



**CALDWELL VALLEY
TECHNOLOGY PARK
3,000 ACRES
MASTER-PLANNED
DATA CENTER CAMPUS**

**PROPOSED
INDUSTRIAL
±185 ACRES**

AUSTIN
37 Minutes
34.3 Miles

PROPOSED
COMMERCIAL
±48 ACRES

PROPOSED
MULTIFAMILY
DEVELOPMENT
±50.77 ACRES

PROPOSED
MEDIUM DENSITY
RESIDENTIAL
±112 ACRES

PROPOSED
LOW DENSITY
RESIDENTIAL
±16 ACRES

SILENT VALLEY
100 HOMES

**AUSTIN
COMMUNITY
COLLEGE
NEW LOCATION
TO BE HELD IN
HISTORIC FORD BUILDING**

McElroy Metal
Regenfelder
LOCKHART
130 INDUSTRIAL
PARK
(FUTURE)
H-E-B

LEGACY
LOCKHART
SENIOR
APARTMENTS
172 UNITS

HASFORD
218 HOMES

FIREFLY
LOCKHART
147 HOMES

WINDRIDGE
200 HOMES

SITE

LEGACY
LOCKHART
FARMS
120 UNITS

WONDERYARD
RESIDENCES
146 HOMES

VINTAGE SPRINGS
278 HOMES

**LOCKHART
DOWNTOWN**

JUNIPER SPRINGS
PERRY HOMES
472-ACRE
±1,400 HOMES

BORCHERT LOOP
ELEMENTARY
439 STUDENTS

HARTLAND RANCH
DR HORTON
306 HOMES

LONGHORN
LAKE RANCH
165 HOMES

CENTERPOINT
MEADOWS
121 HOMES

BLUEBONNET
ELEMENTARY SCHOOL
550 STUDENTS

CLEAR FORK
ELEMENTARY SCHOOL
517 STUDENTS

LOCKHART JUNIOR
HIGH SCHOOL
1,431 STUDENTS

NAVARRO ELEMENTARY
580 STUDENTS

LOCKHART
HIGH SCHOOL
619 STUDENTS

MEADOWS AT
CLEAR FORK
270 HOMES

MAPLE PARK
SENIOR VILLAGE



Hunington Properties, Inc.
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COMMONS AT LOCKHART

2100 W San Antonio St.,
Lockhart, Texas 78644

COMMONS AT LOCKHART

Commons at Lockhart is a 16.9-acre retail development strategically positioned to capture demand in one of Central Texas' fastest-growing corridors. Located just south of Austin, this high-visibility site benefits from the region's strong population growth, rising household incomes, and expanding residential communities. As part of the Austin MSA—one of the nation's most active retail markets—Lockhart offers a compelling opportunity for retailers seeking space in a supply-constrained environment. With limited new retail construction and historically low vacancy rates across the metro, Shops at Lockhart is well-positioned to meet ongoing tenant demand and serve the needs of a rapidly expanding consumer base.

"BARBECUE CAPITAL OF TEXAS"
—DRAWS OVER 250,000+ VISITORS ANNUALLY

15%+

Growth in population just over a decade (2015) 13,261 to (2025) 15,960

3.7%

Projected Annual Growth 2025 through 2030

#9

Caldwell County is among the Top 50 fastest-growing counties in Texas



Property Information

Space Available 1,200 SF - 20,000 SF

Rental Rate Call for pricing

NNN \$10.00 PSF

Pad Sites Available

Ground Lease or Build to Suit	Pad 1 1.88 AC	Pad 4 0.94 AC
	Pad 2 0.99 AC	Pad 5 1.30 AC
	Pad 3 0.76 AC	Pad 6 11.00 AC

Property Highlights

- New Retail Development with Pad Sites Available – Now Pre-leasing
- Strategic Location at a high-traffic intersection with direct access to SH-130, connecting to Austin and San Antonio
- Explosive Growth Corridor – Over 2,500 new homes planned or under construction within a 3-mile radius
- New H-E-B Opening (2028) – Retail synergy and increased customer draw
- Pad Sites with Drive-Thru Potential – Ideal for QSR, coffee, banks, or medical

Demographics

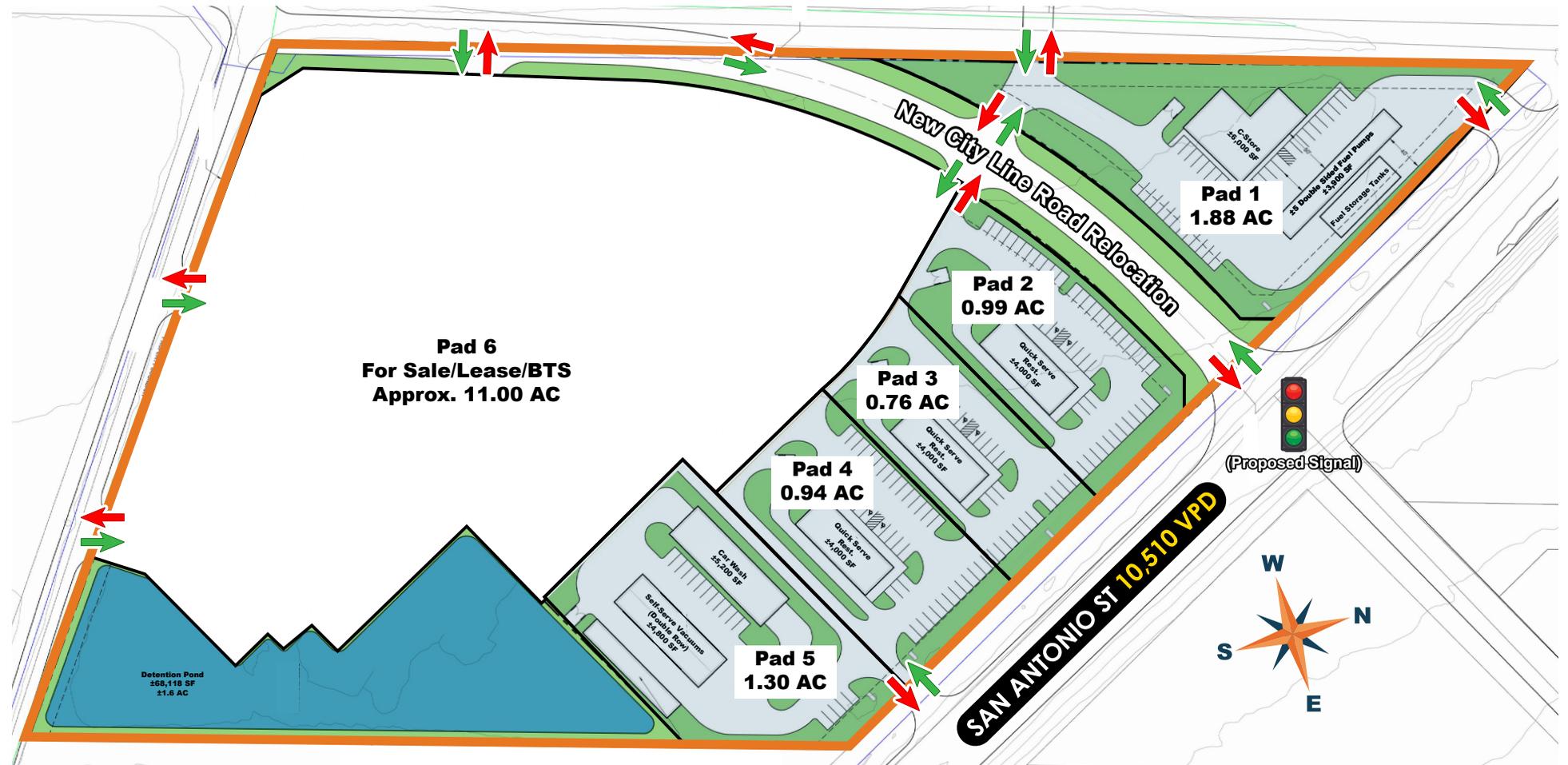
Population (2025)	2 mi. 8,207	3 mi. 13,470	5 mi. 17,827
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Average Household Income	2 mi. \$89,113	3 mi. \$88,470	5 mi. \$88,687
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Traffic Count Pickle Pkwy: 18,576 vpd
 San Antonio St.: 10,510 vpd

	Gigi Gomel Principal Brokerage gigi@hpiproperties.com	Evan Dyer Principal Retail Development evan@hpiproperties.com	AJ Loudermilk Vice President Brokerage aj@hpiproperties.com
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	SF/AC	STATUS
Retail	1,200 SF - 20,000 SF	Available
Pad 1	1.88 AC	Available
Pad 2	0.99 AC	Available
Pad 3	0.76 AC	Available
Pad 4	0.94 AC	Available
Pad 5	1.30 AC	Available
Pad 6	11.00 AC	Available



- Retail Space Available
- Pad Available
- Pending
- Leased | Sold



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3,000 ACRES
MASTER-PLANNED
DATA CENTER CAMPUS

PROPOSED INDUSTRIAL
±185 ACRES

SAN MARCOS
28 Minutes
21.5 Miles

JUNIPER SPRINGS PERRY HOMES
472-ACRE
±1,400 HOMES

SAN ANTONIO
1 Hour

BLUE SKY
3,659 HOMES



AUSTIN
37 Minutes
34.3 Miles

HOUSTON
2.5 Hours



LOCKHART 130 INDUSTRIAL PARK

Regentfelder
LOCKHART
130 INDUSTRIAL PARK

LEGACY LOCKHART
SENIOR APARTMENTS
172 UNITS

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550 STUDENTS

LOCKHART JUNIOR
HIGH SCHOOL
1,431 STUDENTS

MEADOWS AT
CLEAR FORK
270 HOMES

MAPLE PARK
PLANNED DEV
100 SF LOTS
2 MULTI-FAMILY
COMMERCIAL

MAPLE PARK
SENIOR VILLAGE
56 UNITS

1824 BORCHERT
LOOP APARTMENTS
249 UNITS

CLEAR FORK
ELEMENTARY SCHOOL
517 STUDENTS

NAVARRO ELEMENTARY
580 STUDENTS

LOCKHART
HIGH SCHOOL
619 STUDENTS

LOCKHART DOWNTOWN

PLUM CREEK
ELEMENTARY
526 STUDENTS

TEXAS 130 FRONTAGE RD

TEXAS 142

SAN ANTONIO ST 10,510 VPD

VALERO

TEXAS 130 FRONTAGE RD

TEXAS 130 FRONTAGE RD

VALERO

TEXAS 142

SAN ANTONIO ST 10,510 VPD

TEXAS 130 FRONTAGE RD

TEXAS 142

SAN ANTONIO ST 10,510 VPD

TEXAS 130 FRONTAGE RD

TEXAS 142

SAN ANTONIO ST 10,510 VPD

TEXAS 130 FRONTAGE RD



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gigi Gornel AJ Loudermilk	446845 693472	gigi@hpiproperties.com aj@hpiproperties.com	713.623.6944
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