

FOR SALE ±190 ACRE MIXED-USE DEVELOPMENT SITE

OPPORTUNITY ZONE LISTING

1502 Hwy 183, Lockhart, Texas 78644



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|-------------------|---|------------------------|--|
| LOCATION | Property is in North Central Lockhart, TX directly across from where FM 2001 runs into Hwy 183 and approximately 0.9 miles south of the intersection of TX130 and Hwy 183. | FLOOD HAZARD | A portion of the Property lies within the FEMA 100-year floodplain. The proposed area outside of the floodplain is approximately 87 acres. |
| FRONTAGE | Approx 2,397 feet of frontage on Hwy 183 Approx 374 feet of frontage on China St. | SCHOOL DISTRICT | Lockhart ISD |
| UTILITIES | Electricity: Bluebonnet Electric Water: City of Lockhart Wastewater: There will need to be some off-site wastewater improvements, and likely a lift station, in order to serve this property. | JURISDICTION | City of Lockhart, TX |
| ZONING | AG, Residential High Density, and Residential Low Density. A portion of the property lies outside the city limits of Lockhart and therefore not zoned. | SIZE | Approximately 191.39 Acres |
| TOPOGRAPHY | See attached map. | TRAFFIC | 20,795 (TXDOT 2023) |
| | | PRICE | \$12,000,000.00 |
| | | COMMENTS | Great Mixed-Use Development Site approximately 1 mile north of downtown Lockhart. Zoned Residential High Density, Residential Low Density and AG on the frontage of Hwy 183 with the back portion of the Property outside city limits. Great access to Hwy 183 and TX130 via FM2001. Located in an Opportunity Zone. |

For aerial slideshow click [here](#)
For drone video click [here](#)

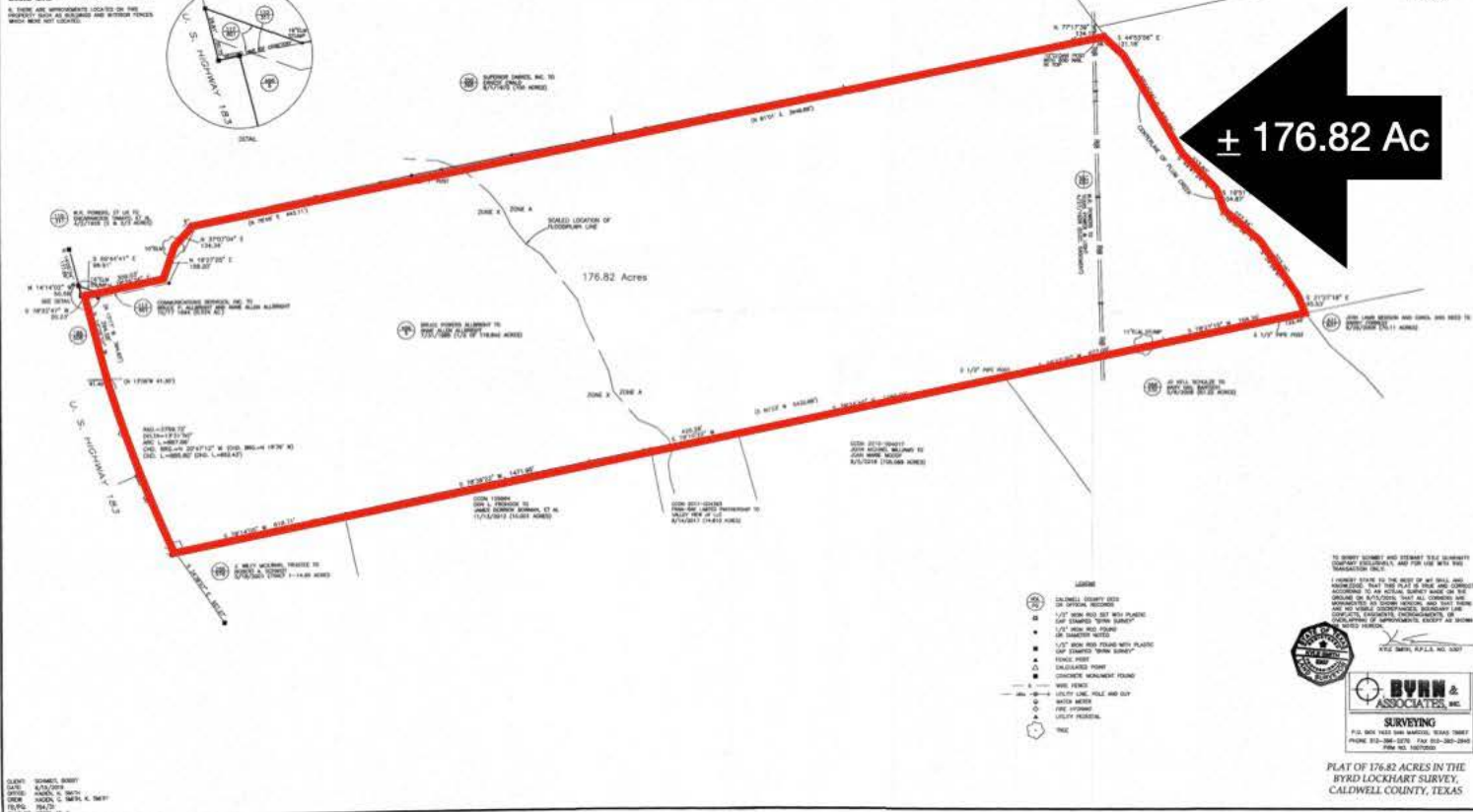
McALLISTER
& ASSOCIATES

REAL ESTATE SERVICES

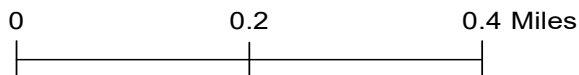
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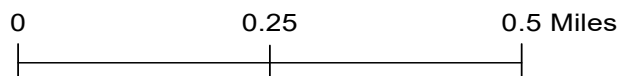
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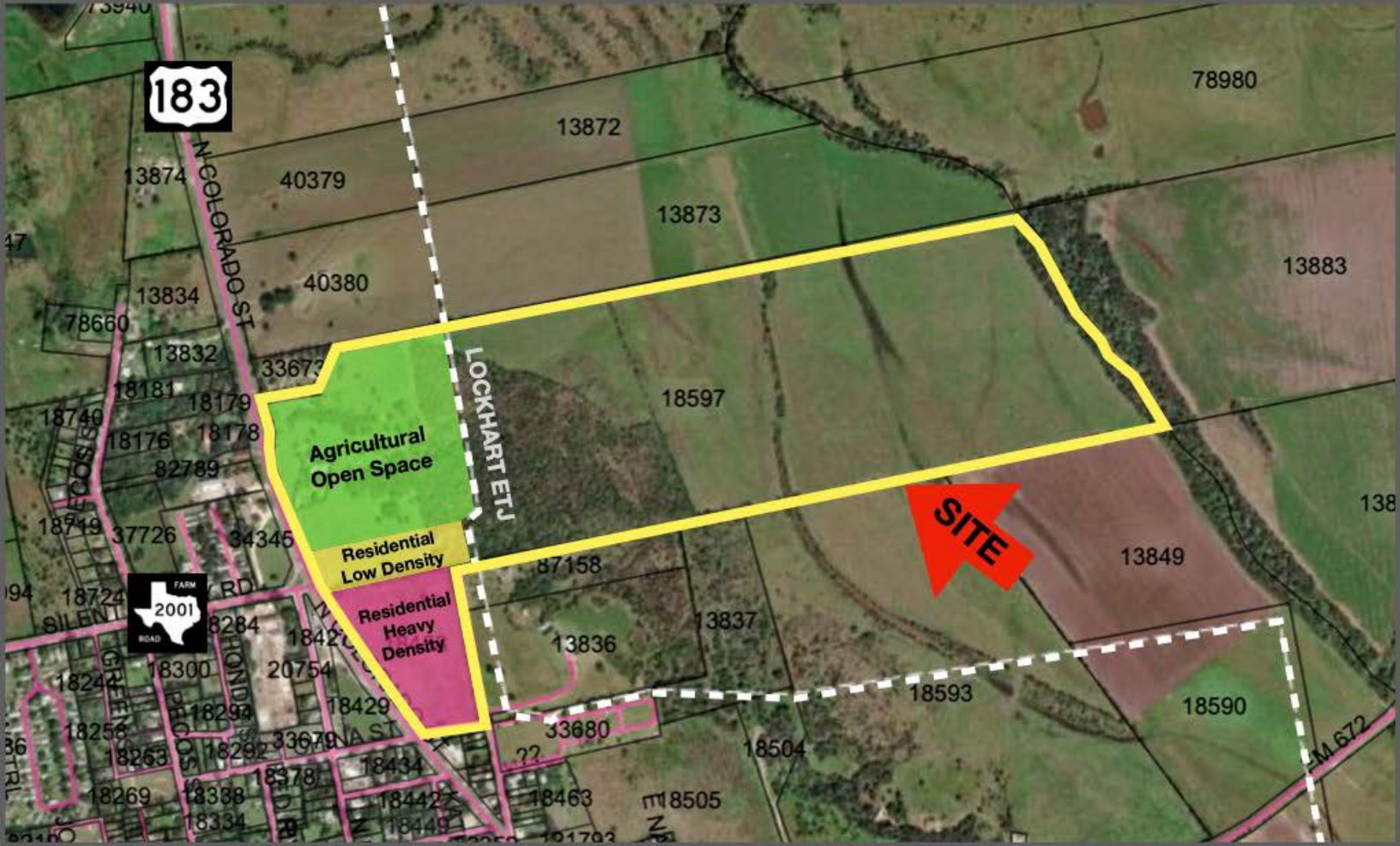
 PARCEL BOUNDARY
 WATERLINES

The map displays the Lockhart ETJ and Lockhart City Limit. Two parcels are highlighted in red: 18597 and 18458. The map includes street names such as N Colorado St, Pecos St, Legion St, Silent Valley Rd, N Blanco St, Brown St, China St, Apple St, Cedar St, and N Commerce St. A north arrow is present in the top right corner.

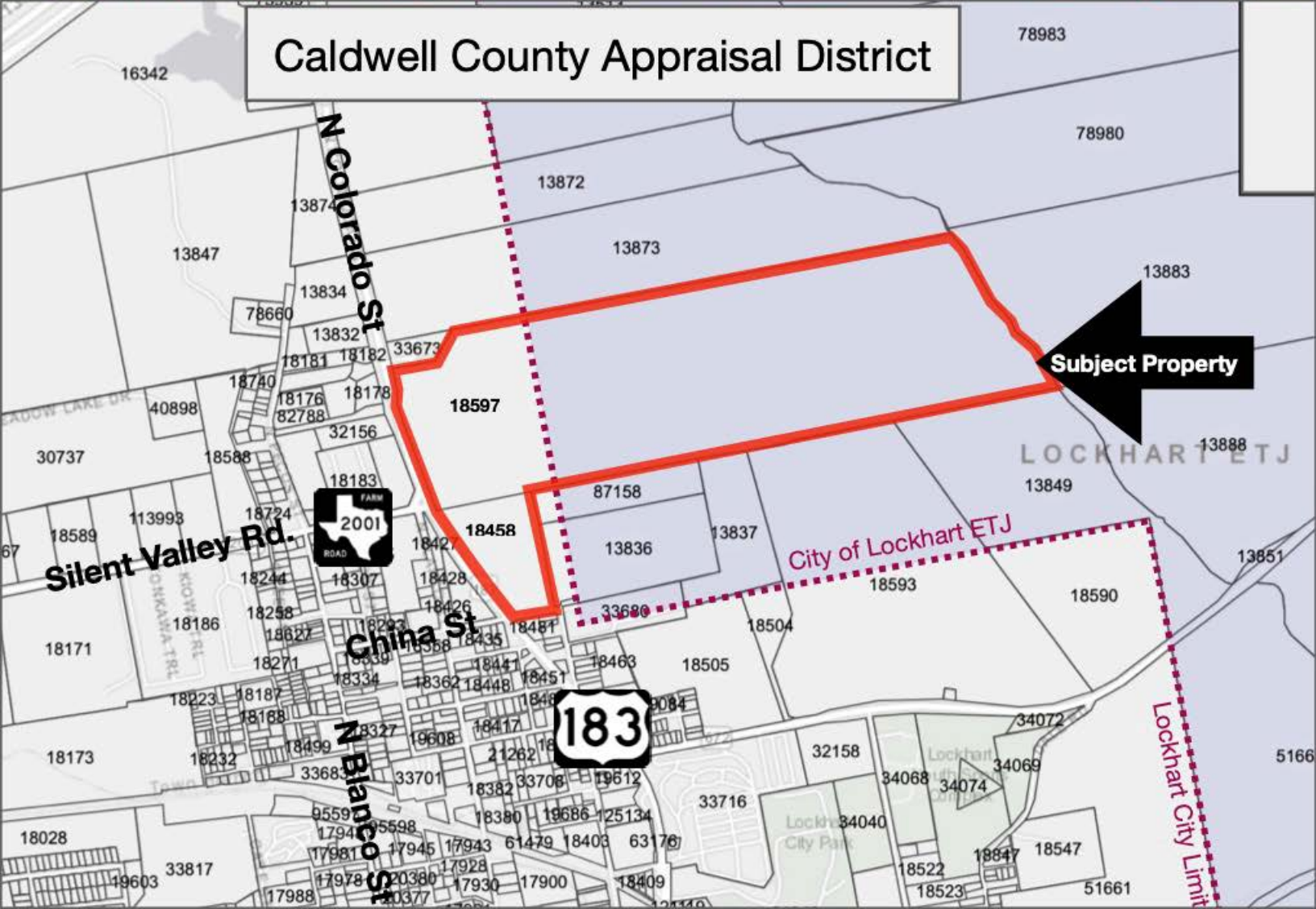
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 PARCEL BOUNDARY
 SEWERLINES
 Type
 Force Main
 Gravity



Caldwell County Appraisal District





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Buyer/Tenant/Seller/Landlord Initials

Date