

FOR SALE - Live/Work-Home - 6 Door Garage & 4 Bay Mechanic's Shop

1516 Old Luling Rd. Lockhart, TX 78644



LOCATION	Located 4 miles south of Downtown Lockhart, Texas, just off Hwy. 183 South	FRONTAGE/ ACCESS	324.31' frontage on Old Luling Rd.; accessed via Hwy. 183 South
SIZE	Approximately 3.79 acres Commercial: 3,440 sf mechanic's workshop (4 bay with 20' roll-up doors, 16' ceilings) + 400 sf office/retail + 400 sf storage = 4,240 sf; plus 1,800 sf 6-door garage (2024). Residential: 1,883sf 4/3 home. 1,800 sf barn.	FLOOD HAZARD	Small area on rear pasture corner in floodplain; verify FEMA designation.
UTILITIES	Polonia Water Supply Corp.; Bluebonnet Electric Co-op; individual septic; Starlink Internet; Mid Tex propane.	SCHOOL DISTRICT	Lockhart ISD.
		PRICE	\$960,000.00
		ZONING	None. No restrictions; not within any ETJ (Extraterritorial Jurisdiction).

A rare and unique live-work property just minutes from downtown Lockhart. The 3.79 acres include a separate 4-bedroom, 3-bath home, a 4-bay shop building with attached office/retail/storage space, plus a 6-door garage just steps from the house. The land has no zoning restrictions and is ready for flexible commercial use, hobbies, horses, cows, or other livestock, including a barn.

In the house, the spacious primary bedroom retreat has an oversized jetted bathtub, a separate shower, and a walk-in closet, plus on-demand hot water. One bedroom has an attached bath, making it flexible for use as a guest bedroom. The entry opens on the left to the formal dining room, then to the light and airy living room. Enjoy the kitchen with a propane gas range that's open to both dining areas—perfect for entertaining.

Relax on the covered front porch or catch the sunset on the covered back porch. The detached 6-door garage has three doors on two different sides, perfect for multi-use as a garage and/or workshop/storage/hobby area. The 3,440-square-foot shop building includes four bays, each with a 20' roll-up door; a separate 400-square-foot office/retail space with mini-split climate control; and an additional 400-square-foot storage space on the right side of the shop.

The shop building is ready for many uses, such as a mechanic's shop, RV storage, or space to run (or rent out to) almost any type of business. The possibilities with this property are endless. Come and see this unique property, and make it your own oasis to live, work, and enjoy.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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SITE

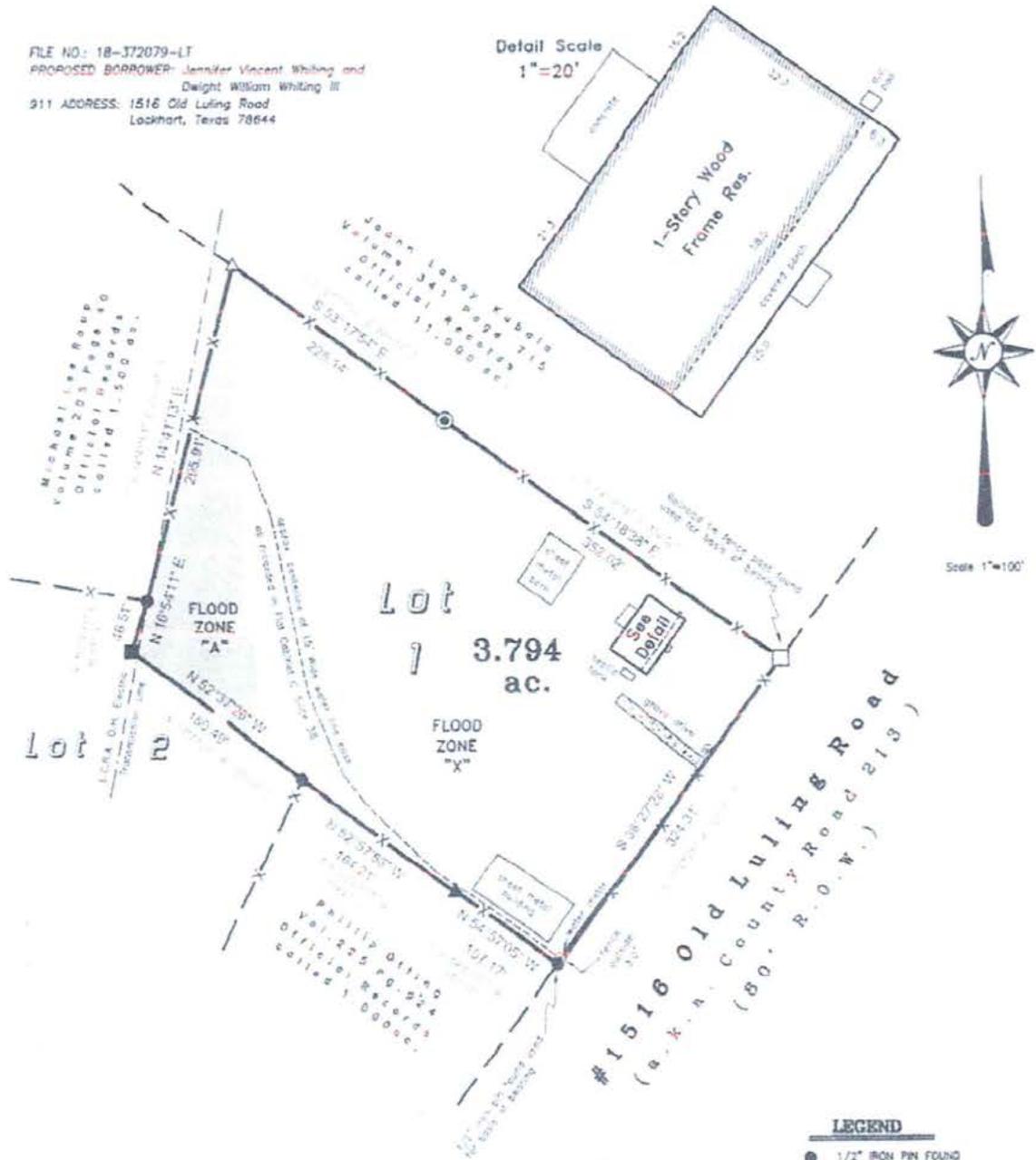
Old Loring Rd

213

Caldwell County, Texas Roup Acres Lot 1

FILE NO: 18-372079-LT
 PROPOSED BORROWER: Jennifer Vincent Whiting and Dwight William Whiting III
 911 ADDRESS: 1516 Old Luling Road
 Lockhart, Texas 78644

Detail Scale
 1"=20'



SURVEY PLAT

Showing Lot 1 of ROUP ACRES in Caldwell County, Texas according to the map or plat thereof recorded in Plat Cabinet C Slide 38 of the Plat Records of Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify to JENNIFER VINCENT WHITING and DWIGHT WILLIAM WHITING III that: (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on August 8, 2018; (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Capital Title, Lockhart, Texas, FILE NO: 15-372079-LT effective date July 15, 2018, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any violations in and not boundary other than shown hereon. **THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

Jerry L. Hinkle, R.P.S. #5469

LEGEND

- 1/2" IRON PIN FOUND
- ▲ 8" CEDAR FENCE POST FOUND
- 2" IRON PIPE FENCE POST FOUND
- △ 600 NAIL FOUND IN 8" TREATED FENCE POST FOUND
- ⊙ 2" IRON PIPE FENCE POST FOUND
- ⊠ RAILROAD TIE FENCE POST FOUND
- ⊕ WATER METER
- ORIGINAL DEEDED CALLS
- X- FENCES MEANDER
- ▭ FLOOD ZONE "X"
- ▭ GRAVEL
- UNLESS OTHERWISE NOTED

Field Book: 66	Drawn By: JLN BS
Job No: 20181631-Lot1	Drawing: 20181631-Lot1.dwg
Date: August 2018	Word Disk: Begin 08012018
Surveyed By: JLN JOB	AutoCAD Disk: Begin 08012018



HINKLE SURVEYORS

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date