

158 Stockmen Ln
Maxwell, TX 78656

AVAILABLE FOR PURCHASE



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thedamrongroup.com

PROPERTY SUMMARY

158 STOCKMEN LN

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**AIRPORT HWY
FRONTAGE**

\$1,999,000
LIST PRICE

15.39
AVAILABLE ACRES

240 Feet
HWY FRONTAGE

12,204
DAILY TRAFFIC COUNT

None
CITY LIMITS/ETJ

None
FLOOD PLAIN

Caldwell
COUNTY

PROPERTY OVERVIEW

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3 minutes to I-35
High Convenience Rating



Walking distance to
new home developments



City Proposed 170 Acre
Airport Expansion



Less than 30 miles from
Austin & San Antonio



Pedernales Electric
Co-Operative



4 City of Maxwell
Water Taps



6 Duplex Units with
On-Site Sewer
24 Storage Units



ADDITIONAL DETAILS

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PRACTICAL APPLICATIONS:

Multi-Family

Retail

Industrial



NEARBY INFRASTRUCTURE

MASTER PLAN COMMUNITIES

- Cotton Gateway
- Whisper SOUTH
- Wayside
- Blanco Vista
- Sunset Oaks

BUILDER

LENNAR
MULTIPLE
DR HORTON
MULTIPLE
LENNAR

VOLUME

1,600 NEW HOMES
600 NEW HOMES
842 NEW HOMES
1,800 NEW HOMES
2,227 NEW HOMES

DISTANCE

500 FEET
1.9 MILES
9.5 MILES
5.8 MILES
3.5 MILES

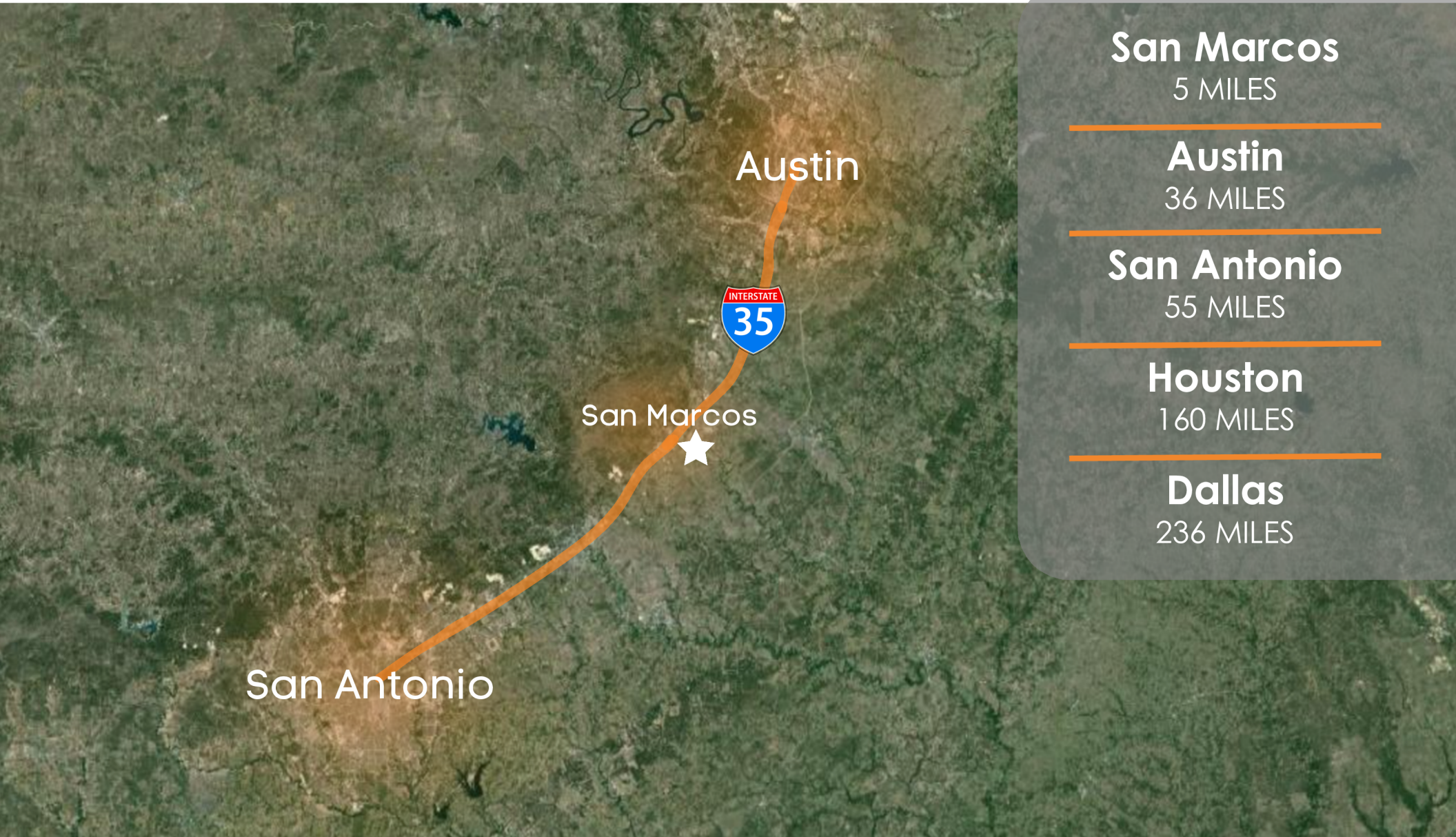
EXISTING COMPLEMENTARY COMMERCIAL FACILITIES

- San Marcos Regional Airport
- AXIS Logistics Park
- San Marcos Premium Outlets
- Amazon Fulfillment Center
- HEB Distribution Hub

LOCATION MAP

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San Marcos
5 MILES

Austin
36 MILES

San Antonio
55 MILES

Houston
160 MILES

Dallas
236 MILES

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