



# 900± ACRES ENTITLED DEVELOPMENT OPPORTUNITY



 **JK Ranch, Lockhart, TX**

*CONFIDENTIAL*

**OFFERING  
MEMORANDUM**

*Prepared by: Land Unlimited*

## INVESTMENT OVERVIEW



**900± Acres**

Large development site



**12,000+ feet**

Paved Road Frontage



**½ Mile to SH-130**

Regional highway access

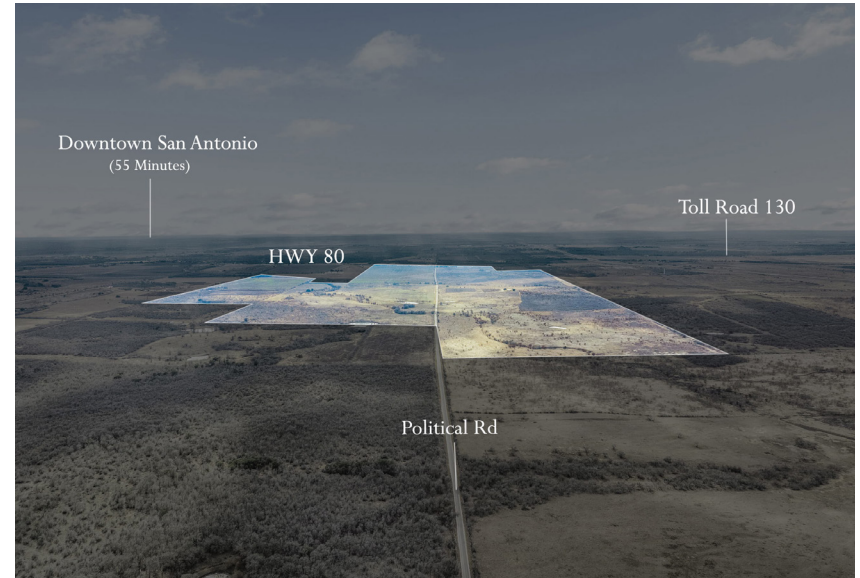


**Entitled Site**

Reduced execution risk

This 900± acre, entitled tract represents one of the largest contiguous, development-ready land opportunities remaining in the Greater Austin region. Strategically positioned ½ mile from SH 130 at the convergence of Highway 80 and Political Road, the property sits just south of Lockhart and east of San Marcos—placing it directly in the path of Austin-San Antonio growth.

Unlike most large tracts near Austin, JK Ranch is already entitled and supported by major infrastructure milestones—including an approved Municipal Utility District (MUD) and approved wastewater treatment plant (WWTP)—dramatically reducing development risk and accelerating time to vertical construction. The seller is also open to subdividing.



Estimated property lines

## Investor Advantages

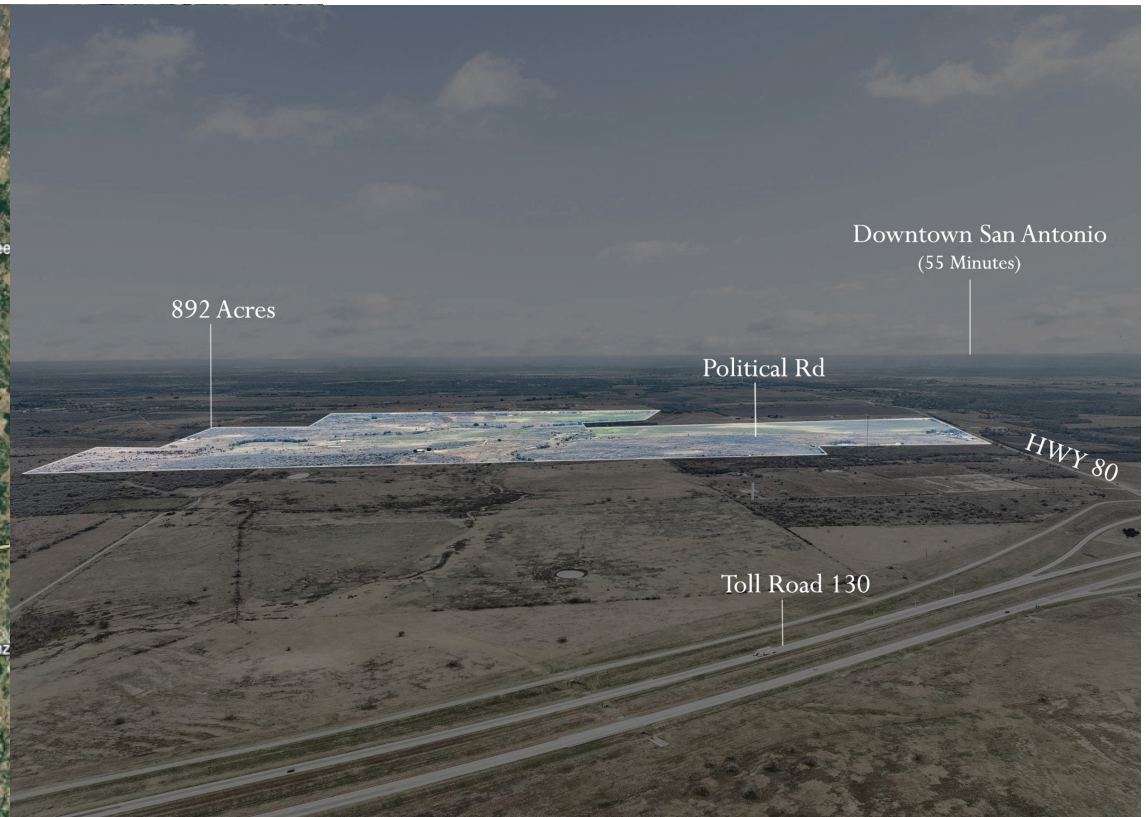
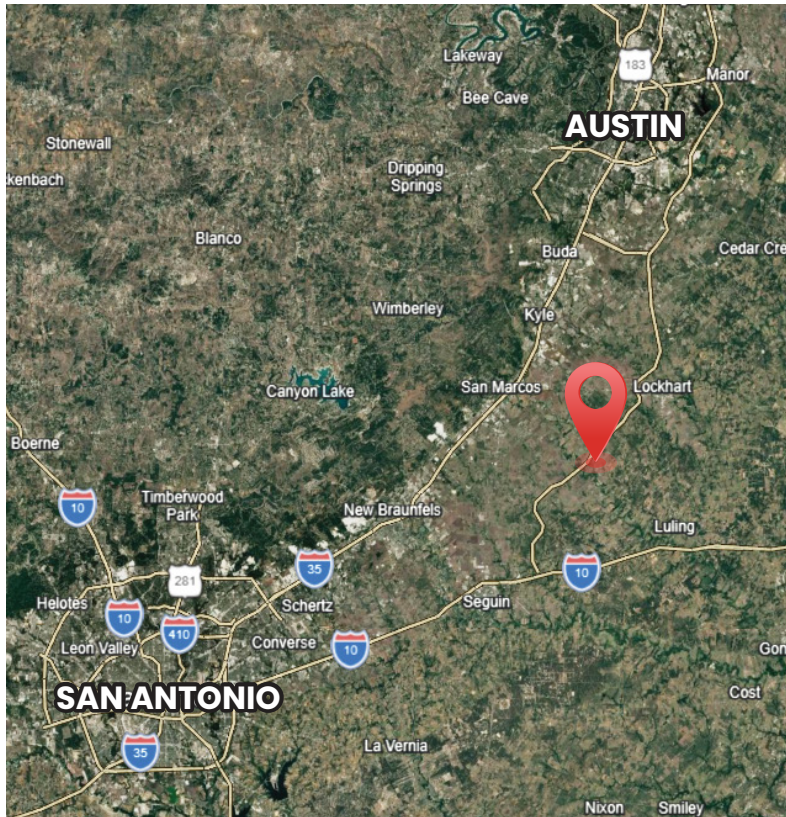
**Risk Mitigation:** Pre-secured entitlements slash timelines by 12-24 months.

**Tax Optimization:** 100% Opportunity Zone eligibility for deferred gains and EB-5 stacking.

**Scalable Vision:** Suited for master-planned communities, data centers, or industrial uses with phased cash flow potential.

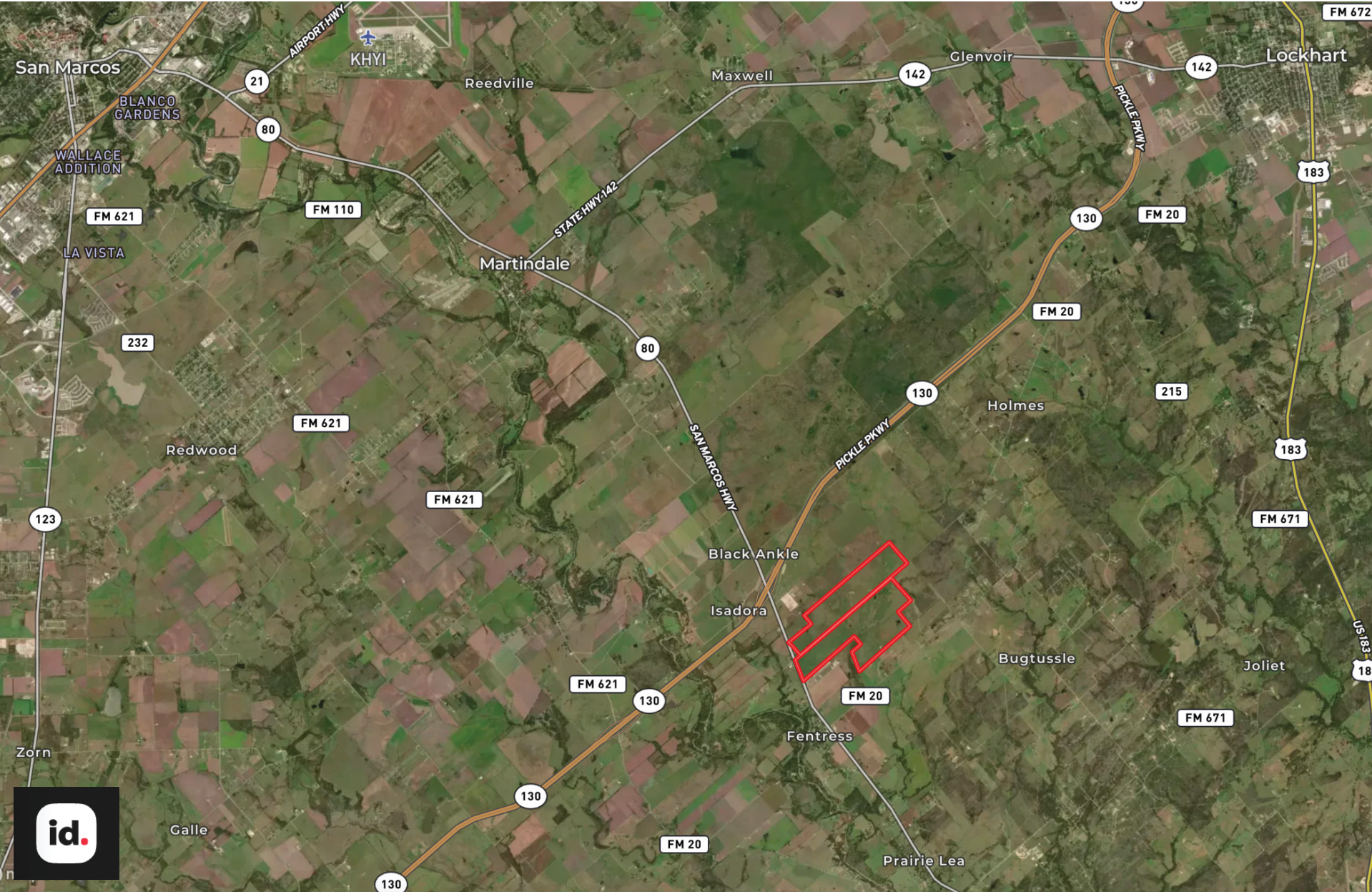
## GATEWAY TO TWO BOOMING MSAS

- Frontage on Highway 80 and Political Road (2884 Political Road, Lockhart, TX 78644)
- Approx. 30 minutes to Austin Airport & Tesla Gigafactory
- Central position between the Austin and San Antonio MSAs



This location offers regional connectivity without urban congestion, making it ideal for both residential and commercial-scale users. Minutes from Lockhart's amenities (schools, BBQ hotspots) and San Marcos/I-35, it's primed for commuter appeal and logistics efficiency. Projected corridor growth: +1M residents by 2030, driving demand for housing and commercial pads.

# Location Overview



# Surrounding Residential Developments

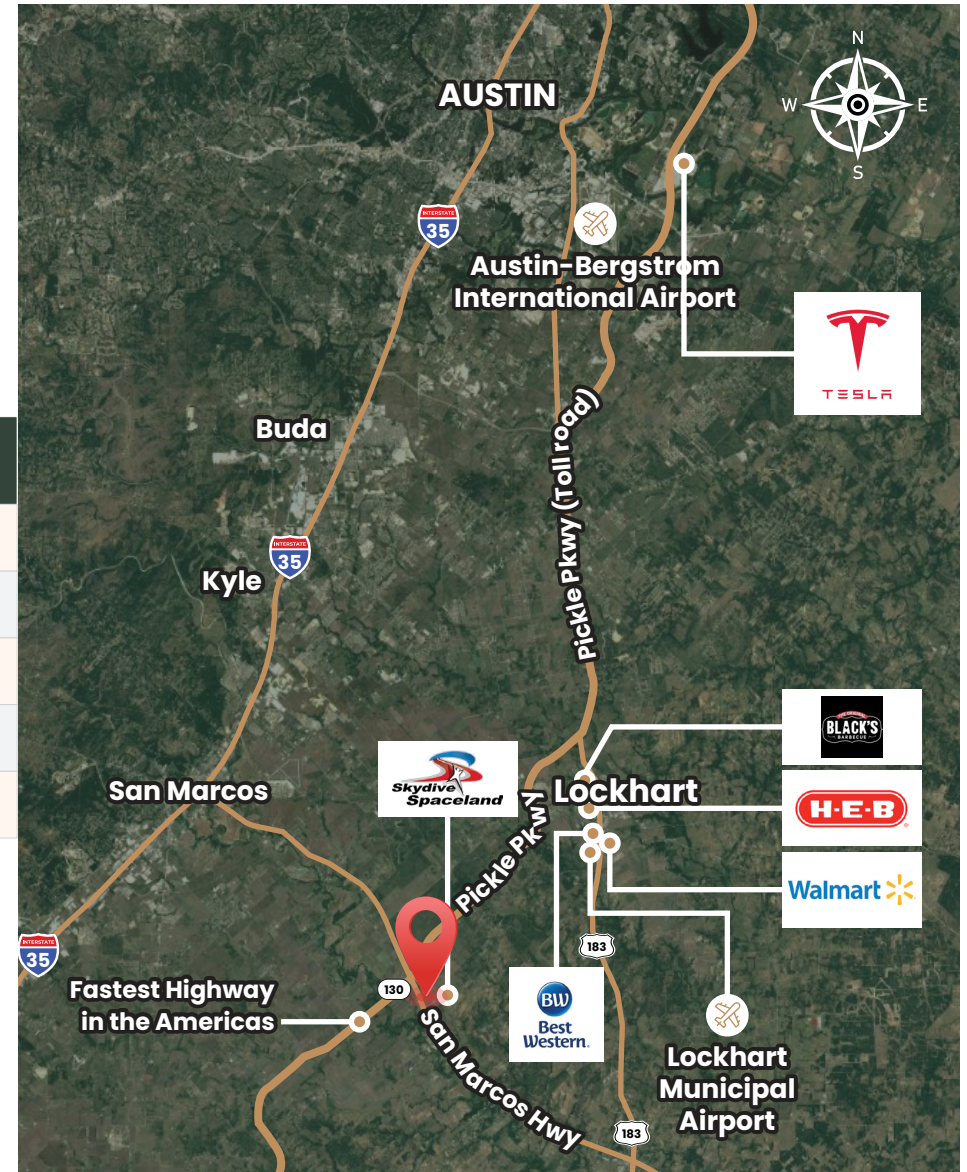
## LOCAL PRECISION. REGIONAL POWER.

Lockhart/Caldwell County is exploding (4.6%+ annual growth, top U.S. counties), with twin mega-projects (Blue Sky + Moxie) ushering in 5,000+ new homes by 2030-2035. Demand for master-planned communities is surging due to Austin-San Antonio corridor spillover, low inventory (~6,000 units in 5-mile radius), and rising home prices (15% YoY). JK Ranch's approved MUD and WWTP give it a 6-18 month lead over competitors, plus OZ/EB-5 upside and subdividing flexibility.

Development	Distance from JK Ranch	Size / Lots Planned
Blue Sky	~2-3 miles	928-932 acres / 3,588-3,650 lots
Moxie	~5-7 miles	589 acres / ~2,500 homes
Summerside	~6-8 miles	200+ acres / 500+ lots
Juniper Springs	~7-9 miles	Multiple collections
Verse / Others	~5-10 miles	Smaller subdivisions

## Trends & JK Ranch Edge

- Massive scale from Blue Sky/Moxie confirms corridor demand (Lockhart population +30-40% potential).
- JK Ranch differentiates: Already entitled (MUD + WWTP), larger commercial allowance (30-80 acres), floodplain cost savings, and phased rollout for faster cash flow.



## FEASIBILITY AT A GLANCE: INVESTOR-PROOF FUNDAMENTALS

The property's entitlement status, utility infrastructure, and regulatory framework create a de-risked development platform rarely available at this scale.

Feasibility	Current Status (2026)
Zoning	<ul style="list-style-type: none"> <li>• Outside City Limits: No Zoning</li> </ul>
Entitlements	<ul style="list-style-type: none"> <li>• Development Agreement in Place</li> <li>• Municipal Utility District (MUD) Created</li> <li>• WWTP Permit Secured</li> <li>• Close to Securing 500 LUEs for Phase 1</li> <li>• Master Planned Community Concept Plan</li> </ul>
Utilities	<ul style="list-style-type: none"> <li>• Tri Community Water Supply</li> <li>• Private Wastewater Plant</li> <li>• Bluebonnet Electric Co-op (LCRA)</li> </ul>
Flood Plain	<ul style="list-style-type: none"> <li>• Partially in 100YR &amp; 500YR Flood Plain</li> </ul>
Current Use	<ul style="list-style-type: none"> <li>• Agriculture Purposes / Ag Exempt</li> <li>• Ranch with single family home</li> </ul>
Opportunity Zone	<ul style="list-style-type: none"> <li>• Property is 100% in Opportunity Zone</li> </ul>



Land Unlimited makes no representations, warranties, or guarantees as to the correctness or completeness of the information presented in this document. The information was collected from sources deemed reliable. It is strongly recommended that interested parties conduct their own proper due diligence.

## UTILITY ASSURANCE: SCALABLE, COST-EFFICIENT INFRASTRUCTURE

- The property lies within the Tri Community Water CCN.
- The seller has confirmed availability of the first 500 water connections.
- BVRT has issued a report supporting an additional 2,500 future connections, and our projections indicate these will be available as development phases require.
- BVRT is expected to build and operate the WWTP, incentivized by both the offsite infrastructure investment and the existing sewer discharge permit.
- The approved discharge permit allows for substantial water reuse for common area irrigation, significantly reducing overall potable water demand.

### Additional considerations:

- Portions of the property are within the floodplain; however, this creates a meaningful upside by reducing overall drainage costs.





## **Residential Framework: Density & Diversity for Absorption**

- Up to 2,750 single-family residential lots.
- Lot widths: 40' lots: 35-45%; 45' lots: 35-45%; 50'+ lots: minimum 10%.
- Minimum traditional single-family lot size reduced by variance to 4,000 square feet.

*Approved variances increase total lot count by ~20%, materially enhancing project returns and supporting fast absorption across price points.*

## **Multi-Family & Build-to-Rent: Diversified Rental Income Streams**

- Up to 15 acres for multifamily development, capped at 300 units, on a single platted tract.
- Approximately 13 acres may be developed as build-to-rent residential product.

## **Commercial / Non-Residential Uses: 30-80 Acres of Revenue Upside**

- Between 30 and 80 acres allowed for non-residential uses, including retail, office, light industrial, mixed-use, institutional, school sites, data centers, etc.

## **Open Space, Parks & Amenities: Amenity-Driven Lifestyle & Value Creation**

- A minimum of 210 acres must be dedicated to open space, parks, drainage, and detention.
- At least 8 pocket parks (minimum 0.5 acres each), generally one per 300 single family lots, constructed alongside nearby residential phases.
- A central Amenity/Recreation Center is required, with construction triggered after a defined level of residential development and completion required early.
- Open space and amenities are owned and maintained by a municipal utility district or property owners association.

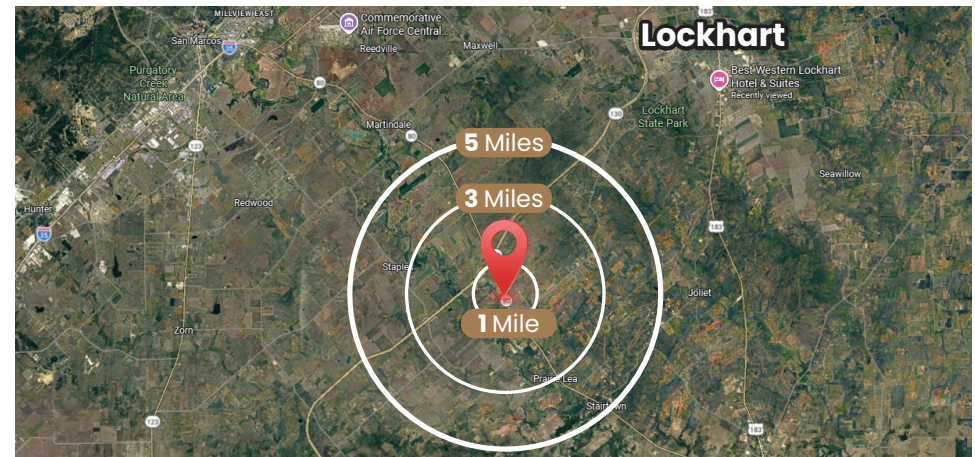
*Quality amenities increase home values by 10-15% and shorten sell-out timelines by up to 20%.*

## DEMOGRAPHICS AND PROJECTIONS FUELING APPRECIATION

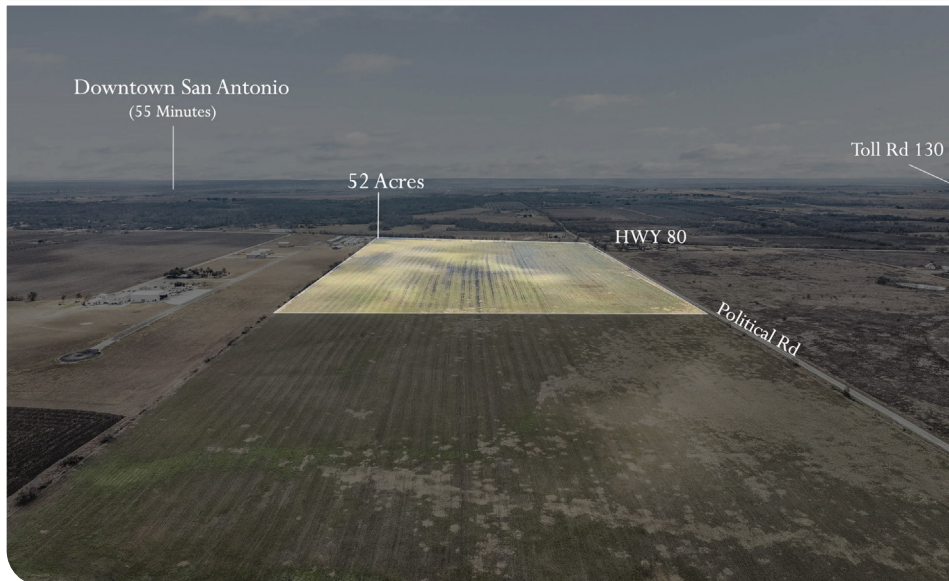
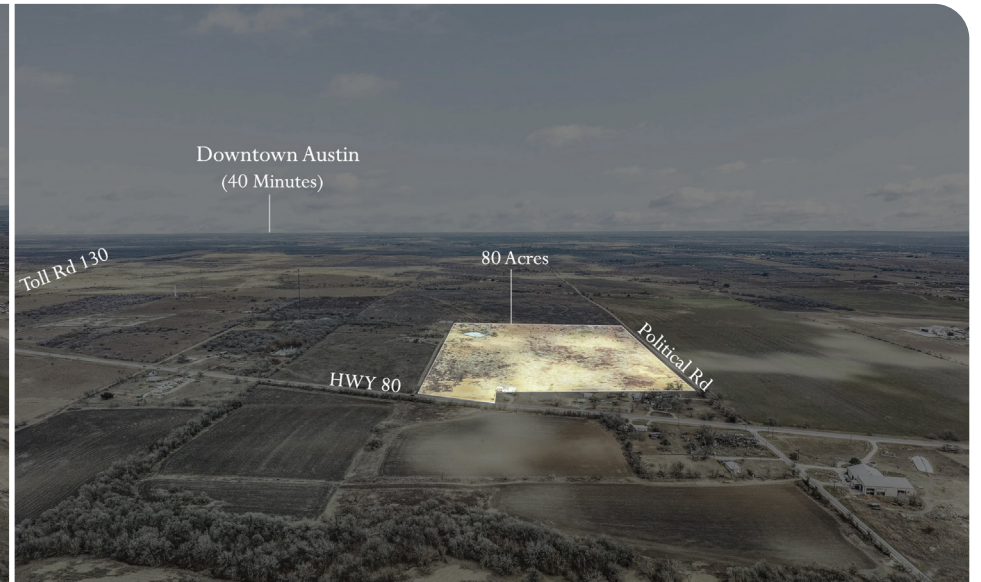
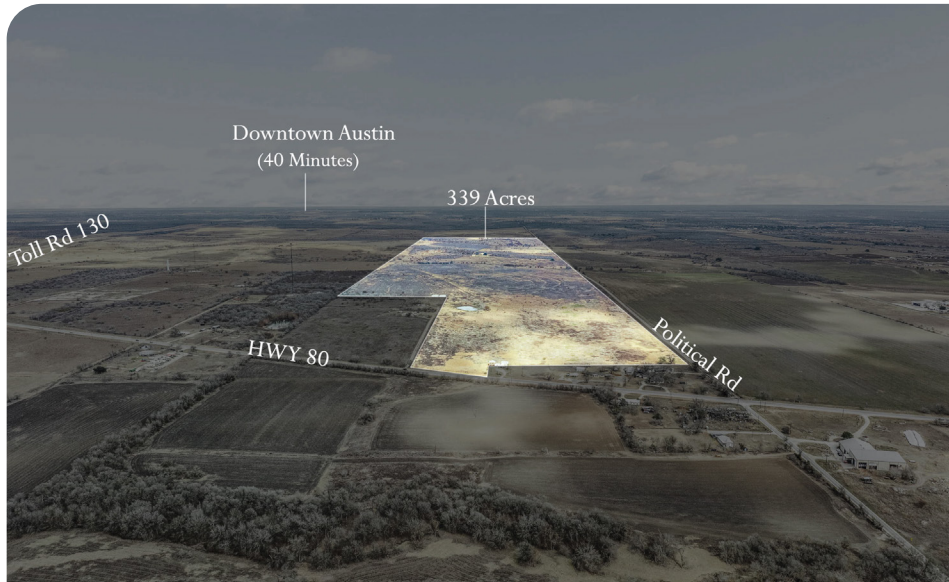
Caldwell County ranks among Texas' fastest-growing areas, with explosive population gains from Austin-San Antonio corridor spillover. JK Ranch benefits from this momentum: rural affordability meets metro access, driving demand for residential lots, multifamily/BTR, and commercial pads. County growth outpaces state averages, with strong household incomes supporting premium absorption.

Radius	Population (2026)	Avg HH Income	Housing Units	Growth Rate
1 Mile	~2,500-3,000	~\$68,000-\$70,000	~300-500	4-5%
3 Miles	~8,000-10,000	~\$68,500-\$69,500	~1,200-1,800	4-5%
5 Miles	~18,000-20,000	~\$69,200	~6,000-6,500	4-5%
Lockhart City	~18,567	\$67,252-\$68,400	~5,465-5,900	3.9-4.1%
Caldwell County	~57,076	\$68,500-\$69,800	~18,977	4.2-4.6%

- **Caldwell County:** Explosive growth (4.6% 2023-2024); projected to exceed 80,000 by 2060 in regional scenarios.
- **Lockhart area:** Population potentially doubling by 2040; 5-mile radius density ~229/sq mi supports commuter appeal.
- **Income & Demand:** Rising household incomes + industrial/data center investments (e.g., corridor expansions) fuel 20-30%+ appreciation potential for master-planned and commercial development.



## MULTIPLE PURCHASE OPTIONS





Listed Exclusively By

**Kaylee Sutton**

(512) 470-4237

KAYLEE@LANDUNLIMITEDRE.COM

Downtown Austin  
(40 Minutes)

Toll Rd 130

Political Rd

**900± Acres**

HWY 80

This offering memorandum is based on estimates available to broker at the time of creating this document. Buyers and their agents are to do their own due diligence and not rely on this handout. Buyer to verify everything with their own means.

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