

# FOR SALE: LOCKHART 135.7 ACRES

SILENT VALLEY ROAD & SH-130, LOCKHART, TEXAS



AUSTIN  
35 MINUTES

130  
TEXAS

183  
TEXAS

FUTURE  
COLD STORAGE  
310,000 SF

SUBJECT SITE  
135.7 ACRES

130  
TEXAS

COMM.  
48.387 ac

HIGH  
DENSITY  
40 ac

MEDIUM  
DENSITY  
40 ac

FUTURE STUEVE LANE

STUEVE LANE

SILENT VALLEY ROAD



1 MINUTE

LOCKHART  
2 MINUTES



# GOLD TIER

*EXCLUSIVELY LISTED BY*

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AUSTIN  
35 MINUTES

BARTH LAKE

183  
TEXAS

FUTURE  
RESIDENTIAL  
144 ACRES

FUTURE REAL COLD  
COLD STORAGE  
310,000 SF, \$65M +

FUTURE  
RESIDENTIAL  
115 ACRES

SUBJECT SITE  
135.7 ACRES

FUTURE  
MEDIUM DENSITY

FUTURE  
COMMERCIAL

HIGH  
DENSITY

FUTURE  
MEDIUM DENSITY

FUTURE  
HIGH DENSITY

130  
TEXAS

183  
TEXAS

LOCKHART 130  
INDUSTRIAL PARK  
602,966 SF

TXDOT  
MAINTENANCE FACILITY

FUTURE MULTI-FAMILY  
62 ACRES



142  
TEXAS

LEGACY LOCKHART  
APARTMENTS

LOCKHART  
FARMS

HANSFORD SUBDIVISION  
216 SF LOTS

LOCKHART PRIDE  
HIGH SCHOOL



CITY OF  
LOCKHART

FUTURE  
DEVELOPMENT



THE STANTON  
APARTMENTS

LOCKHART FARMS  
APARTMENTS

142  
TEXAS

JUNIPER SPRINGS  
1,480 SF LOTS

LOCKHART SPRINGS  
APARTMENTS

KELLEY VILLAS  
160 DUPLEX STYLE CONDOS

VINTAGE SPRINGS SUBDIVISION  
259 SF LOTS



CENTERPOINT MEADOWS  
KB HOMES - 121 SF LOTS

BLUEBONNET  
ELEMENTARY

SAN ANTONIO  
60 MINUTES

130  
TEXAS

LOCKHART JR  
HIGH SCHOOL

WALTER ELLISON  
DR

CLEAR FORK  
ELEMENTARY

LOCKHART  
HIGH SCHOOL

183  
TEXAS





# PROPERTY HIGHLIGHTS

**ADDRESS:** Silent Valley Road, Lockhart, Texas

**ACREAGE:** 135.7 Acres

**PRICING:** \$20,355,000 (\$150,000/acre)

## UTILITIES:

- 12 Inch Waterline at Silent Valley Road and Stueve Lane
- Future 18 Inch Gravity Main at Stueve Lane (*Contact agent for more details*)

**ZONING:** High, Medium, & Low Density (*See Map*)

## FRONTAGE:

- 1,050' SH 130 Frontage
- 3,300' Future Stueve Lane Frontage
- 550' Silent Valley Road Frontage

**SCHOOL DISTRICT:** Lockhart ISD

## REMARKS:

- Economic Opportunity Zone
- Relatively Level Site
- Future Surrounding Development

*\*Buyer to do all independent research on development potential.*







CITY OF LOCKHART  
2 MINUTES

183  
TEXAS

SILENT VALLEY ROAD

STEUVE LANE



1 MINUTE

SUBJECT SITE  
135.7 ACRES

FUTURE MULTI FAMILY

FUTURE STEUVE LANE

130  
TEXAS

130  
TEXAS





183  
TEXAS

183  
TEXAS

130  
TEXAS

SUBJECT SITE  
135.7 ACRES

FUTURE STUEVE LANE





AUSTIN, TX

24 MINUTES



130  
TEXAS

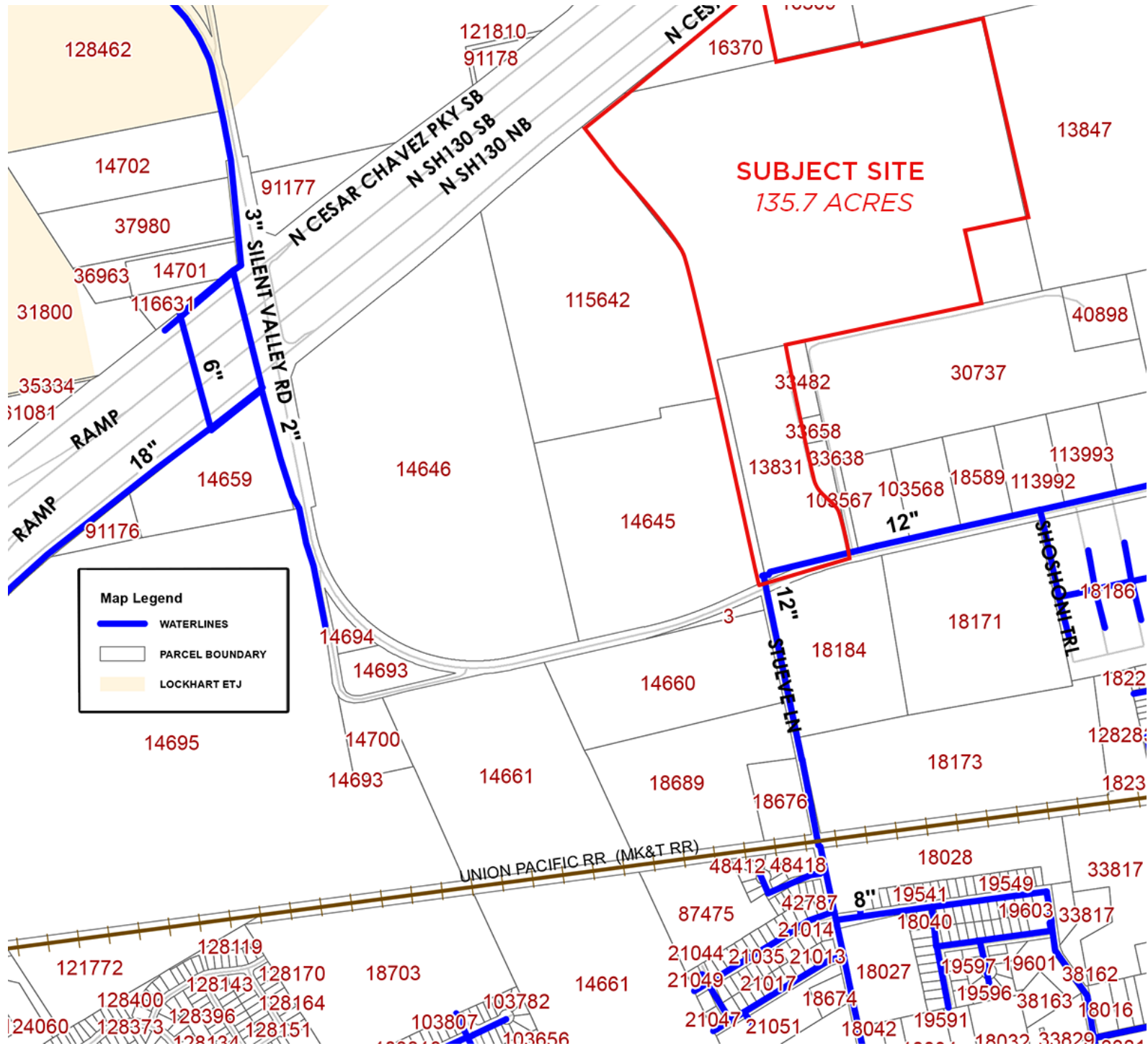
183  
TEXAS

130  
TEXAS

SUBJECT SITE  
135.7 ACRES

FUTURE STEUVE LANE

# WATER LINES

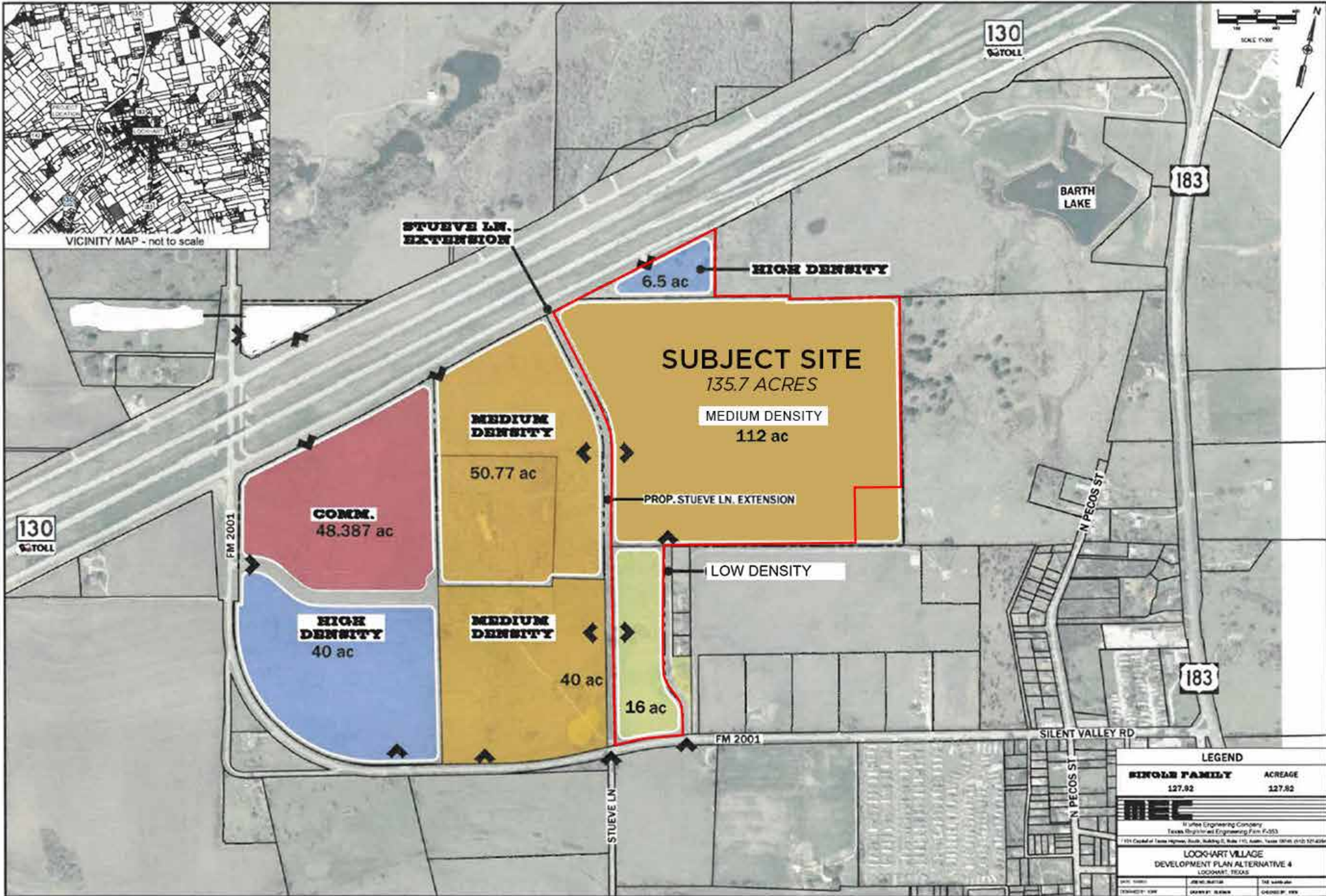








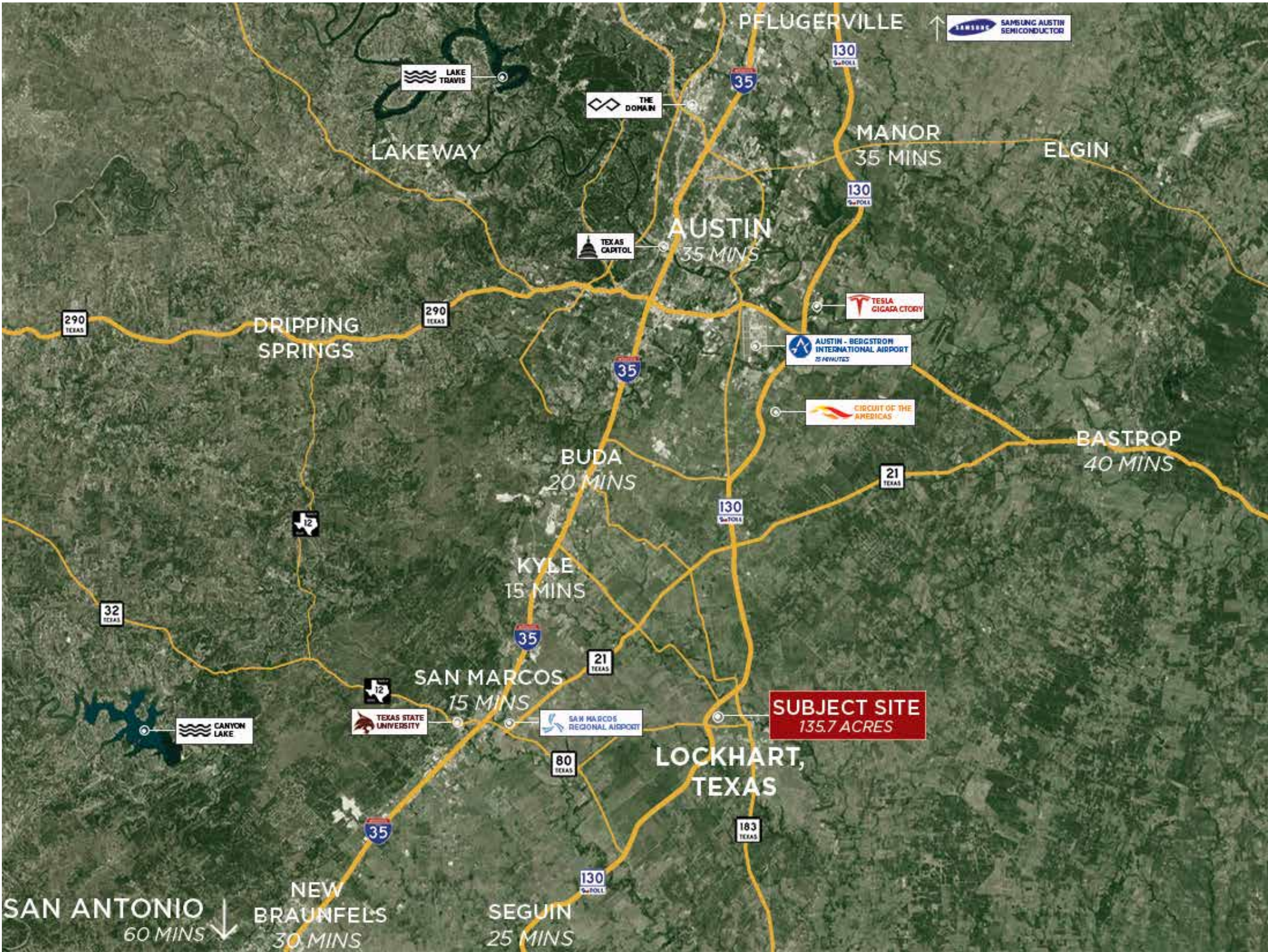
# PROPOSED ZONING MAP















### 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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_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date