OFFERING MEMORANDUM

±99-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

660 DICKERSON ROAD, LOCKHART, TX

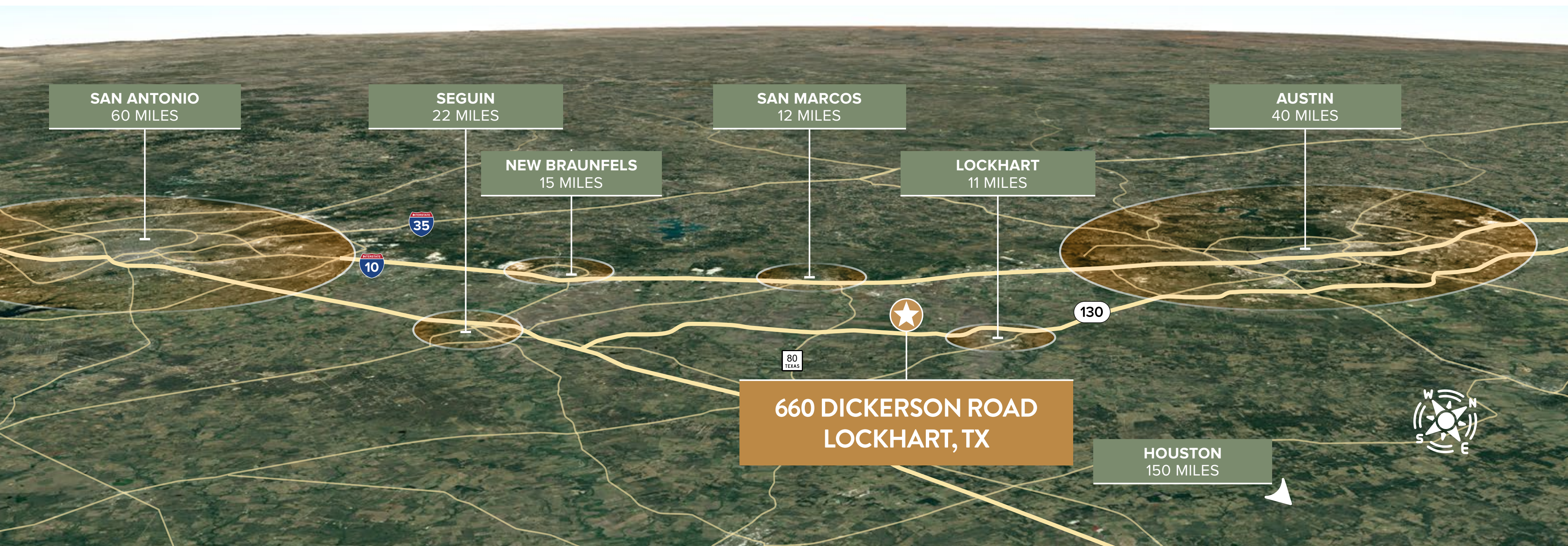
CBRE

EXECUTIVE SUMMARY

THE **OFFERING**

This exceptional 99-acre parcel located at 660 Dickerson Road in Lockhart, Texas, presents a compelling investment opportunity in the rapidly growing Central Texas region. Situated in a prime location with excellent access to major transportation arteries and growing economic activity, this property offers significant potential for various development possibilities.

Central Texas is currently experiencing robust growth, driven by population increases, job creation, and a strong economy. The strong demand for housing and commercial space in the region, combined with the property's desirable location and development potential, positions this as a compelling opportunity for investors seeking to capitalize on the region's continued expansion.



EXECUTIVE SUMMARY

INVESTMENT **HIGHLIGHTS**

Located in Opportunity Zone

Residential Development Opportunity in South Austin

Utilities: Electricity and Water Provided by City of Maxwell

32 Miles from Austin International Airport

ETJ Zoning

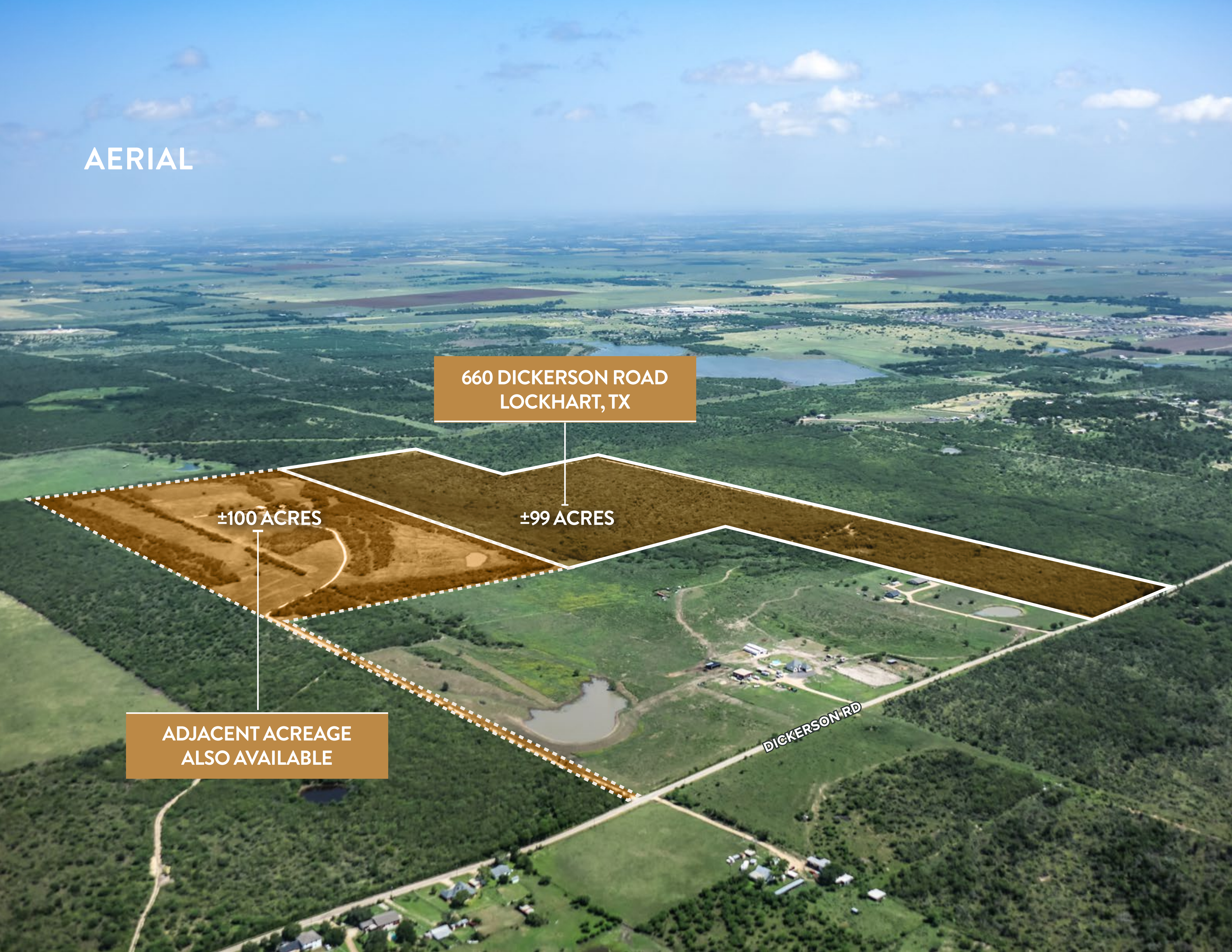
40 Miles From Downtown Austin

Pricing: Call Broker Pricing

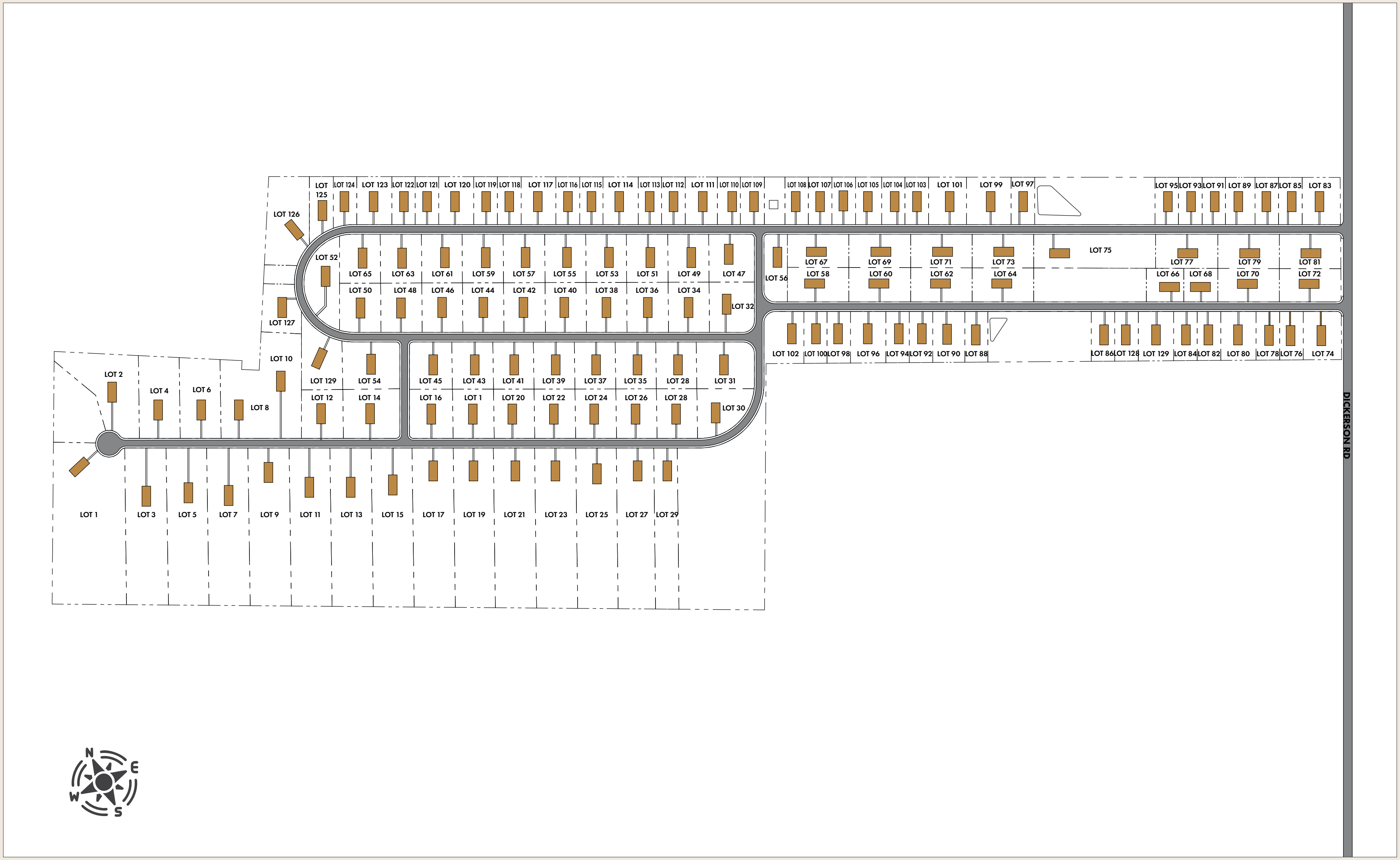
Conceptual Plan Available

99.91 Acres

AERIAL


660 DICKERSON ROAD
LOCKHART, TX
±100 ACRES
±99 ACRES
ADJACENT ACREAGE
ALSO AVAILABLE
DICKERSON RD

CONCEPTUAL **SITE PLAN**




AERIAL
660 DICKERSON ROAD
LOCKHART, TX
PLEASANT HL RD
660 DICKERSON RD
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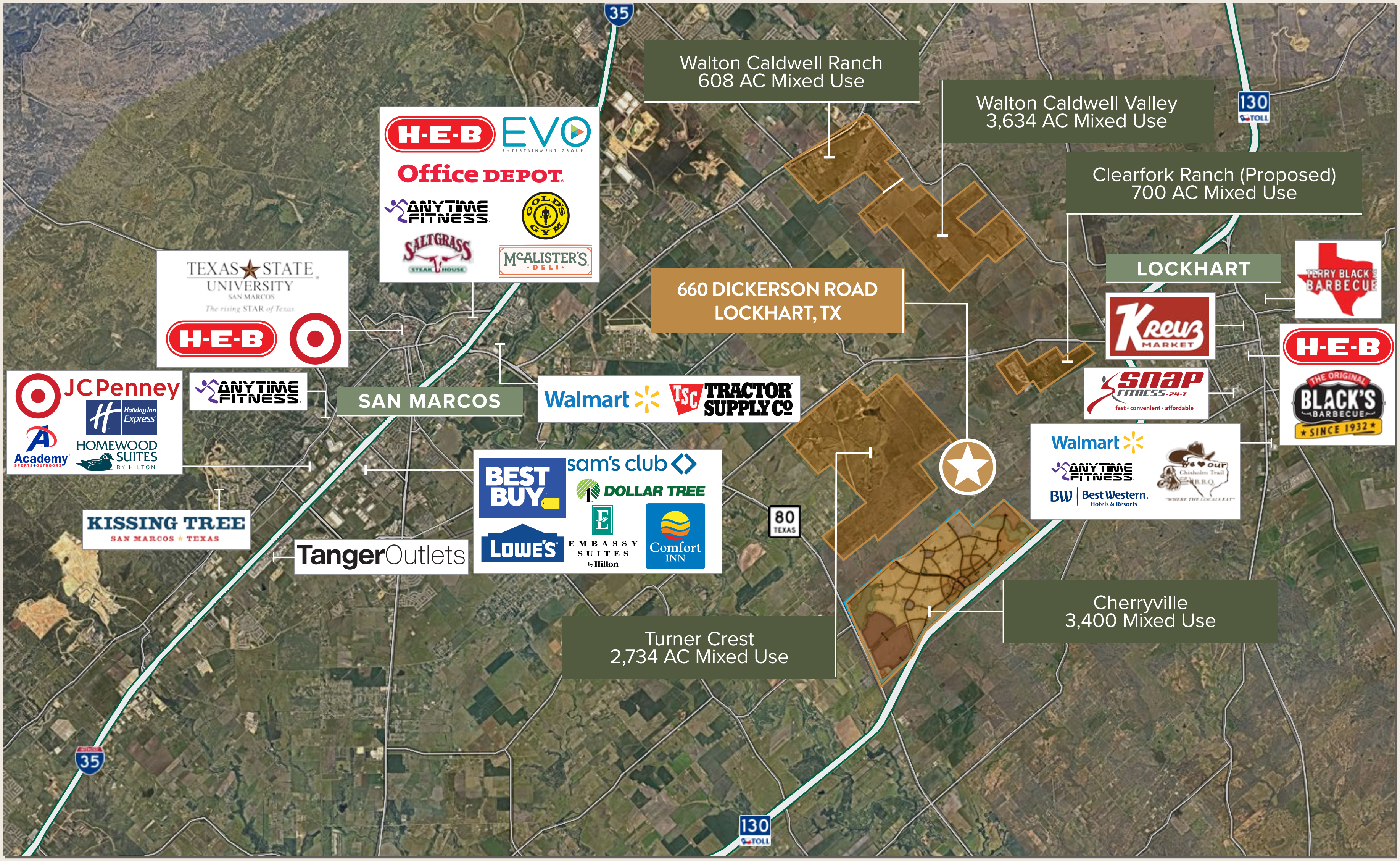
S
W

THE TEXAS **TRIANGLE**

The “Texas Triangle”, refers to the mega region encompassing Texas’s major cities: San Antonio, Austin, Houston and Dallas/Fort Worth. The significant tailwinds driving growth and expansion in the region: its business-friendly environment, robust infrastructure and affordable cost of living has propelled Texas to the #1 state in the nation in terms of population growth and corporate expansion. Since 2018, approximately 200 companies have relocated their headquarters to Texas including industry giants such as McKesson, Charles Schwab, Oracle and Hewlett Packard, in addition to the recent and planned expansions of firms such as Apple, Google and Tesla. The region has attracted a highly skilled workforce as a result, and these fundamental trends position Texas to benefit from continued rapid economic growth and diversification over the near and long term.

SURROUNDING DEVELOPMENT



MARKET OVERVIEW

AUSTIN, **TEXAS**

The Austin - Round Rock MSA has been the fastest growing major MSA in the U.S. for the last 10 years straight (2011 – 2021). With approximately 2.36 million residents, the Austin metropolitan area continues to be one of the fastest-growing metros in the nation. Austin, the capital of Texas, is famous for its live music, art, diverse culture and emerging tech scenes. The area is home to a mix of industries contributing to a local gross domestic product (GDP) of $168 billion as of 2020 — a figure that is expected to increase to $268B by 2040.

Austin is also known by a few popular nicknames such as “Live Music Capital of the World” due to it’s many live music venues and the hosting of the popular “South by Southwest” music festival and “Silicon Hills” for it’s abundance of technology industry corporate and reginal headquarters such as Dell, 3M, IBM, AMD, Samsung, Amazon, Google, Apple, Texas Instruments and many more. With all these assets in the Austin - Round Rock MSA, it is not surprising that in 2017, Forbes Magazine dubbed Austin the “Next Biggest Boomtown in the U.S.”.

AUSTIN HEADQUARTERS AND MANUFACTURING

THE UNIVERSITY OF TEXAS AT AUSTIN
IBM
WHOLE FOODS MARKET
AMD
TESLA
VISA
intel
charles SCHWAB
SAMSUNG
3M
CISCO

MARKET OVERVIEW

SAN **ANTONIO**

The seventh most populous city in the United States, San Antonio is the fastest growing among the top 10 since 2010 (16.7%). The area's diverse economy has seen recent investment and job growth in aerospace, manufacturing, cybersecurity, tourism, healthcare, and bioscience, and is not as heavily dependent on the oil and gas industry as compared to the rest of the state. San Antonio has become a driving force in the Texas economy and has weathered the pandemic well, making it poised to continue its expansion in the near term.

San Antonio is positioned to continue benefiting from the overall business and population expansion occurring in the state. Home to two Fortune 500 companies, Valero Energy and USAA, the San Antonio area has proven its place in attracting national companies including Ernst & Young and PenFed, both of which opened major office locations in the San Antonio Metro within the last two years. As the world returns to normal following the pandemic, the area's diversified economy - particularly its business and financial services firms, tourism industry and defense industry - will continue to provide economic stability. The ongoing migration of people and firms out of high-density, high-cost-of-living areas and into Texas should continue to benefit the region over the near and long term.

SAN ANTONIO HEADQUARTERS

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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FOR MORE INFORMATION, PLEASE CONTACT:

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