



# 11 AC Land for Sale

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N. Highway 183, Lockhart, Texas 78640

**OFFERING MEMORANDUM**

**partners**

**PARTNERS AUSTIN**

+ 512 580 6025

901 S MoPac Expy, Bldg 1, Ste 550

Austin, Texas USA 78746

**PARTNERSREALSTATE.COM**

# PROPERTY OVERVIEW



**\$1,900,000**  
PRICE

**11 AC**  
LOT SIZE

**AQUA TX**  
WATER

**BLUEBONNET**  
ELECTRIC

**SEPTIC**  
UTILITIES

**NO**  
FLOOD ZONE

**NO**  
OPPORTUNITY ZONE

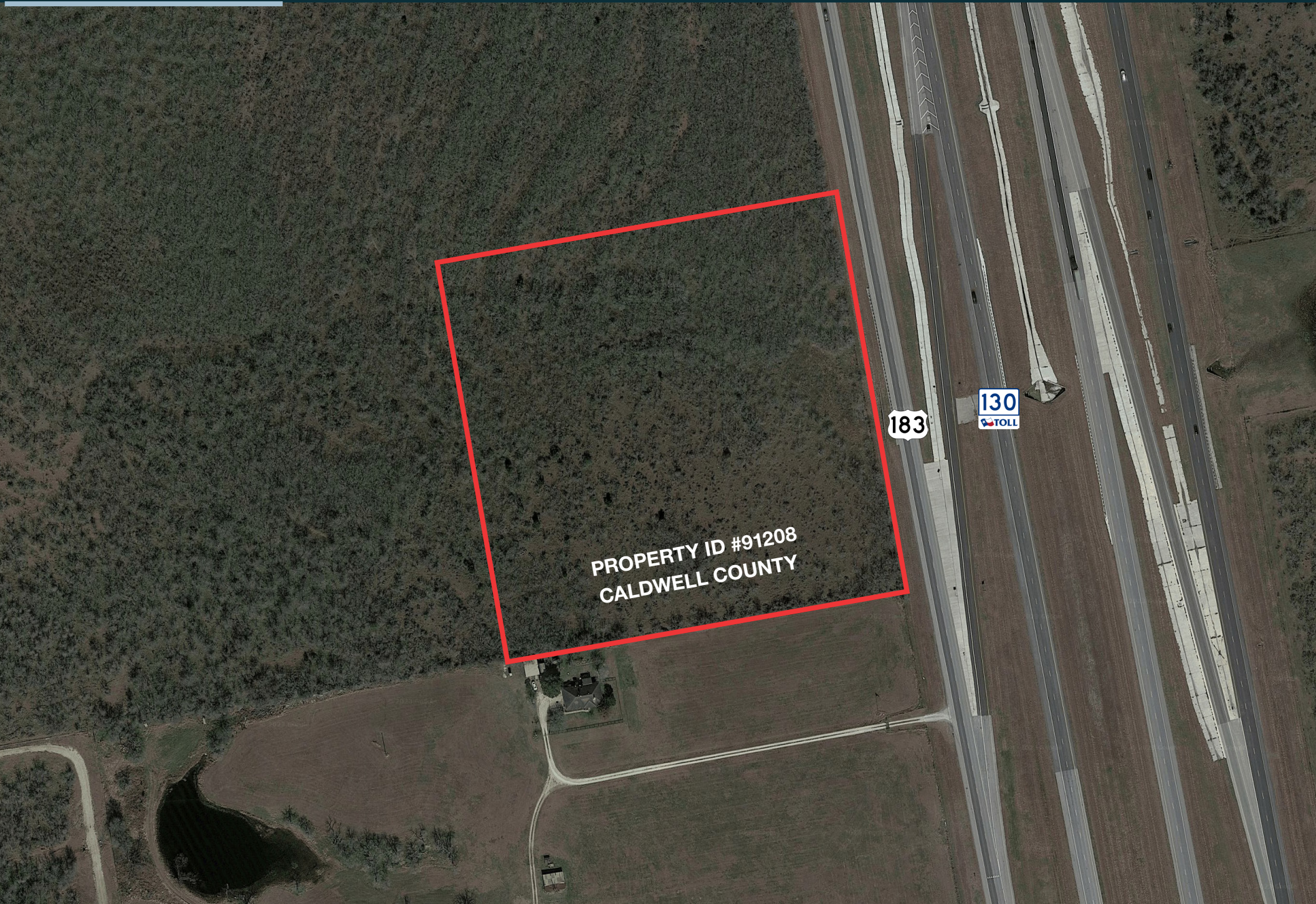
## ■ GREAT LOCATION FOR DEVELOPMENT BETWEEN AUSTIN AND LOCKHART

The property is 11 acres ideally located on Highway 183 between Austin and Lockhart. Lockhart is a quick 25 minutes from Austin down Hwy 130 and Hwy 183 and one of the fastest growing markets around Central Texas.

## ■ PROPERTY ZONING

Zoned ETJ and no flood zone allows for multiple commercial development opportunities or investment.

# PROPERTY OVERVIEW

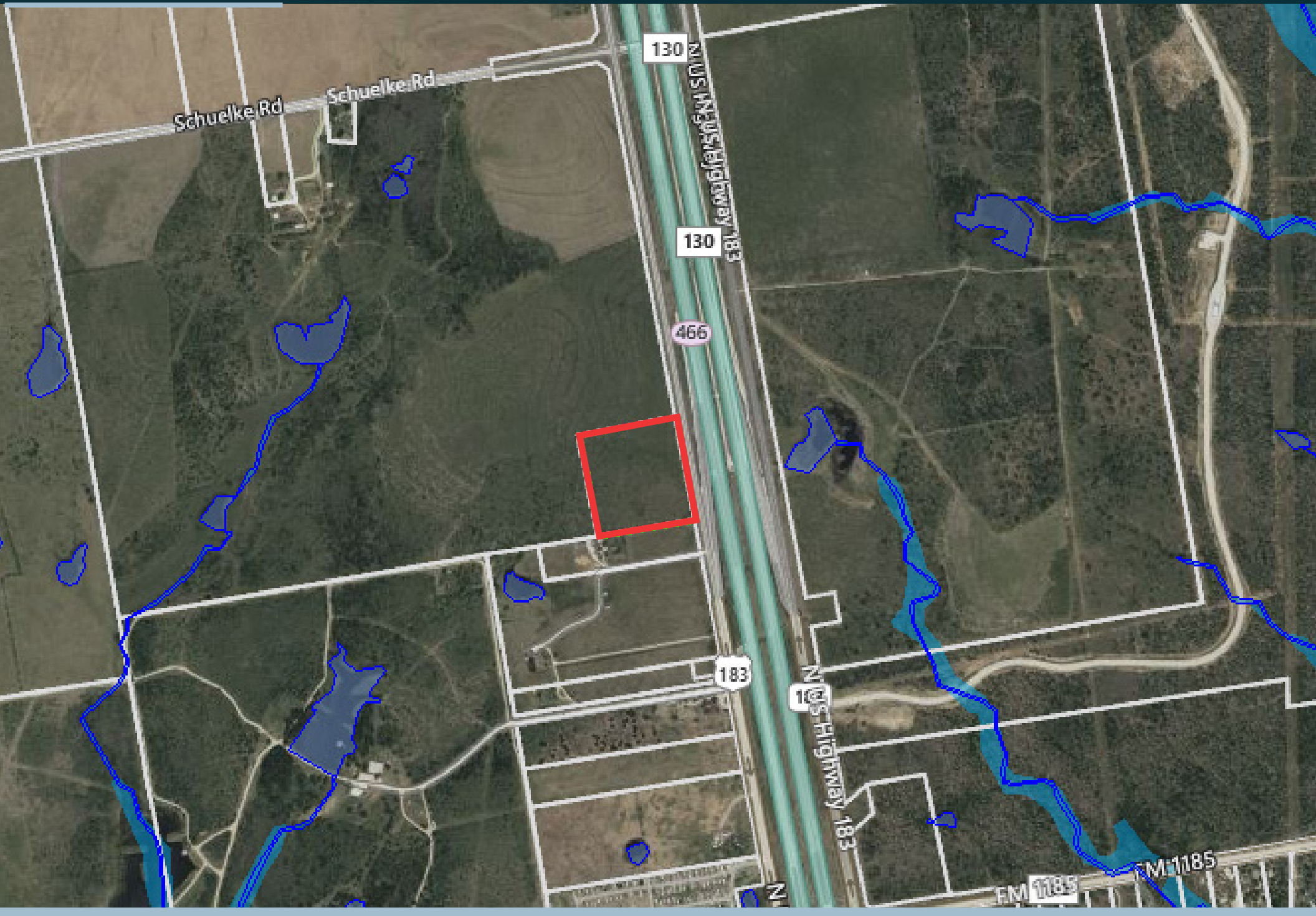


PROPERTY ID #91208  
CALDWELL COUNTY

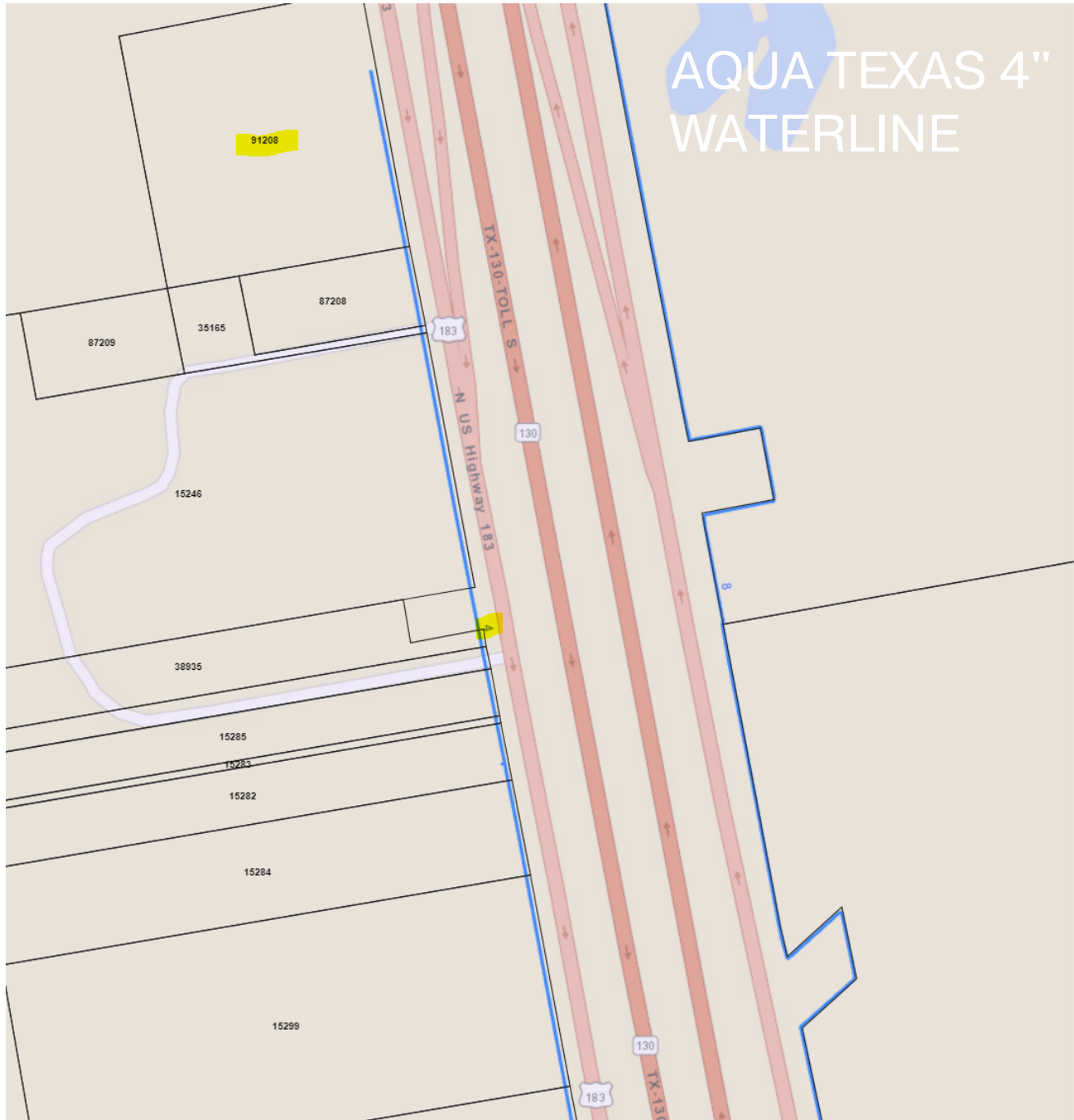
183

130  
TOLL

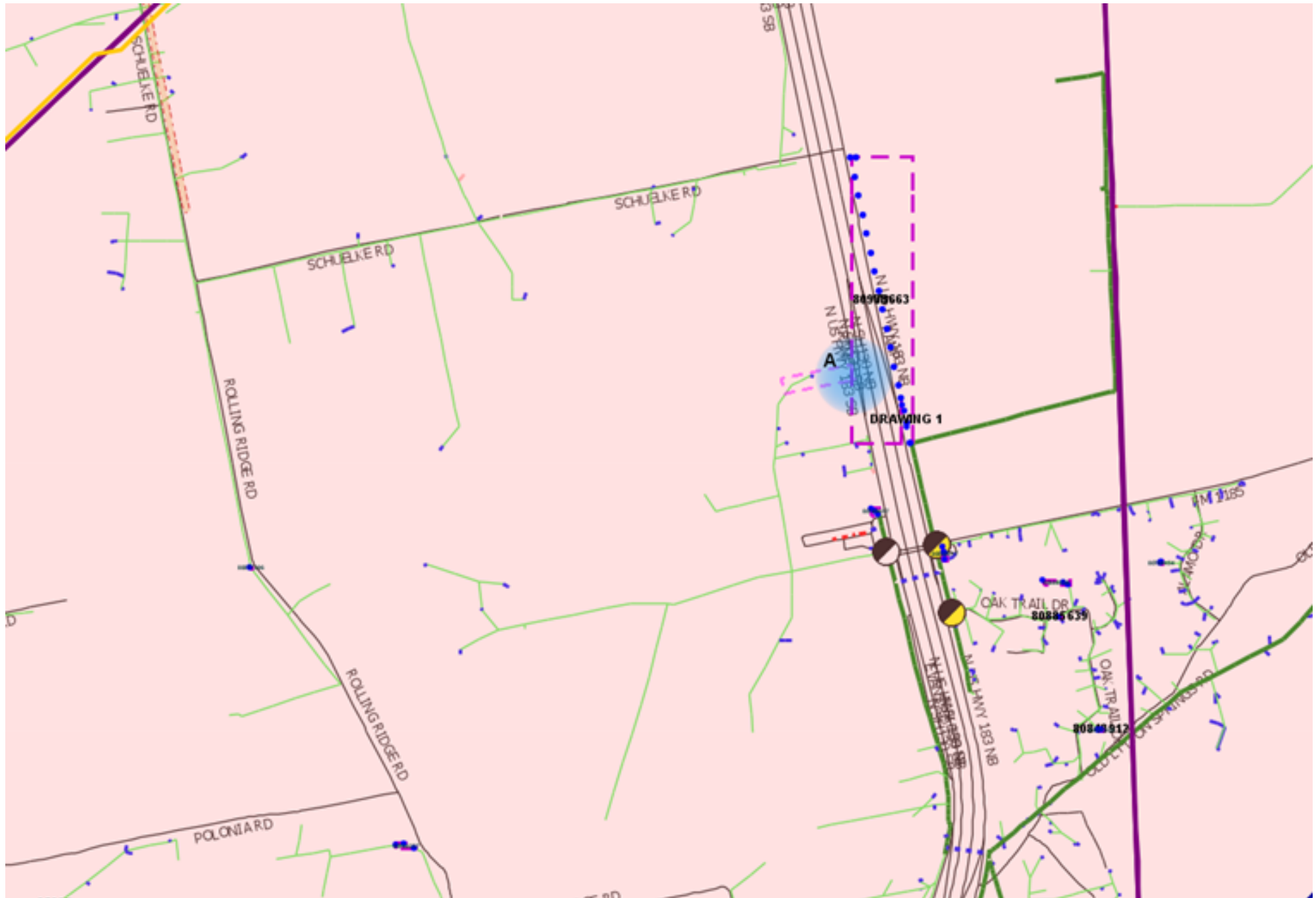
# PROPERTY LOCATION

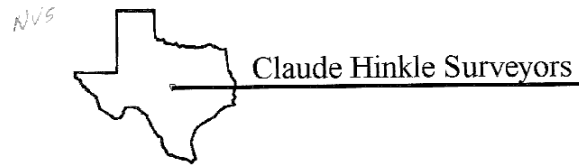


# PROPERTY WATERLINE MAP



# 3 PHASE POWERLINE MAP





All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Isaac Jackson Survey A-157 and being also a part of a tract of land designated as Second Tract called 302 acres and conveyed to Alma Masur Smith by deed recorded in Volume 228 Page 377 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron pin found in the West line of U.S. Highway #183 and in the SE corner of the above mentioned 302 acre tract and in the apparent NE corner of a tract of land called 30.555 acres and conveyed to Joe M. Kelley Jr. by deed recorded in Volume 334 Page 370 of the said Deed Records for the SE corner this tract.

**THENCE** with the South line of the said 302 acre tract and the apparent North line of the above mentioned Kelley 30.555 acre tract and the apparent North line of a tract of land called 1.32 acres and conveyed to Edward A. Theriot et ux by deed recorded in Volume 109 Page 19 of the said Official Records of Caldwell County, Texas for the following two (2) courses:

(1) **S 79 degrees 40 minutes 15 seconds W 476.83 feet** to a capped iron pin found in the apparent NE corner of the above mentioned 1.32 acre tract for an angle point this tract.

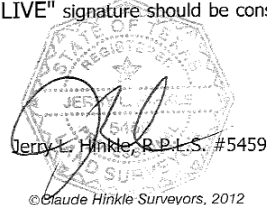
(2) **S 79 degrees 15 minutes 19 seconds W** with the apparent North line of the said 1.32 acre tract **200.04 feet** to a 5/8" iron rod found in the most Southerly SE corner of a 279.398 acre tract of land described this date for the SW corner this tract.

**THENCE N 11 degrees 26 minutes 42 seconds W** with an East line of the above mentioned 279.398 acre tract and entering the said 302 acre tract **702.98 feet** to a capped 1/2" iron pin set for in an ell corner of the said 279.398 acre tract for the NW corner this tract.

**THENCE N 78 degrees 33 minutes 18 seconds E** with a South line of the said 279.398 acre tract **676.77 feet** to a capped 1/2" iron pin set in a SE corner of the said 279.398 acre tract and the West line of the said U.S. Highway #183 and the East line of the said 302 acre tract for the NE corner this tract.

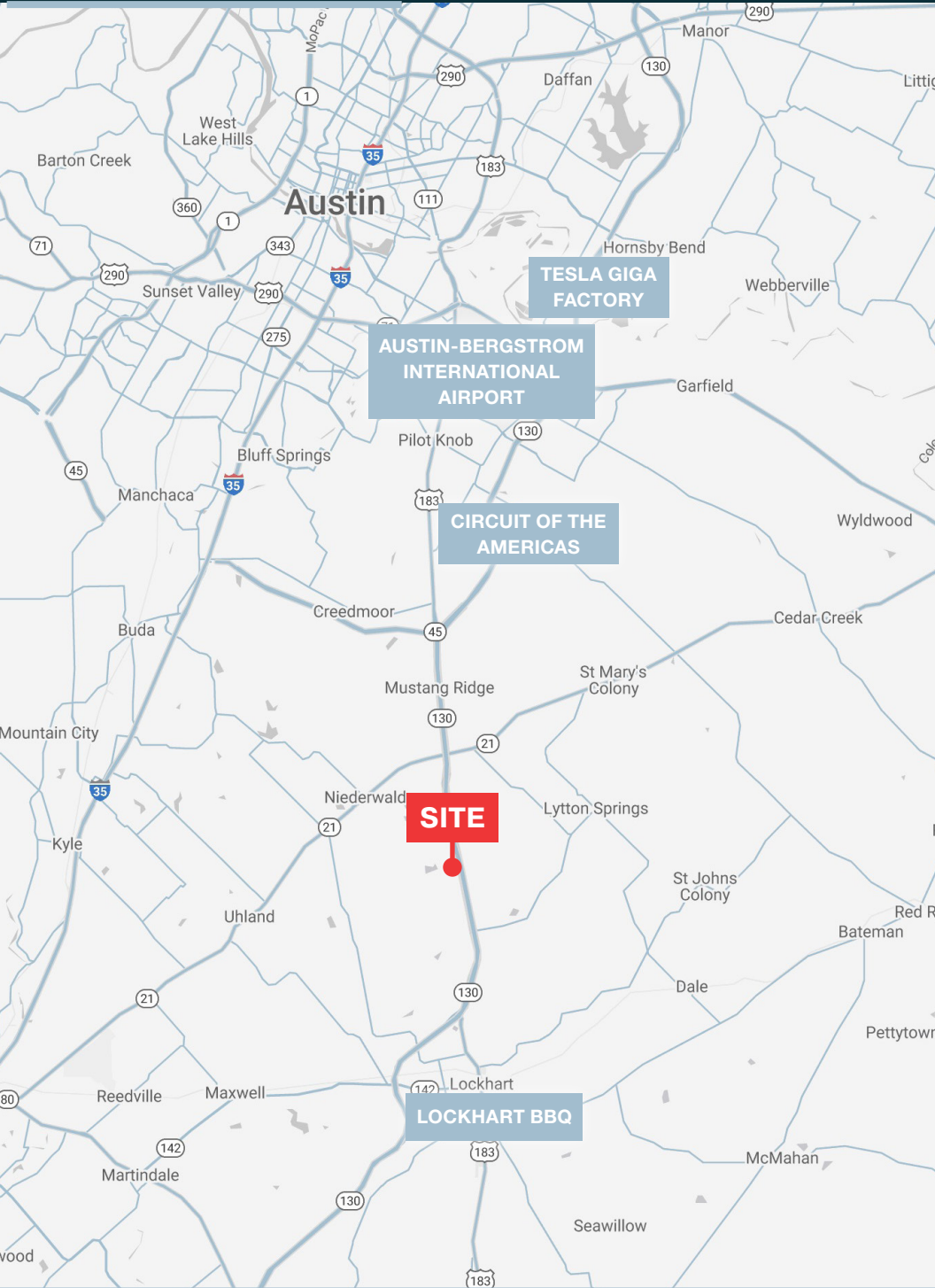
**THENCE S 11 degrees 26 minutes 42 seconds E** with the East line of the said 302 acre tract and the West line of U.S. Highway #183 **714.71 feet** to the place of beginning containing **11.005 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on March 18, 2013. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



©Claude Hinkle Surveyors, 2012

# LOCATION OVERVIEW



## POPULATION

2023 Population

2028 Population Projection

1 MILE	3 MILES	5 MILES
109	1,671	9,989
124	1,900	11,234



## HOUSEHOLDS

2023 Households

Annual Growth 2010-2023

1 MILE	3 MILES	5 MILES
37	547	3,324
7.0%	6.6%	4.4%



## HOUSEHOLD INCOME

Avg Household Income

1 MILE	3 MILES	5 MILES
\$74,809	\$73,054	\$69,535



## DAYTIME EMPLOYMENT

Employees

Businesses

1 MILE	3 MILES	5 MILES
17	69	1,567
4	18	216



# COUNTY OVERVIEW

## CALDWELL COUNTY

With more than 42,000 residents, the area located just southeast of the state's capital city is poised for major growth. With SH-130 – a toll road with an 85 MPH speed limit – running through the county, the area has the fastest highway in America, giving quick and easy access to both Austin and San Antonio. SH-130 also connects with Interstate 10, allowing easy access to Houston as well.

The County is host to the cities of Lockhart (BBQ Capital of Texas) and Luling (world-renowned Watermelon Thump event) which offer their own unique characteristics and benefits. Caldwell County is also the site of the country's first and largest Job Corps program, Gary Job Corps, located adjacent to the San Marcos Regional Airport.

Recent locations in Caldwell County include Fashion Glass & Mirror, Pure Castings, Dailey Electric, VFT Technologies and The Turner Company. Caldwell County is in the heart of the Texas Innovation Corridor and part of the Greater San Marcos region.

*Courtesy [www.co.caldwell.tx.us](http://www.co.caldwell.tx.us)*



# partners

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## 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.

11-2-2015



### 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Mahler	686323	todd.mahler@partnersrealestate.com	512-643-8071
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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