

±185-ACRE INDUSTRIAL SITE FOR SALE

FM 2720 - Lockhart, TX 78644



LOCATION	The site is half a mile from SH 130, 34 miles from downtown Austin, 28 miles from the Tesla Gigafactory, and 40 miles from Tesla.	ROAD PLANS	TxDOT is set to widen FM 2720 to 4 lanes from north of the site at SH 21 to SH 142. Click FM 2720 improvement project from SH 21 to Old San Antonio Rd.
SIZE	±185 acres	ZONING	City of Lockhart ETJ
FRONTAGE	The site has approximately 3500 ft of frontage on FM 2720.	FLOOD HAZARD	A portion of the Property is in the Flood Plain – see map on page 5.
UTILITIES	All Utilities are to the site Electricity: Bluebonnet Electric Water: City of Lockhart Wastewater: City of Lockhart Gas: both West Texas Gas and Atmos Energy	MISC	The site lies in the Federal Opportunity Zone.
		PRICE	\$5 psf

Large tract available for Data Center or other Industrial Development with great access to SH 130 Toll. 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 residential 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 can be bought in Three Phases or as a whole, is located in the ETJ, and can potentially handle up to 2.4 million square feet of industrial product. Lockhart – aka 'The Barbeque Capital of the World' - is a development friendly community and provides a wide array of incentive opportunities. The Lockhart EDC is dedicated to funding Lockhart's growth making this a tremendous opportunity for your business' growth and your employees' quality of life.

McALLISTER & ASSOCIATES

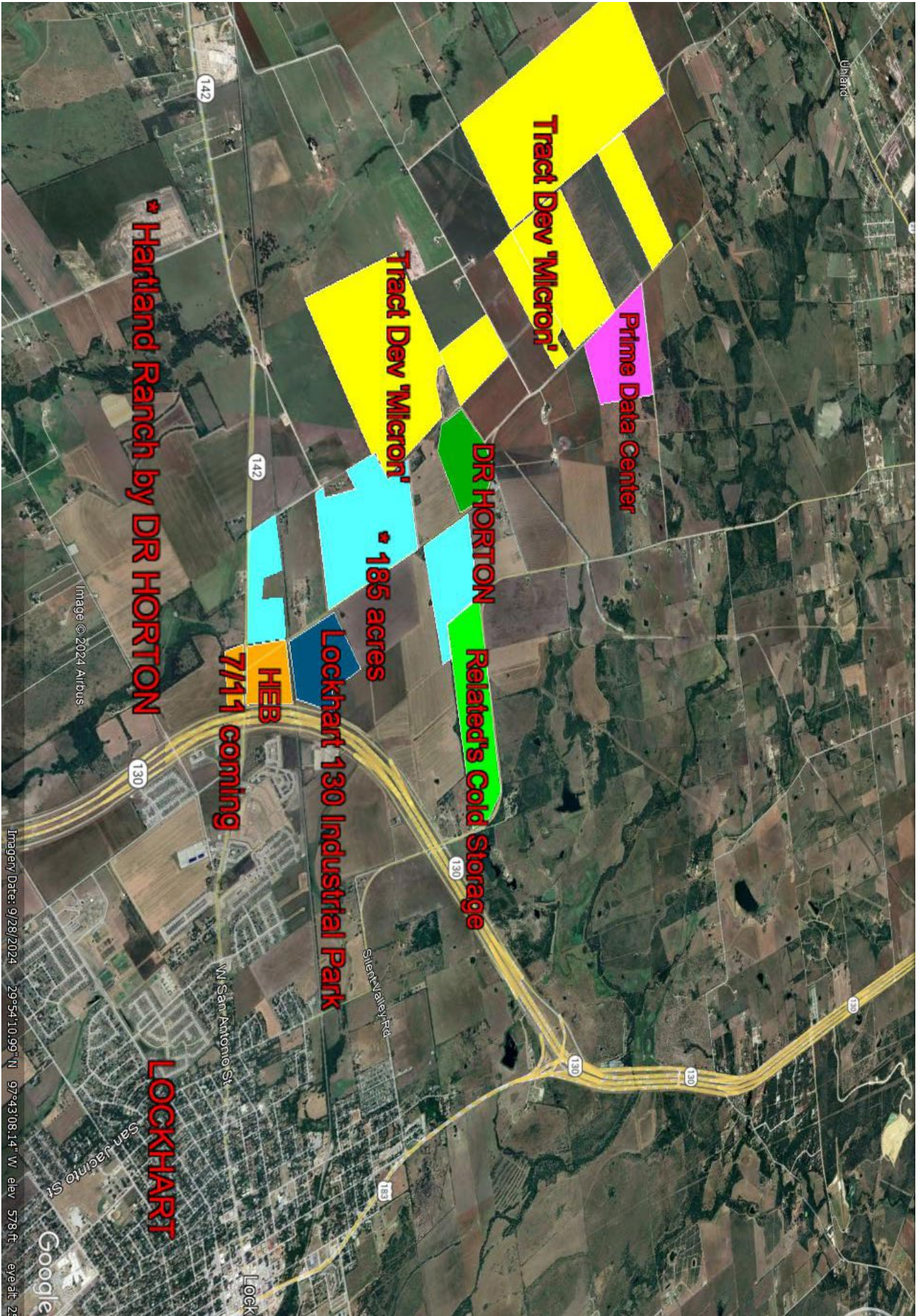
REAL ESTATE SERVICES

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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ACTIVITY MAP



CENTRAL TEXAS TRIANGLE

Destination	Distance	Drive Time
SH-130	<1 mi.	<1 min.
Downtown Lockhart	4 mi.	<10 min.
San Marcos	15 mi.	20 min.
ABIA Airport	27 mi.	30 min.
Downtown Austin	34 mi.	40 min.
Tesla Gigafactory	28 mi.	30 min.
Applied Materials	40 mi.	35 min.
Samsung	40 mi.	40 min.
Samsung (Taylor)	57 mi.	1 hour
San Antonio	65 mi.	1 hour
Houston	160 mi.	2 hours
Dallas	225 mi.	3.5 hours

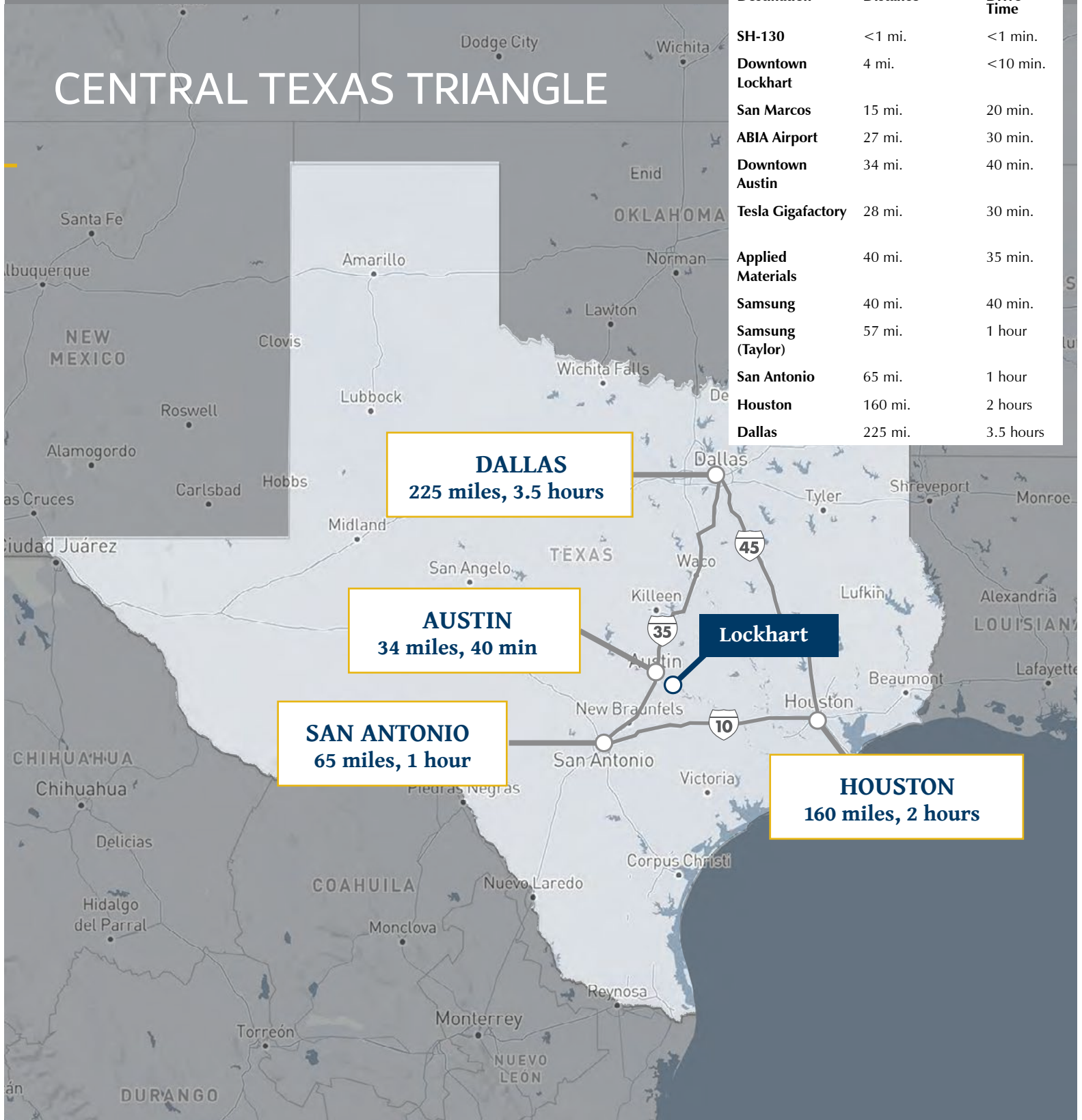
DALLAS
225 miles, 3.5 hours

AUSTIN
34 miles, 40 min

SAN ANTONIO
65 miles, 1 hour

HOUSTON
160 miles, 2 hours

Lockhart



PHASING PLAN



Building 1 - 161,200 SF

Building 4 - 216,320 SF

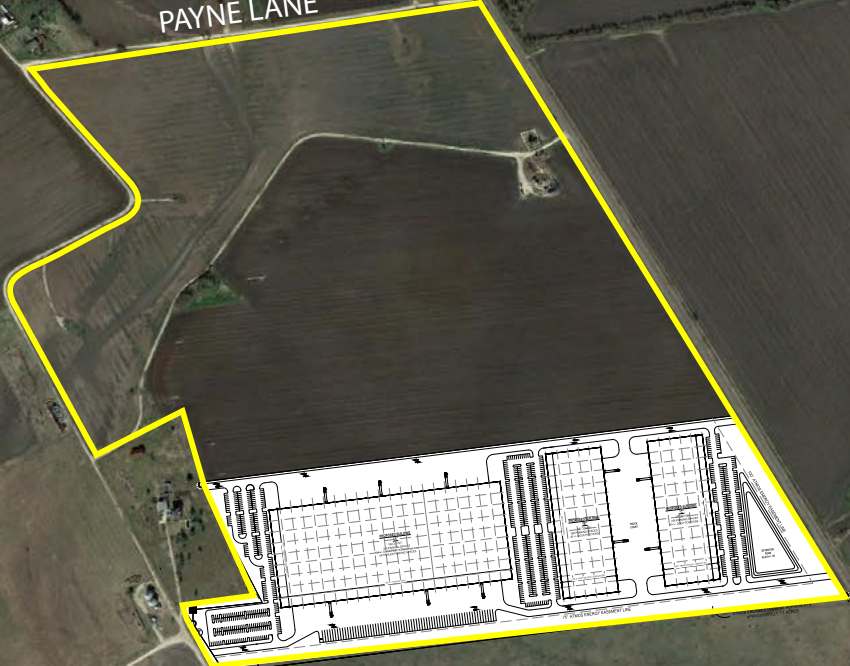
Building 2 - 161,200 SF

Building 5 - 331,760 SF

Building 3 - 535,080 SF

Building 6 - 1,001,000 SF

PAYNE LANE



FM 2720

SAN ANTONIO STREET

130
TOLL

FEMA 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.

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