



SUBJECT SITE
50 ACRES

50 Acres Prime Development Site in Lockhart

705 HOMANN RD, LOCKHART, TX

130
TEXAS

130
TEXAS

HOMANNVILLE TRAIL

HOMANN RD

SUBJECT SITE
50 ACRES

PR-1200



SOUTHWEST VIEW



GOLD TIER
REAL ESTATE

EXCLUSIVELY LISTED BY

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Executive Summary

Offering Summary

Gold Tier Real Estate is pleased to present the exclusive offering of **50 acres of flat, highly developable land** in **Lockhart, Texas**—less than one mile from **Toll Road 130**. With direct access to electricity and water, this site presents a rare opportunity for immediate development in one of **Central Texas’ fastest-growing markets**.

Ideally situated for residential, commercial, or mixed-use development, this expansive property benefits from its location in the **Lockhart ETJ**, allowing for flexible land use without city zoning restrictions. The region is experiencing substantial population and infrastructure growth, making this property an exceptional opportunity for investors, developers, or end users seeking a strategically located site with long-term upside.

Property Overview

| 50 Acres | Details |
|---------------|---|
| Property Type | Development Land |
| Location | 705 Homann Rd, Lockhart, TX |
| Land Area | 50 Acres |
| Zoning | Lockhart ETJ |
| Utilities | Electric and Water to Site (No Sewer) 4” and 6” Waterlines |
| Accessibility | Easy access to SH-130 and surrounding growth corridor |
| ISD | Lockhart ISD |
| Pricing | \$2,250,000 (\$45,000 per acre) |



Investment Highlights

Utilities to Site – Ready for Development

The property is equipped with electricity and water access, allowing developers to fast-track planning and site work. While the site does not currently include sewer, this is typical for the region, and alternative solutions such as septic or engineered systems can be evaluated based on the project’s scope.

Flexible Development Potential in Lockhart ETJ

Situated in the Lockhart Extra-Territorial Jurisdiction (ETJ), the land is not subject to city zoning ordinances, which offers exceptional flexibility in land use planning. Developers can explore a range of options including residential subdivisions, agricultural ventures, or commercial development without the complexity of municipal zoning constraints.

In the Path of Growth

Lockhart is experiencing sustained growth due to its proximity to Austin, affordability, and access to key transportation corridors like State Highway 130. With increasing demand for housing and commercial space, this site is ideally positioned to benefit from ongoing regional expansion.

Affordable Cost Basis for Scale

At just \$2,250,000 (\$45,000 per acre), this 50-acre tract offers a compelling price point for investors seeking scale in a high-growth area. The attractive land cost supports a variety of development strategies with strong potential for return on investment.

Proximity to Infrastructure and Community Amenities

Located within Lockhart ISD and surrounded by emerging residential and commercial activity, the site offers convenience and accessibility. Its position near established roadways ensures ease of transit, while nearby community amenities enhance the long-term appeal of future development.

Aerial Map

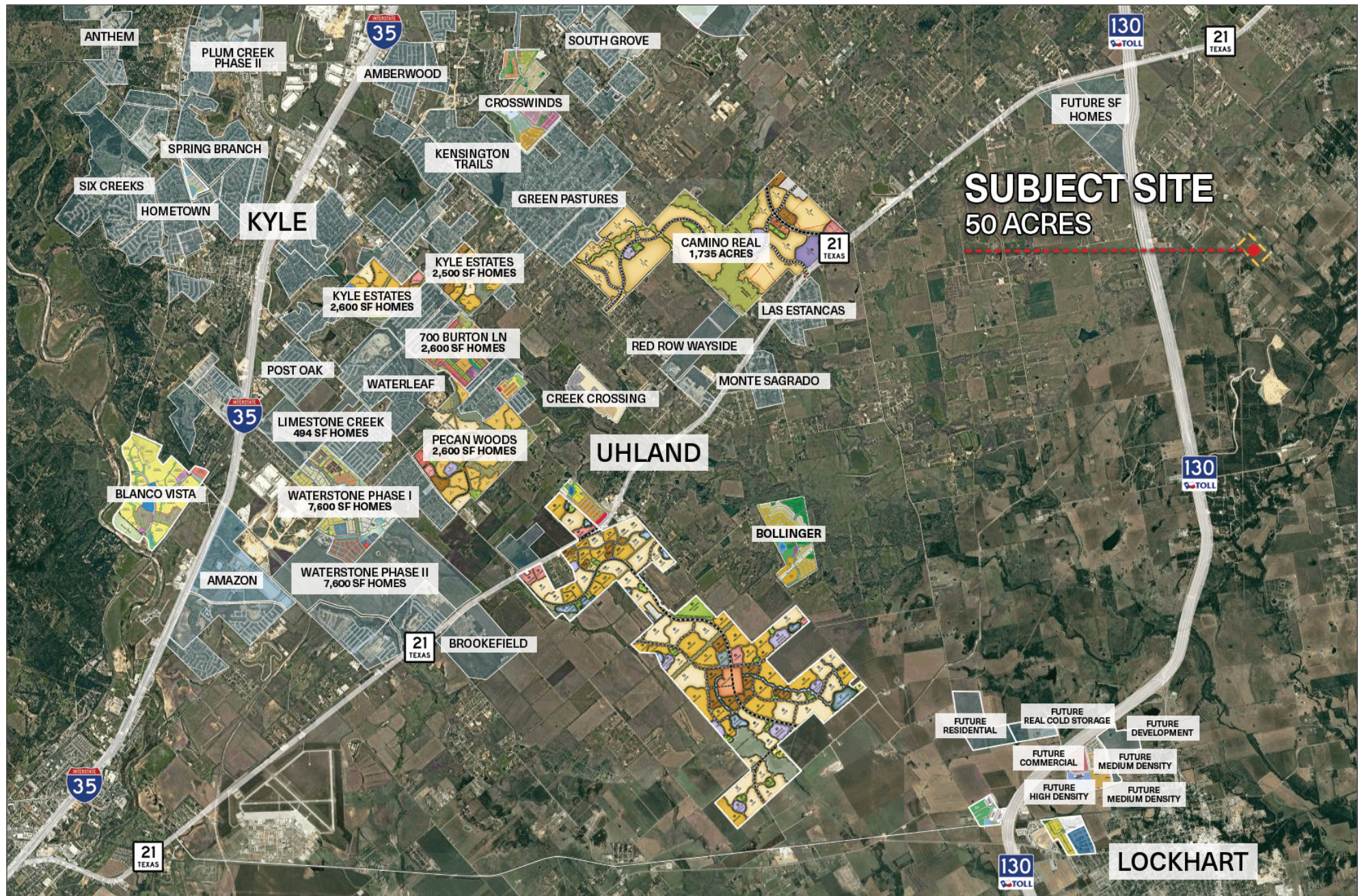


Waterline

The waterline going down Mayfield Ln. is a **4" line**, and a **6" line** across the street from the property on Homann Rd.



Development Projects





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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|--|-------------|---------------------|----------------|
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