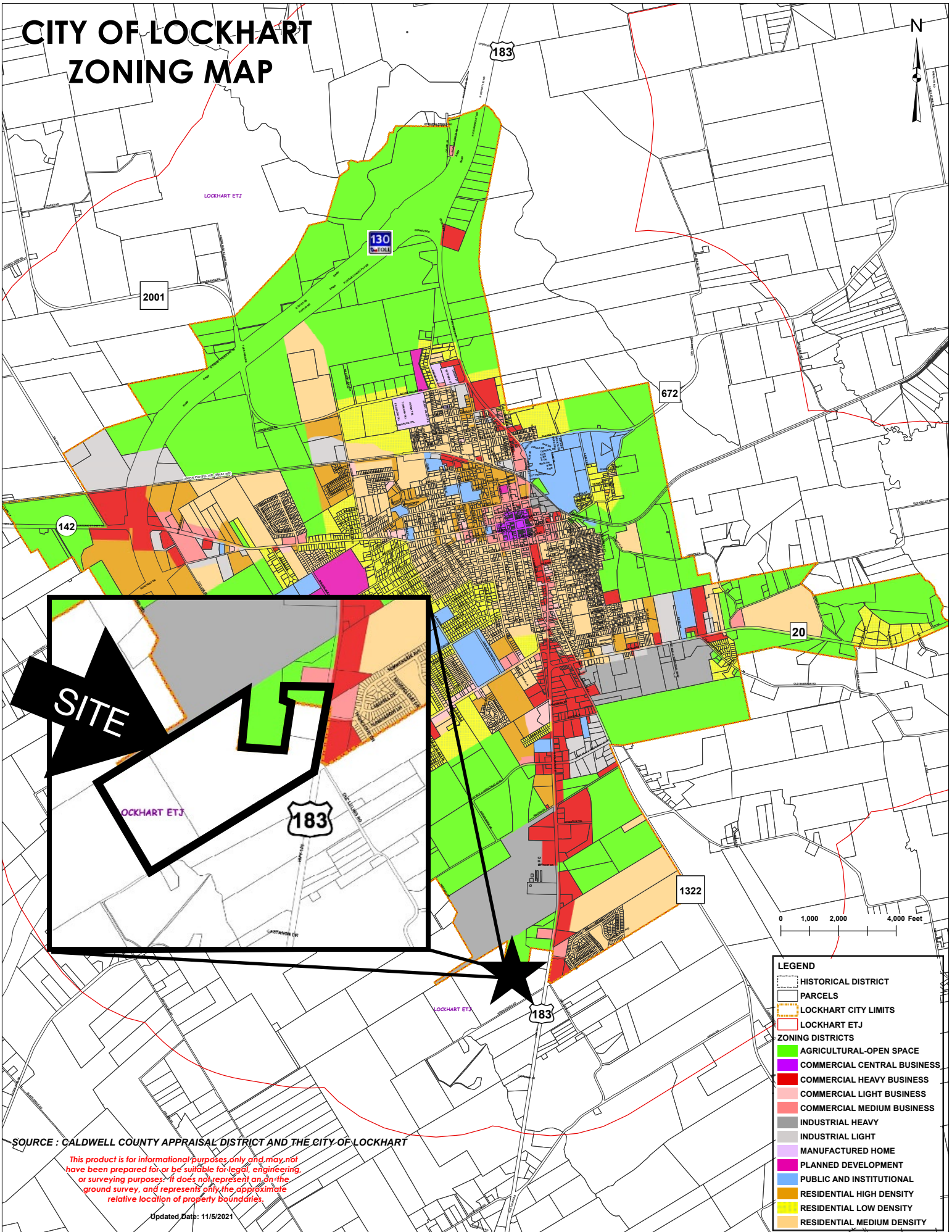
- ### LEGEND
- TREATED FENCE POST
 - CAPPED 1/2" IRON PIN SET
 - STAMPED "WINKLE SURVEYORS"
 - 1/2" IRON PIN FOUND
 - 5/8" IRON PIPE FENCE POST
 - 5/8" IRON PIPE FOUND
 - 1" IRON PIPE FOUND
 - 1" IRON PIPE FOUND
 - 1" IRON PIPE FOUND
 - TELEPHONE FENCE
 - VALVE
 - WATER METER
 - ORIGINAL DEEDED CALLS
 - FENCES MEASUR
 - LOCKHART CITY LIMITS
 - LOCKHART EXTRA TERRITORIAL JURISDICTION
 - GRAVEL
 - FLOOD ZONE "X"
 - APPROX. LOCATION SANITARY SEWER LINE
 - APPROX. LOCATION SANITARY WATER LINE
 - TO SURVEYOR'S PLAT
 - UNLESS OTHERWISE NOTED

Field Book: 66
 Date: January 2024
 Surveyed By: J.B. Berry
 Approved Date: 01/01/2024

HINKLE SURVEYORS

P.O. Box 1027 1109 S. Main Street, Lockhart, TX 78644
 Ph: (512) 396-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 102886-00

CITY OF LOCKHART ZONING MAP

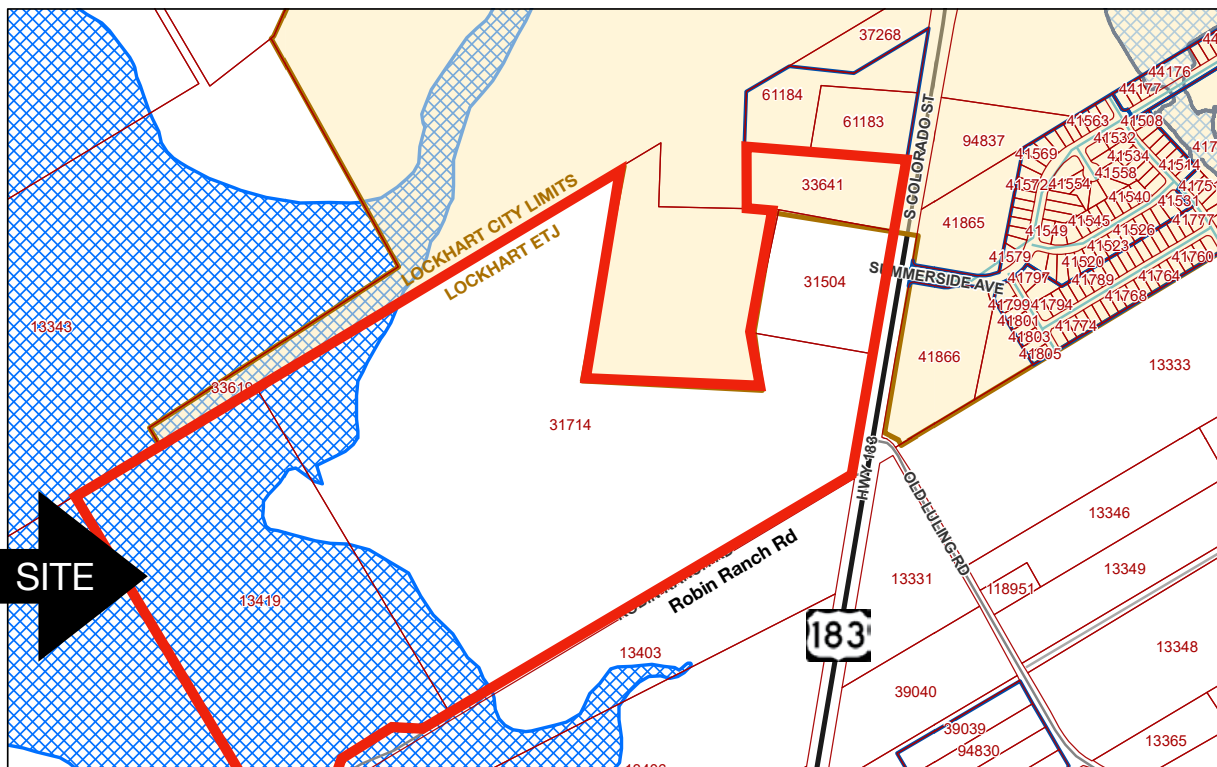


SOURCE : CALDWELL COUNTY APPRAISAL DISTRICT AND THE CITY OF LOCKHART

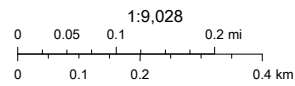
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Updated Date: 11/5/2021

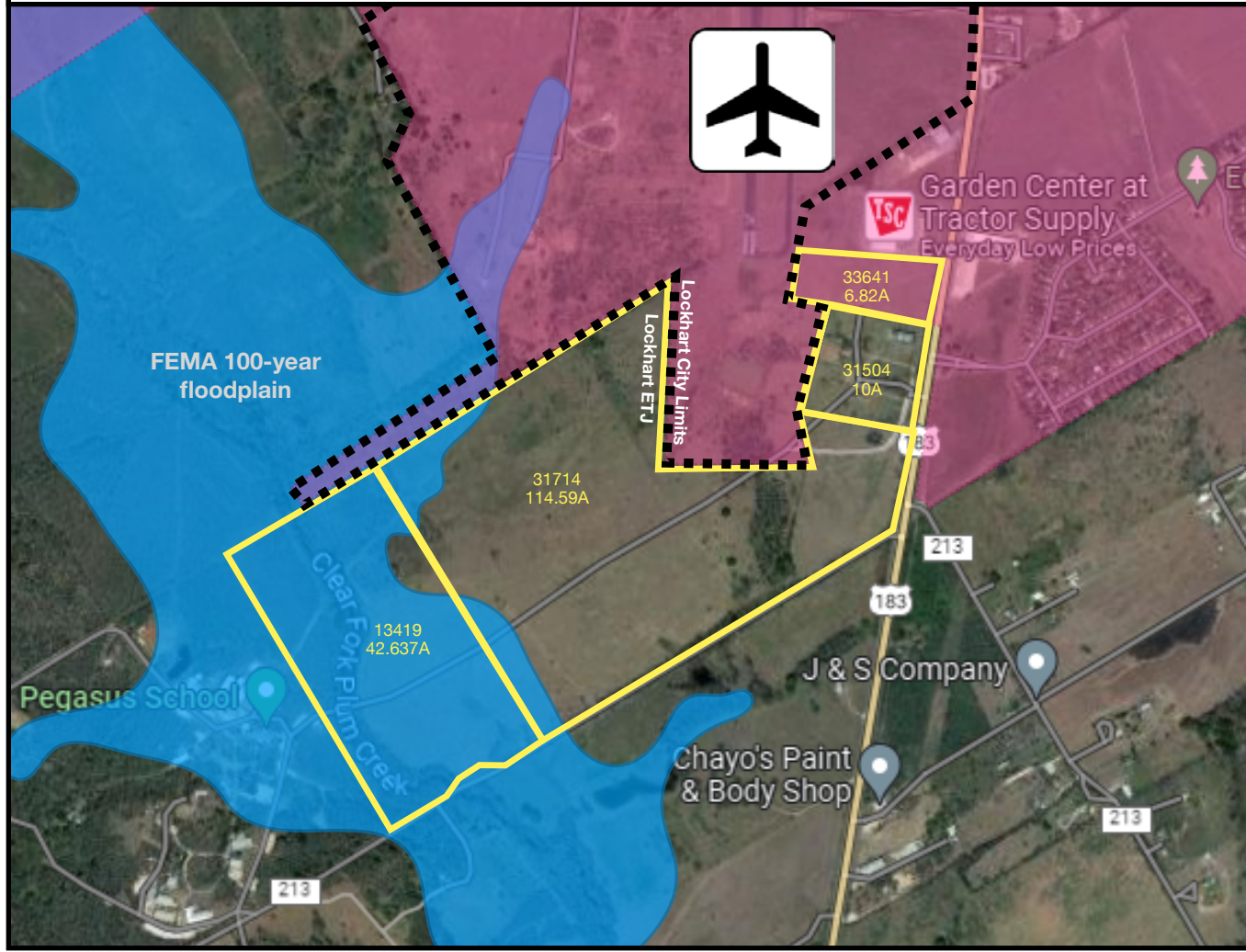
Caldwell CAD Web Map



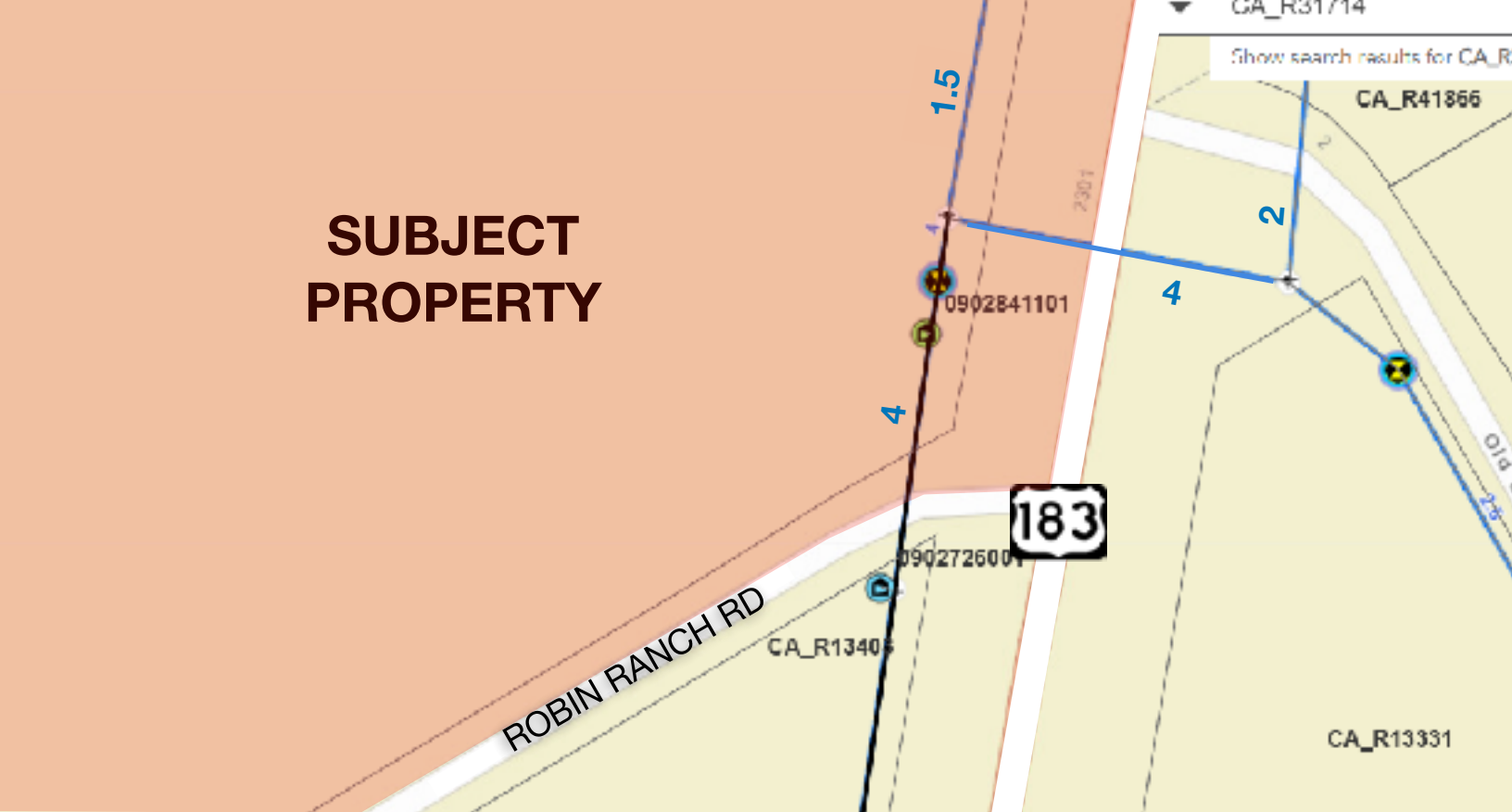
- Parcels
- Subdivisions
- City Limits
- Streets
- Highway
- US Highway
- County Road
- City Street
- Other



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**SUBJECT
PROPERTY**



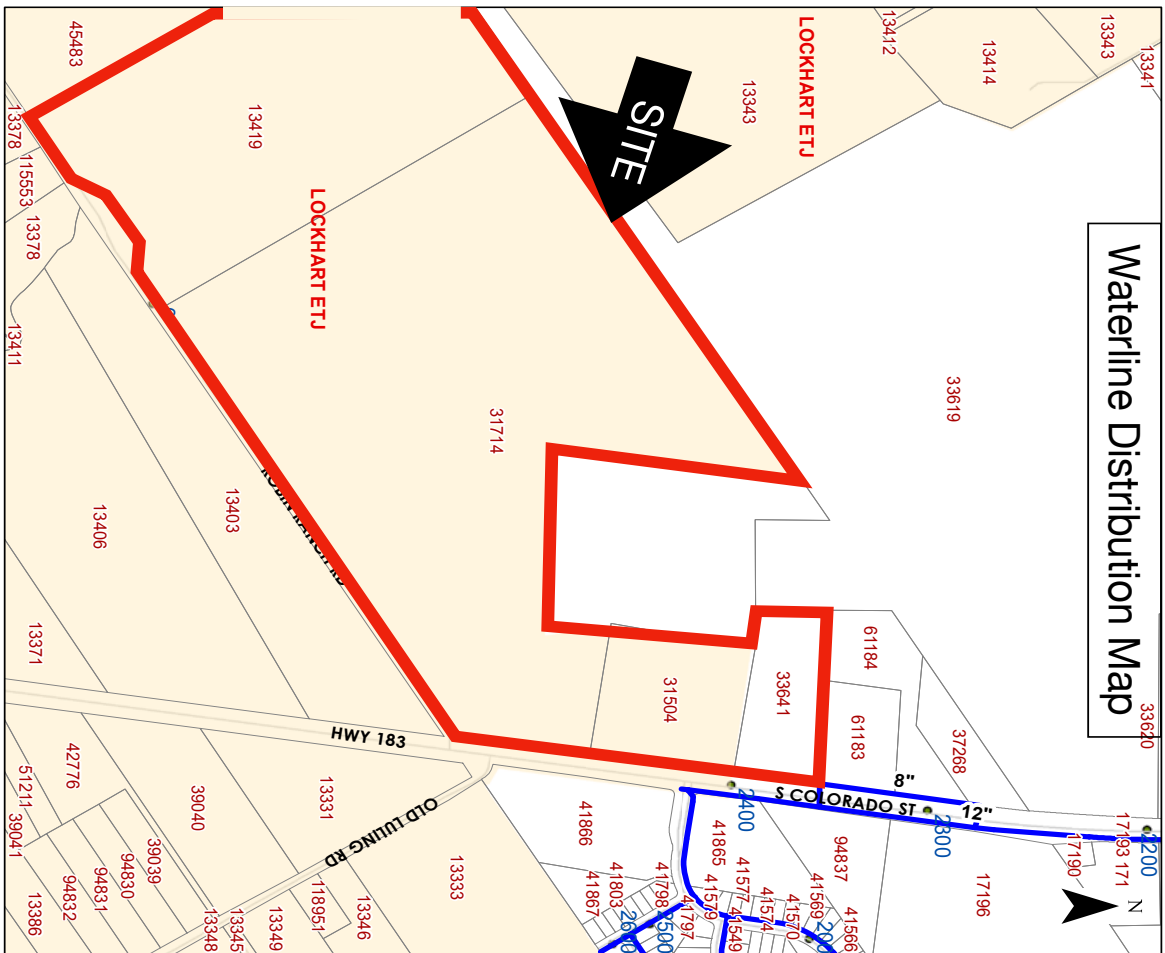
AQUA CCN Water Lines

**SUBJECT
PROPERTY**

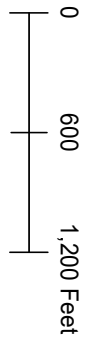


City of Lockhart Water & Wastewater Lines

Waterline Distribution Map



CITY OF
Lockhart
TEXAS

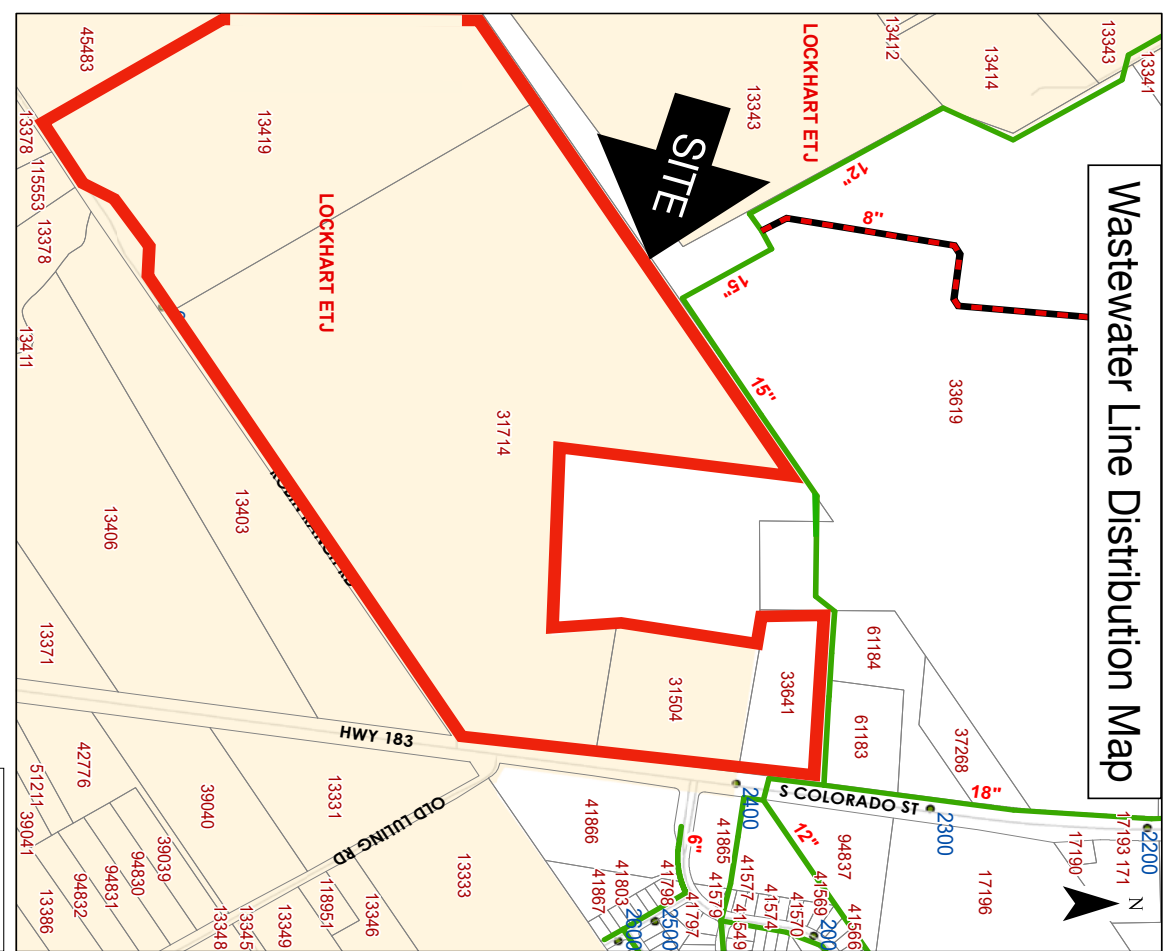


Map Legend

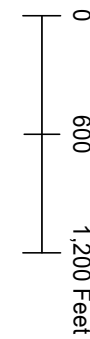
- Waterlines
- Parcel Boundary
- Lockhart ETJ

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Wastewater Line Distribution Map



CITY OF
Lockhart
TEXAS



Map Legend

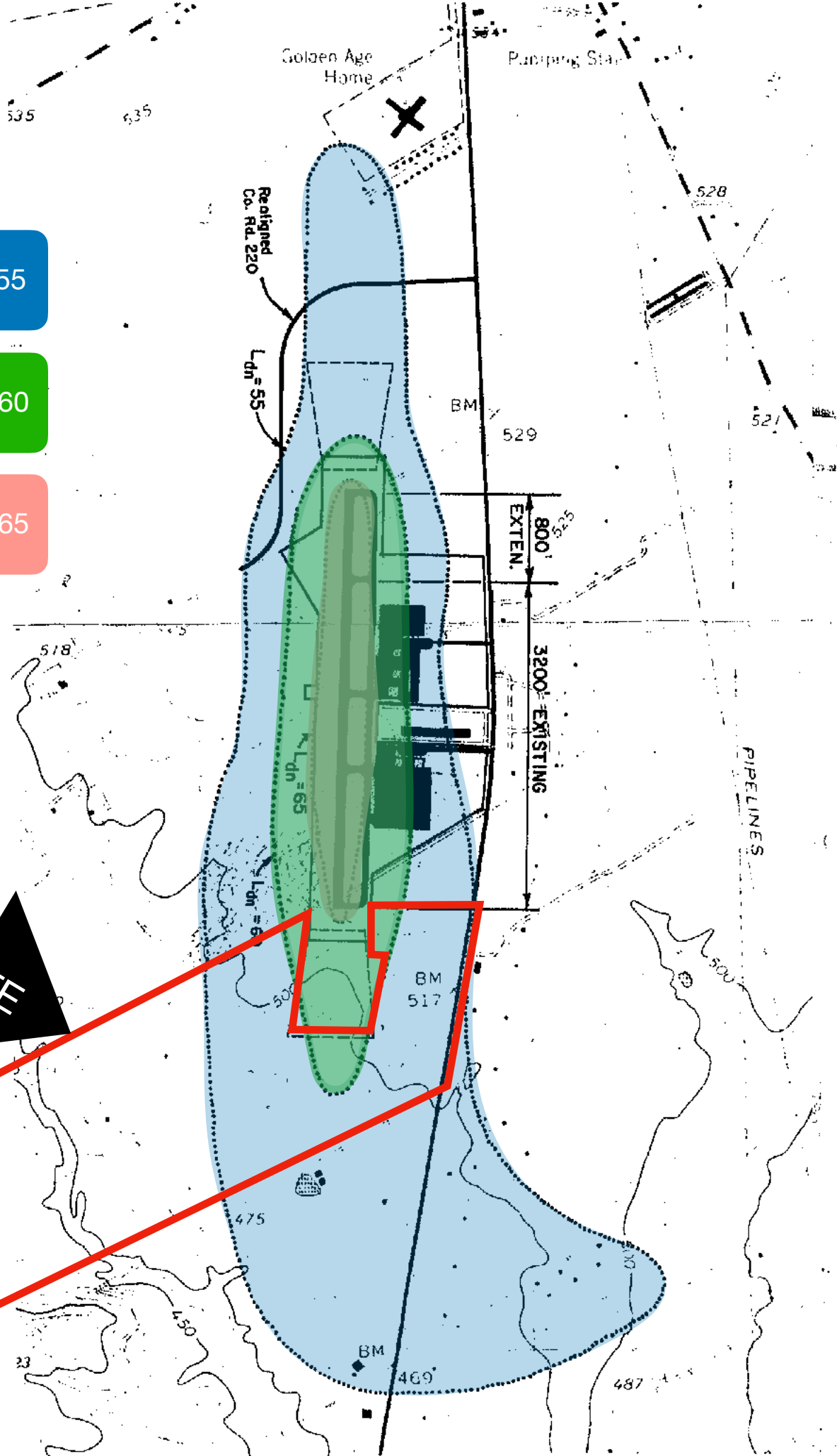
- Force Main
- Gravity
- Parcel Boundary
- Lockhart ETJ

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$L_{dn} = 55$

$L_{dn} = 60$

$L_{dn} = 65$





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
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date