

Lockhart Mixed-Use Commercial, Residential & Retail Land

San Antonio Street, Lockhart, TX 78644



SIZE ±44.69ac acres.

ZONING Residential High Density and Commercial Light Business. Areas within the site can be amended but site allows high density residential along with retail and other uses 'by-right'.

UTILITIES All Utilities are to the site
Electricity: Bluebonnet Electric
Water: City of Lockhart. There is an 8" water line along San Antonio St, and a 12" line up FM 2720 on the east side of the site.
Wastewater: City of Lockhart. There is a 12" wastewater line @ the NEC of San Antonio and FM 2720.
Gas: There are both Atmos and West Texas Gas lines very close along FM 2720.

FRONTAGE/ACCESS The site has approximately 3115 ft of frontage on San Antonio, 1270 ft on FM 2720, and 840 ft on Clark Loop (aka CR 237).

FEMA There is floodplain on the west end of the site.

PENDING INFRASTRUCTURE IMPROVEMENTS: FM 2720 will be re-routed just north of San Antonio. See illustration on page 3. Also, TxDOT plans to widen FM 2720 to 4 lanes from San Antonio to SH 21.

OPPORTUNITY ZONE The site lies in the Federal Opportunity Zone.

PRICE \$9 psf.

Prime residential mixed-use and retail site on the west side of Lockhart, the 'Barbecue Capital of the World!' Located half a mile from SH 130 Tollroad. This area west of downtown is in the runway of tremendous growth, much of it already in the pipeline. Among others, HEB and a new 7-11, two Dr Horton subdivisions, and Perry Homes' Juniper Springs are each coming soon nearby, as are major commercial projects including Prime Data Centers, a 2000-acre Tract Development Data Center Campus, the Lockhart 130 Industrial Park, and Related's Cold Storage project. The site offers excellent access and connectivity, and Lockhart is a development friendly city with shorter permitting times and various incentive opportunities. The population is projected to double by 2040.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

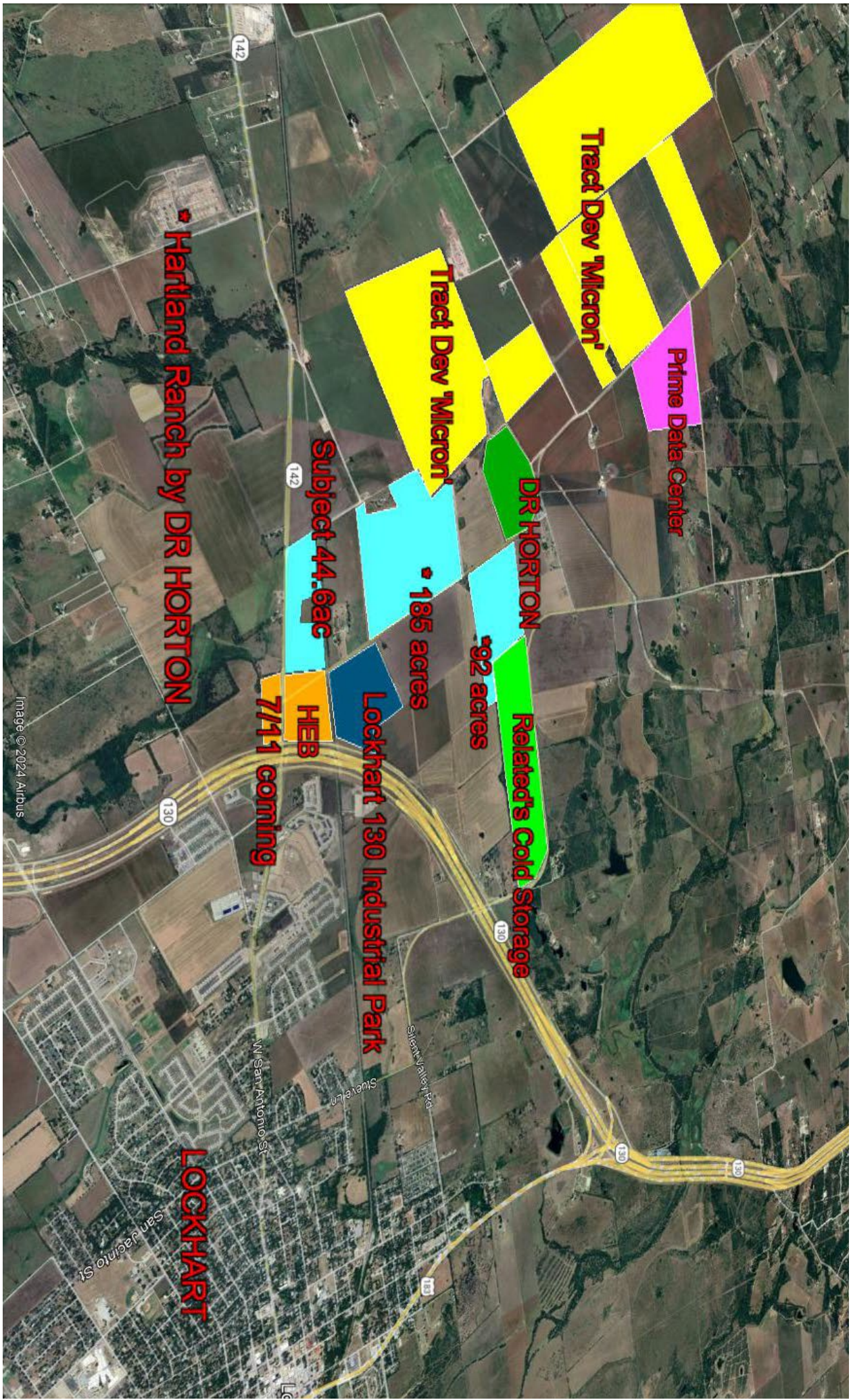
(512)472-2100 FAX: (512)472-2905

CONTACT Brad Campbell

Office: (512) 472-2100

Brad@matexas.com

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Tract Dev 'Micron'

Prime Data Center

DR HORTON

Related's Cold Storage

Lockhart 130 Industrial Park

HIEB

7/1/1 coming

Subject 44.6ac

185 acres

92 acres

Hartland Ranch by DR HORTON

LOCKHART

Image © 2024 Airbus

142

142

130

130

130

123

123

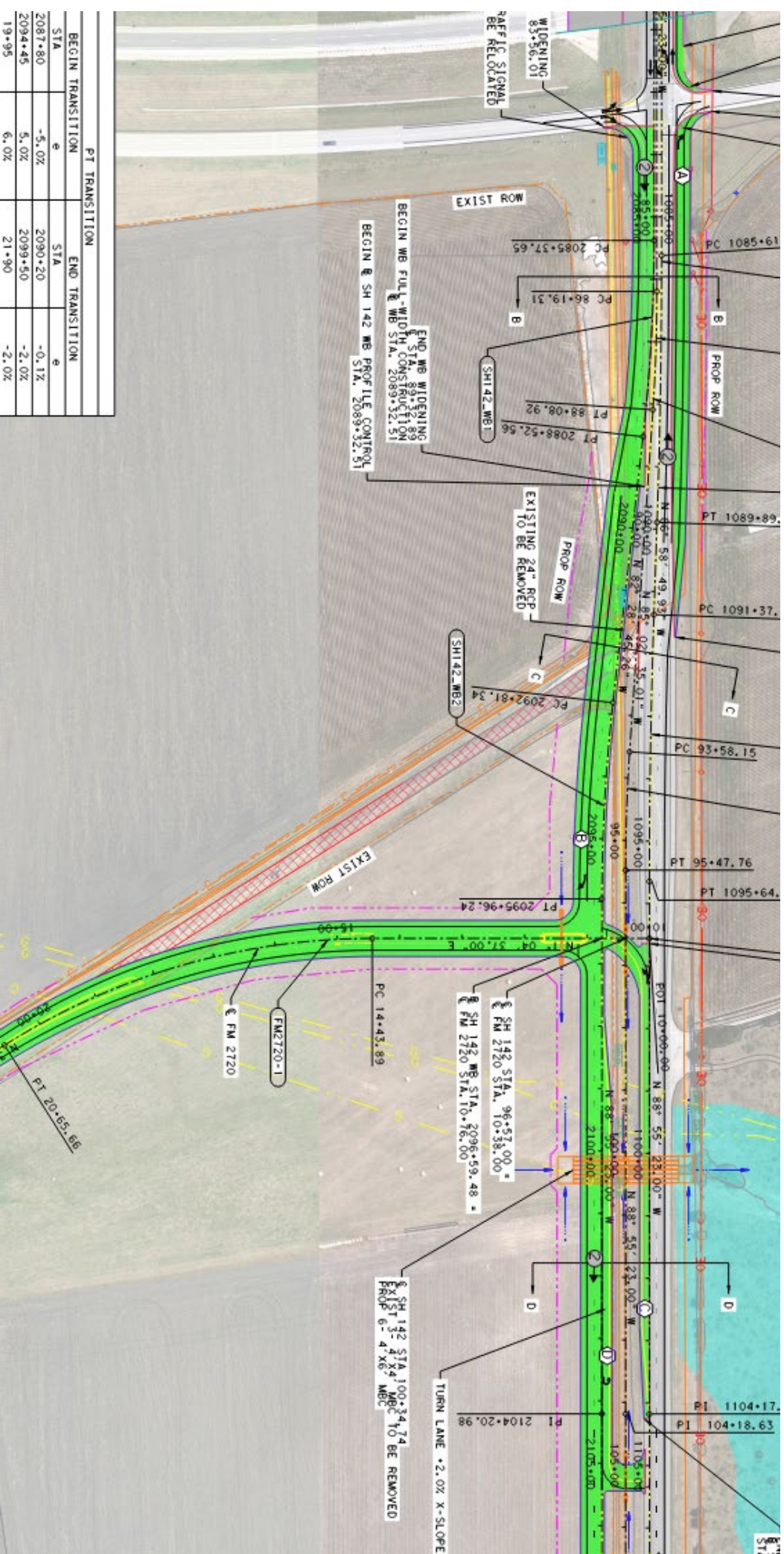
W San Antonio St

Stueveln

Silken Valley Rd

San Jacinto St

LG



PT TRANSITION		PT TRANSITION	
BEGIN TRANSITION	END TRANSITION	BEGIN TRANSITION	END TRANSITION
STA	PT TRANSITION	STA	PT TRANSITION
2087+80	-5.0%	2090+20	-0.1%
2094+45	5.0%	2099+50	-2.0%
19+95	6.0%	21+90	-2.0%

FEMA Map



ery. Data refreshed June, 2024.



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
Brad Campbell	594036	brad@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date