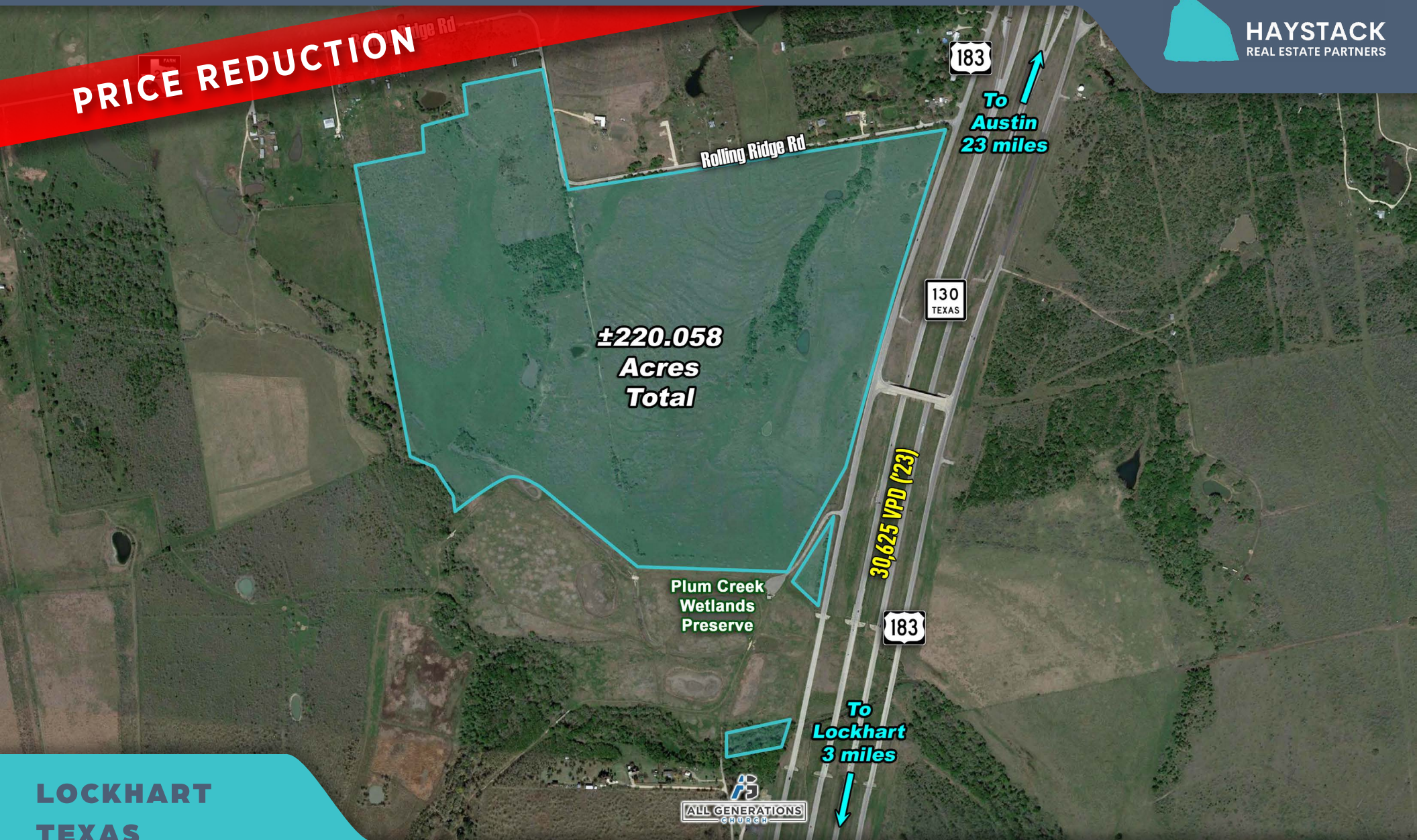


PRICE REDUCTION



HAYSTACK
REAL ESTATE PARTNERS



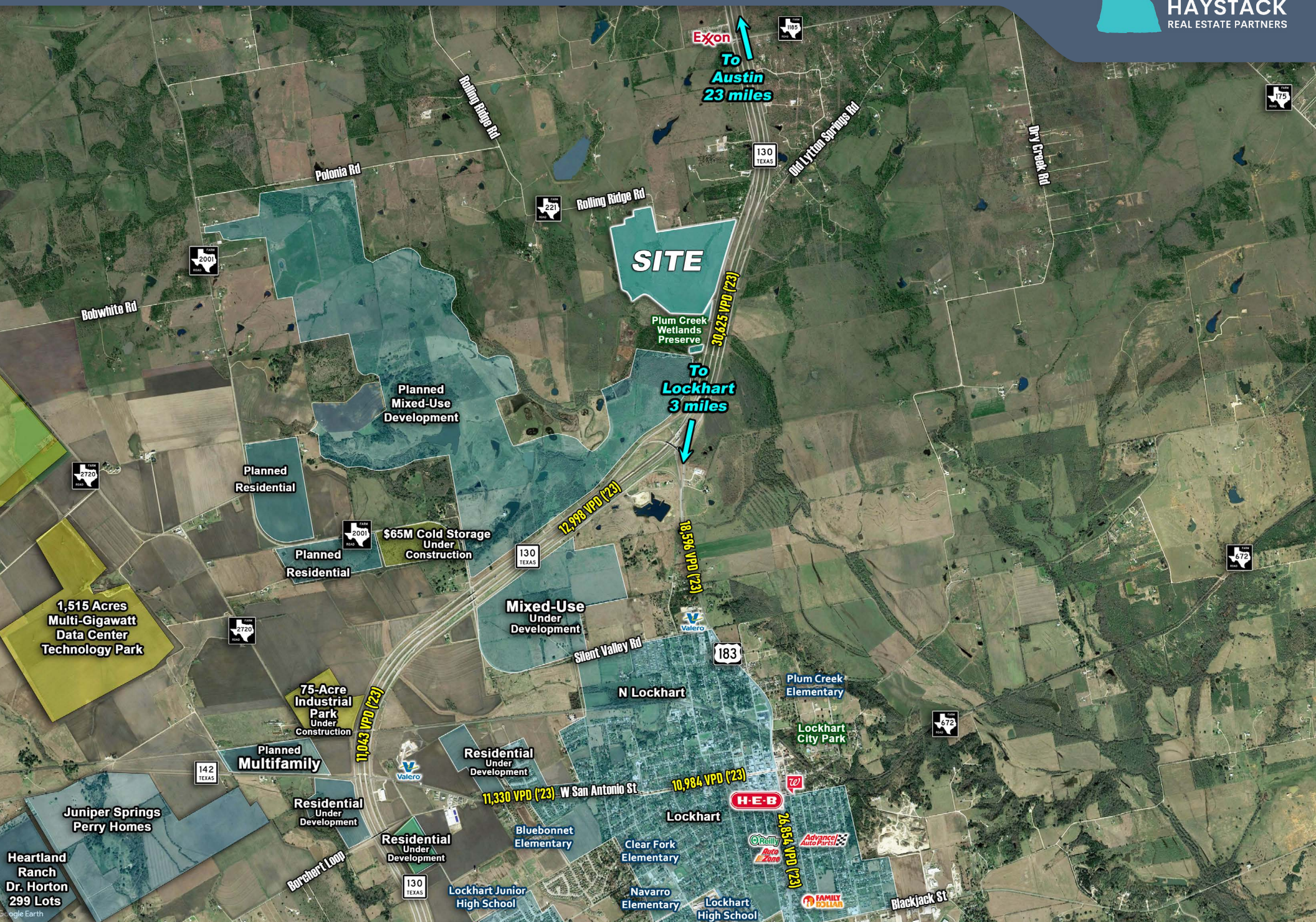
**LOCKHART
TEXAS**

LAND FOR SALE

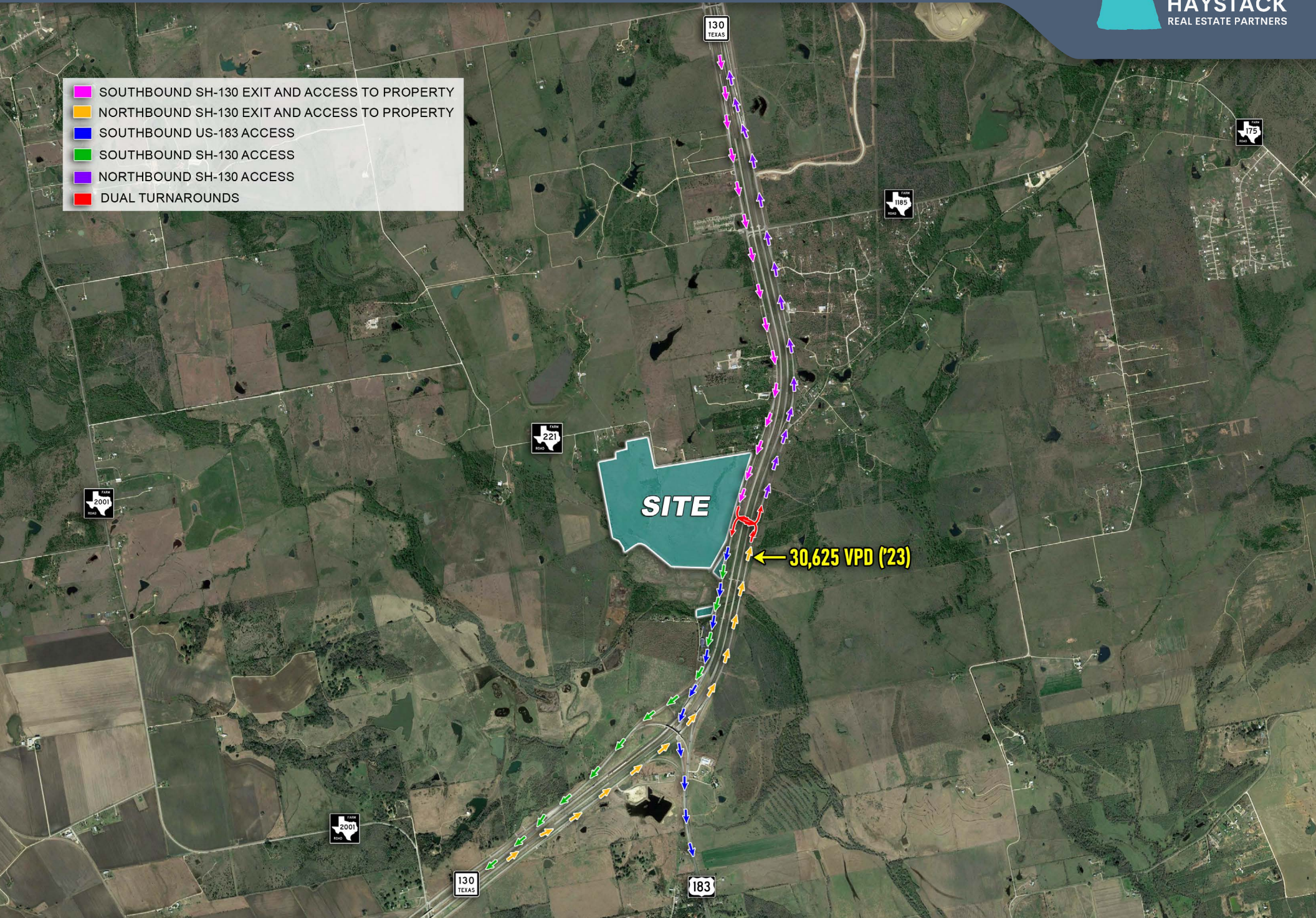
LOCKHART 220 AC DEVELOPMENT OPPORTUNITY

N HWY 183, LOCKHART, TX 78644

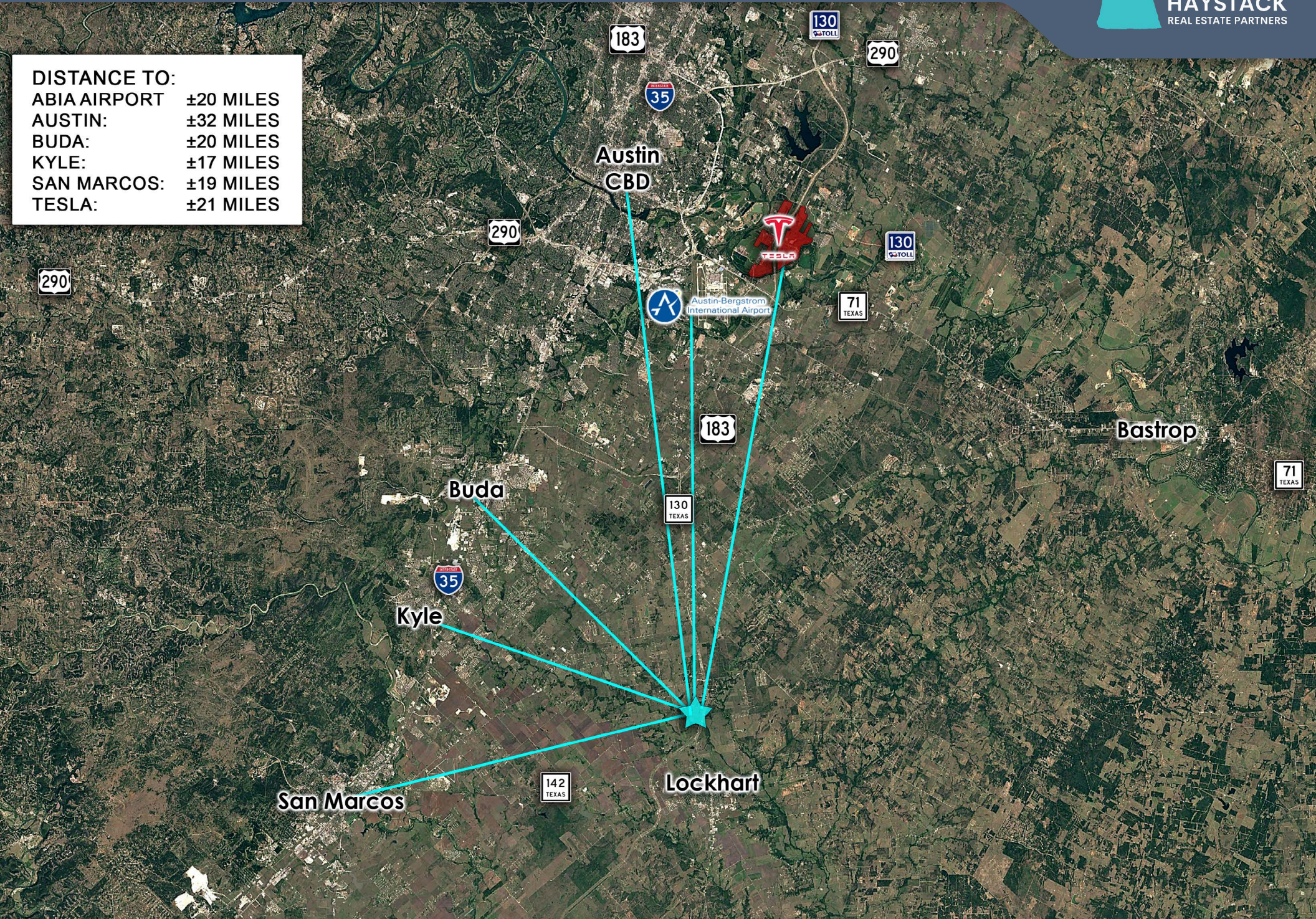
SIZE	220.058 Acres according to Caldwell County Appraisal District - Seller will consider subdividing the property
PRICE	\$13,200,000 - \$60,000/AC \$9,200,000 - \$41,807/AC
LOCATION	The property is located along Hwy 183 and Rolling Ridge Rd in Caldwell County, Texas and the Lockhart ETJ, approximately 5 minutes to downtown Lockhart and 36 minutes to downtown Austin.
WATER	<ul style="list-style-type: none"> ◇ 4" Aqua Water Supply Corporation line along Rolling Ridge Rd ◇ 8" line along Hwy 183 North of Rolling Ridge Rd ◇ 4" line along Hwy 183 South of Rolling Ridge Rd <p>*Located in Aqua WSC's CCN Area</p>
SEWER	<p>Existing Lockhart sewer infrastructure is located approximately 1 mile South of the property</p> <p>*Not located in any sewer CCN</p>
ZONING	None
RESTRICTIONS	None
JURISDICTION	Caldwell County & Lockhart ETJ
FRONTAGE	<ul style="list-style-type: none"> ◇ Approximately 3,661.50' along Hwy 183 ◇ Approximately 3,628.416' along Rolling Ridge Rd
TAXES	\$254.17 in 2023 with agricultural exemption
SCHOOL DISTRICT	Lockhart ISD
TRAFFIC COUNTS	30,625 VPD along Hwy 183 (2023)
SALE TERMS	Seller financing available
COMMENTS	Approximately 1/3rd of the property is in the floodplain however a significant portion may be able to be reclaimed with a flood study and map revision. A permit for wastewater discharge for the property is currently in the process of being obtained, please contact for more details.
















- SOUTHBOUND SH-130 EXIT AND ACCESS TO PROPERTY
- NORTHBOUND SH-130 EXIT AND ACCESS TO PROPERTY
- SOUTHBOUND US-183 ACCESS
- SOUTHBOUND SH-130 ACCESS
- NORTHBOUND SH-130 ACCESS
- DUAL TURNAROUNDS

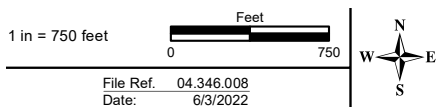
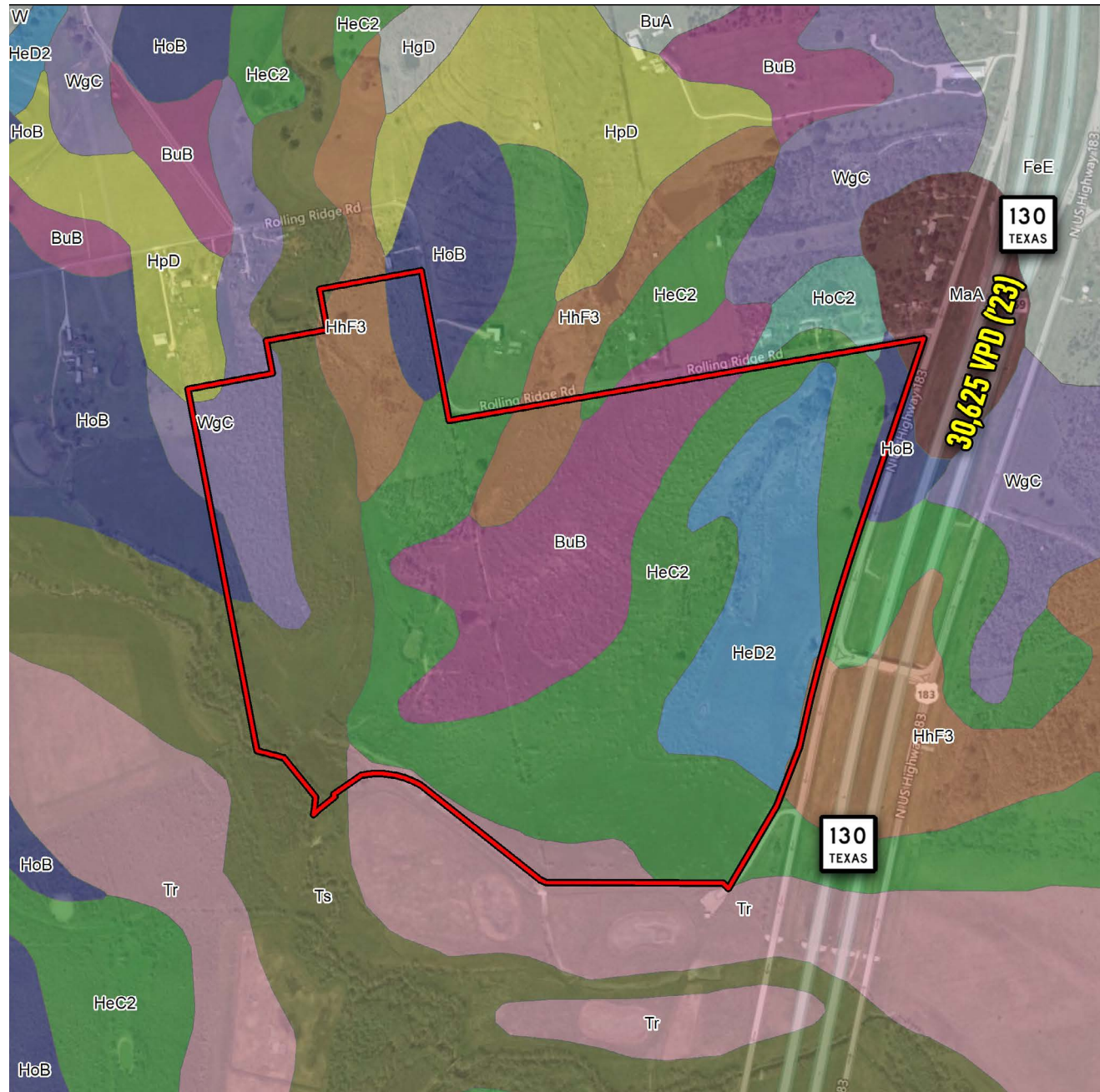


DISTANCE TO:	
ABIA AIRPORT	±20 MILES
AUSTIN:	±32 MILES
BUDA:	±20 MILES
KYLE:	±17 MILES
SAN MARCOS:	±19 MILES
TESLA:	±21 MILES





-  Survey Area
 Soil map units outside the survey area
- Soil Map Units**
-  BuB - Burleson clay, 1 to 3 percent slopes
 -  HeC2 - Heiden clay, 3 to 5 percent slopes, eroded
 -  HeD2 - Heiden clay, 5 to 8 percent slopes, eroded
 -  HhF3 - Heiden-Ferris complex, 5 to 20 percent slopes, severely eroded
 -  HoB - Houston Black clay, 1 to 3 percent slopes
 -  HoC2 - Houston Black clay, 3 to 5 percent slopes, moderately eroded
 -  HpD - Houston Black gravelly clay, 3 to 8 percent slopes
 -  MaA - Mabank loam, 0 to 1 percent slopes
 -  Tr - Tinn clay, 0 to 1 percent slopes, occasionally flooded
 -  Ts - Tinn clay, 0 to 1 percent slopes, frequently flooded
 -  WgC - Wilson gravelly loam, 1 to 5 percent slopes





Survey Area

- Wetland Determination Data Form

Aquatic Features that meet a Definition of a Water of the United States

Impoundment

Wetland

Connection to a Water of the United States

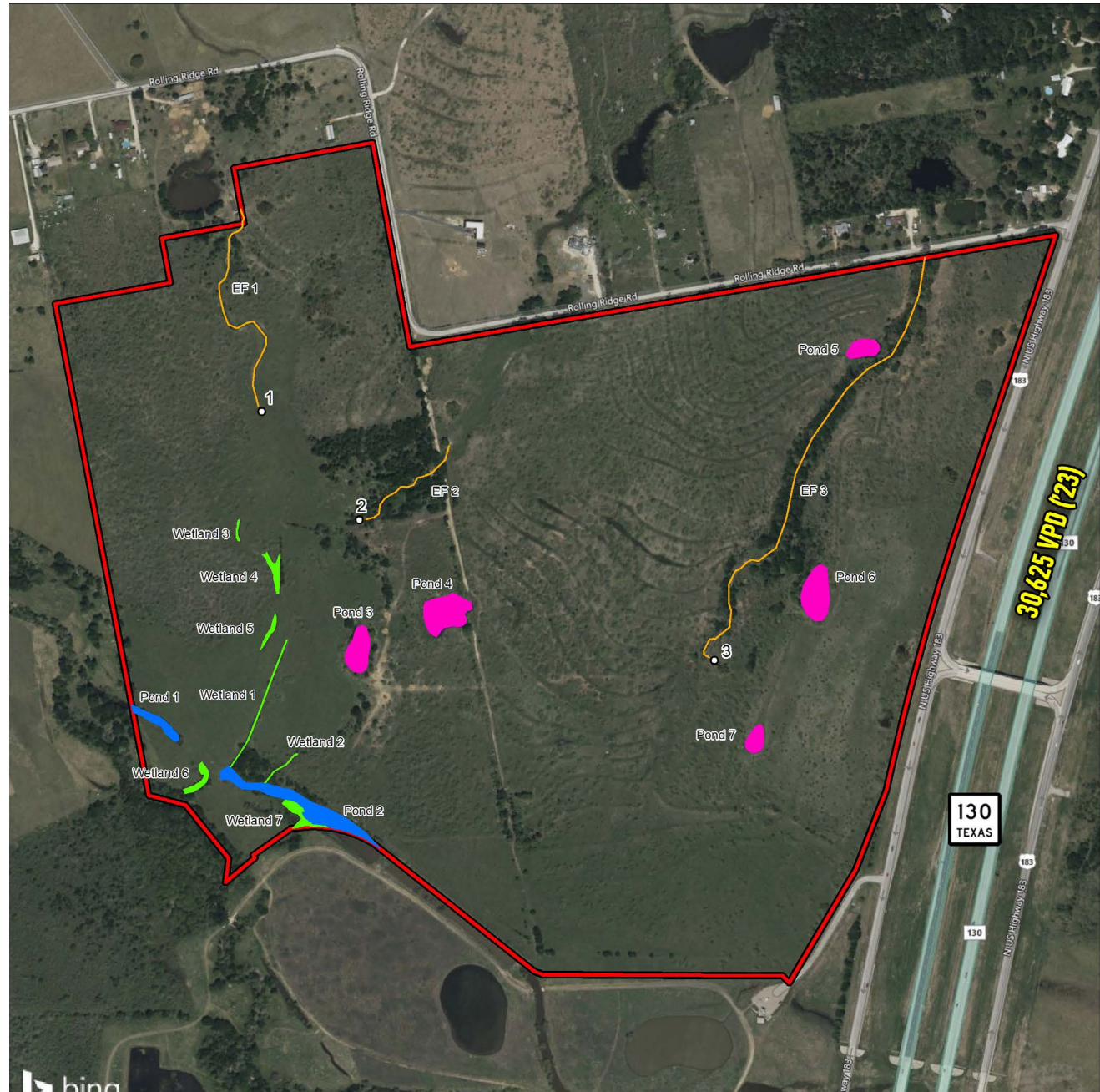
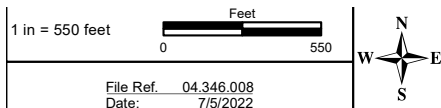
Wetland

Aquatic Features that do not meet a Definition of a Water of the United States

Pond

EF

Aquatic features interpreted via aerial photographs



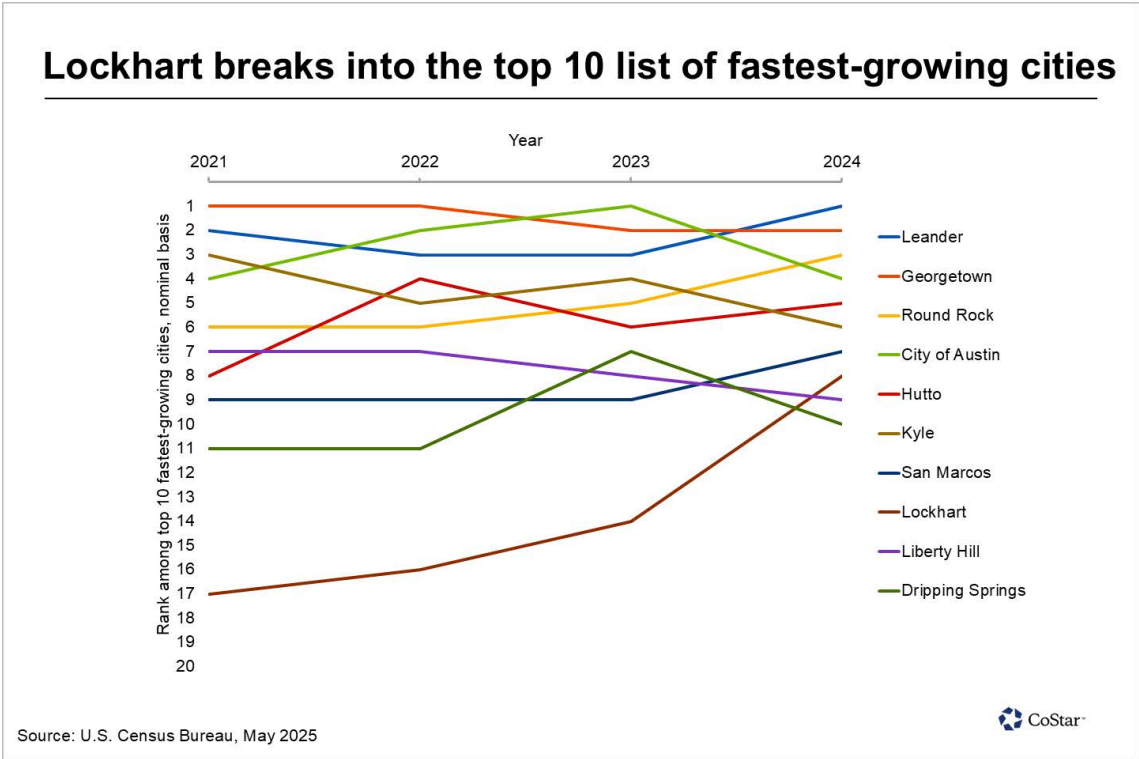


LOCKHART BREAKS INTO THE TOP 10 LIST OF FASTEST-GROWING CITIES

Suburban cities lead the way in Austin, Texas' ongoing expansion (June 27, 2025)

Many cities across the region are experiencing notable growth, the focus here is on those that have shown the most significant change.

In the metropolitan area's southwest corner, Lockhart, a city of over 17,000 people, has had a sharp uptick in population growth. It jumped from the 17th fastest-growing city in 2021 to the eighth in 2024 on a nominal basis. In percentage terms, its expansion went from 3.3% in 2023 to 11% in 2024. Lockhart's affordability and job growth have made it increasingly attractive.



Source: www.costar.com

AUSTIN METRO'S SMALLEST COUNTY IS AMONG THE FASTEST-GROWING IN THE NATION

ACCESSIBILITY, LESS EXPENSIVE LAND ARE DRIVING RESIDENTS AND DEVELOPERS

Justin Sayers – Senior Staff Writer, Austin Business Journal - March 19, 2025

Caldwell County Judge Hoppy Haden isn't surprised that his largely rural county is among the fastest-growing in the nation.

"I told somebody the other day that doesn't come as shock to me because I've been living it for the last three years," Haden said.

Newly released U.S. Census Bureau data pegs Caldwell County — the smallest of the Austin metro's five counties — at No. 9 on the annual list of fastest-growing U.S. counties among those with populations of at least 20,000.

The population of Caldwell County grew to 52,430 in 2024 from 50,107 a year prior - a 4.6% increase that doubled the metro's overall 2.3% growth rate. Still, all four of the metro's other counties — Travis, Williamson, Hays and Bastrop — have well over 100,000 residents, with Travis topping 1.36 million.

Haden said people are choosing Caldwell County for three main reasons: First, it's nearby Austin and has accessibility to the rest of the metro because of State Highway 130; second, land is less expensive than other areas; and third, it's experiencing job growth that's enabling people to "live and work in the same place for the first time ever."

In terms of raw numbers — not percentages — Caldwell County's gain of 2,323 residents was small. But Haden views it as just the start. About 30,000 new homes are planned in the county, he said. In Texas, the average number of people per household is nearly three, meaning that if those houses get built and bought, the upshot could be 90,000 new residents.

"We're just trying to manage this growth so we can hopefully keep the personalities of our two (or) three major towns here," Haden said. "At the same time, provide places that are good and affordable for people to live."

He said two things that keep him up at night are water and power. The county is perpetually talking to utility providers and working on transportation upgrades to try to ensure enough of both.

"While we're kind of getting ahead of it, it won't take too long to fall behind if we don't stay on top of it," Haden said.

Another selling point of Caldwell County is its collaborative approach to business, according to La Tierra Realty LLC managing partner Brooks Willig. The company, which buys and sells land, has focused on the county for more than a decade, helping facilitate the sale of tracts that are being turned into cold storage development, housing subdivisions and data center projects.

"Between all of the pieces that you need to pull together to get something off the ground in the development world, I think Caldwell County has a unique collaboration amongst everyone who needs to be involved in that process," Willig said. "It's really the people that make it a good place to do business."

Willig said the biggest barriers are similar to what you'd find throughout the metro, like land demand and pricing. But that collaborative approach in Caldwell County is what developers are looking for to move projects along.

"The developer network down there is one that has a relative shared vision for the future of the county," he said.

One of those companies is Related Fund Management, a subsidiary of New York-based developer Related Cos. that's done projects like the Hudson Yards in Manhattan.

RFM is behind the 173-acre, shovel-ready Lone Star Logistics Park in Lockhart, which has millions of square feet of build-to-suit options available. It's all centered on a \$65 million storage facility being built by RealCold, which is nearing completion and commitments from tenants, officials said.

Ivan Karpov, RFM vice president, said the group has been bullish on the Austin metro. The company initially did work on the Infinity Park complex in Del Valle but opted to bridge outside of Travis County after the experience. That led it to Lockhart and Caldwell County. "We found ease of doing business, the willingness of new investment, frankly, staff that are able to turn things around on an appropriate timeline and actually work with you hand-in-hand to get things done, plus the availability of incentives was a huge driving force," Karpov said.

There are challenges, like power availability, but he said he's been encouraged by efforts from local and state officials to improve infrastructure and generation. Local staff has also worked with the company to get its project shovel-ready, which has made it a big draw for both manufacturing and warehouse users. Plus, transportation routes offer easy

SH 130 CORRIDOR ON NATIONAL RADAR FOR INDUSTRIAL DEVELOPMENT

By Lockhart Economic Development Corp. and Seguin Economic Development Corp. Sep 28, 2023

Last year, Caldwell County made national headlines when it was revealed that a site near SH 130 just northwest of Lockhart made Micron Technology Inc.'s shortlist for a planned \$80 billion semiconductor manufacturing complex.

Though the company ultimately decided to invest in upstate New York, the project put the southern SH 130 corridor on the radar of companies scouting for megaprojects at a time when many smaller manufacturers and logistics companies are already flocking to Lockhart and Seguin.

Connecting Austin and San Antonio, the 41-mile southern SH 130 corridor provides companies with a reliable way to easily serve two of the fastest-growing metros in the nation in a beautiful area of Central Texas that still offers large tracts of available land and some of the lowest costs of doing business in the U.S.

In two separate reports over the last year, site selection firm The Boyd Co. Inc. analyzed more than 30 leading high-tech corridors and 35 leading logistics corridors in the U.S. to scout the best values for companies. The firm found that the SH 130 corridor offered both the lowest operating costs for precision manufacturers of products such as semiconductors, batteries and medical devices, as well as the lowest available annual lease costs for manufacturers and logistics companies.

"The SH 130 corridor offers companies available land at an affordable price with great highway access to two of the fastest-growing markets in the nation," said John Boyd, principal at The Boyd Co. "The communities around the roadway, especially Seguin and Lockhart, are getting national and international attention, and for good reason."

The transportation advantages of the SH 130 corridor have already helped attract two major megaprojects to the northern section of the roadway – Tesla's \$1 billion gigafactory and Samsung's \$17 billion semiconductor plant in the Austin suburb of Taylor.

These catalytic megaprojects have helped accelerate a wave of new commercial, industrial and residential development moving southeast of Austin at the same time that San Antonio's own robust economic growth has pushed industrial development north. Lockhart and Seguin are continuing to see the benefits.

"You see all the activity on 130 just to the north of us with Tesla and Samsung and all of those major economic development projects, and the trend is definitely coming further south now," said Josh Schneuker, executive director of Seguin Economic Development Corp. "We're busier than we've ever been, as more companies are recognizing the opportunities and benefits of locating in this area."

Companies that have recently invested in Lockhart and Seguin include:

- Maruichi Stainless Tube Texas Corp. broke ground in early 2023 on its new \$75 million, 125,000-square foot manufacturing facility.
- Premium Waters Inc. recently started construction on an \$80 million manufacturing facility that is expected to create at least 60 full-time jobs.
- Ackerman & Co. recently acquired 120 acres with plans to build up to 1.6 million square feet of industrial facilities on the site.
- Titan Development broke ground earlier this year on a 167,794-square-foot facility at the Lockhart 130 Industrial Park, which is already leased to Factory Builder Stores. It's the first of three buildings Titan is developing at the site.

Would Lockhart or Seguin be a good fit for your company? Visit lockhartedc.com and seguinedc.com to learn more about the opportunities in these growing communities.

Source: <https://www.bizjournals.com/sanantonio>



FORMER RICHEST MAN IN THE WORLD BUYS LAND IN TEXAS' BBQ CAPITAL

Despite Oracle leaving Austin, Larry Ellison is reinvesting in Texas.

Oracle co-founder, CTO and Executive Chairman Larry Ellison speaks during a news conference with U.S. President Donald Trump in the Roosevelt Room of the White House on January 21, 2025 in Washington, DC. Trump announced an investment in artificial intelligence (AI) infrastructure and took questions on a range of topics including his presidential pardons of Jan. 6 defendants, the war in Ukraine, cryptocurrencies and other topics.

Elon Musk, the CEO of Tesla (and you know the rest), remains the richest man in the world with a reported net worth of \$458 billion, according to Bloomberg, but he briefly lost that title earlier this month. Oracle CEO Larry Ellison overtook Musk on September 10 to take the world's richest man title. Even though the SpaceX founder is back on top, Ellison is once again showing he's not the only billionaire with an interest in the Lone Star State.

Oracle might be moving its headquarters from Texas to Tennessee, but Ellison's Sensei Farms has reportedly purchased a 25-acre site in Lockhart, the Barbecue Capital of Texas some 30 miles south of Austin. But don't be mistaken, the \$300-billion man is not taking up a new career as a pitmaster. The site at 1205 Reed Drive, Lockhart, TX 78644 will be home to a 283,000-square-foot complex for Ellison's alternative food company.

Source: <https://www.mysanantonio.com/business/article/larry-ellison-sensei-farms-lockhart-texas-21066891.php>

TRACT CLOSES ACQUISITION OF 1,515 ACRES IN CALDWELL COUNTY, TEXAS FOR MULTI-GIGAWATT DATA CENTER TECHNOLOGY PARK

Fully entitled property will support over 2GW at full build-out, with initial utility delivery scheduled for the first half of 2028, with provisions for supplemental on-site generation

DENVER, May 7, 2025 – Tract, a developer of master-planned data center campuses, today announced its acquisition of a 1,515-acre land parcel in Caldwell County, Texas in the rapidly growing area between Austin and San Antonio. The acquisition culminates an 18-month engagement with state agencies, local communities and utility providers to master plan a mega-campus uniquely suited for data center investment and associated economic development. Tract has executed a Facility Design Agreement with Blue Bonnet Electric Cooperative that secures long lead equipment with a target energization date for the initial 360MW in 2028.

"Texas is where the future of innovation is building, including in advanced technologies," said Governor Greg Abbott. "This new data center development in San Marcos will create good-paying jobs, bolster the state's power grid, and enhance our technology infrastructure. We look forward to working with corporate partners like Tract to further expand Texas' economic might and develop our state as the epicenter of technological advancement."

"Tract appreciates the business-friendly environment that make Texas-scale projects attractive and the new relationships we have built in the community," said Grant van Rooyen, Chief Executive Officer and Managing Partner of Tract Capital Management and Executive Chairman of Tract. "This megasite in Caldwell County is unique for public cloud, inferencing and AI training applications because it sits at the intersection of transmission infrastructure, robust natural gas infrastructure and long-haul fiber. Perhaps most importantly, there is a workforce in place that can support the thousands of skilled construction and operations jobs that will be employed at this campus."

Partnering with local communities is a crucial element of developing master planned campuses of this scale. "Tract has leaned in to understand Caldwell County's needs as we welcome a wave of new residents and businesses," explains County Judge Hoppy Haden. "Transportation is a key priority for our residents, and Tract's willingness to invest alongside the County and State into an expansion of FM2720, a key new transportation project, shows they are invested in the future of Caldwell County."

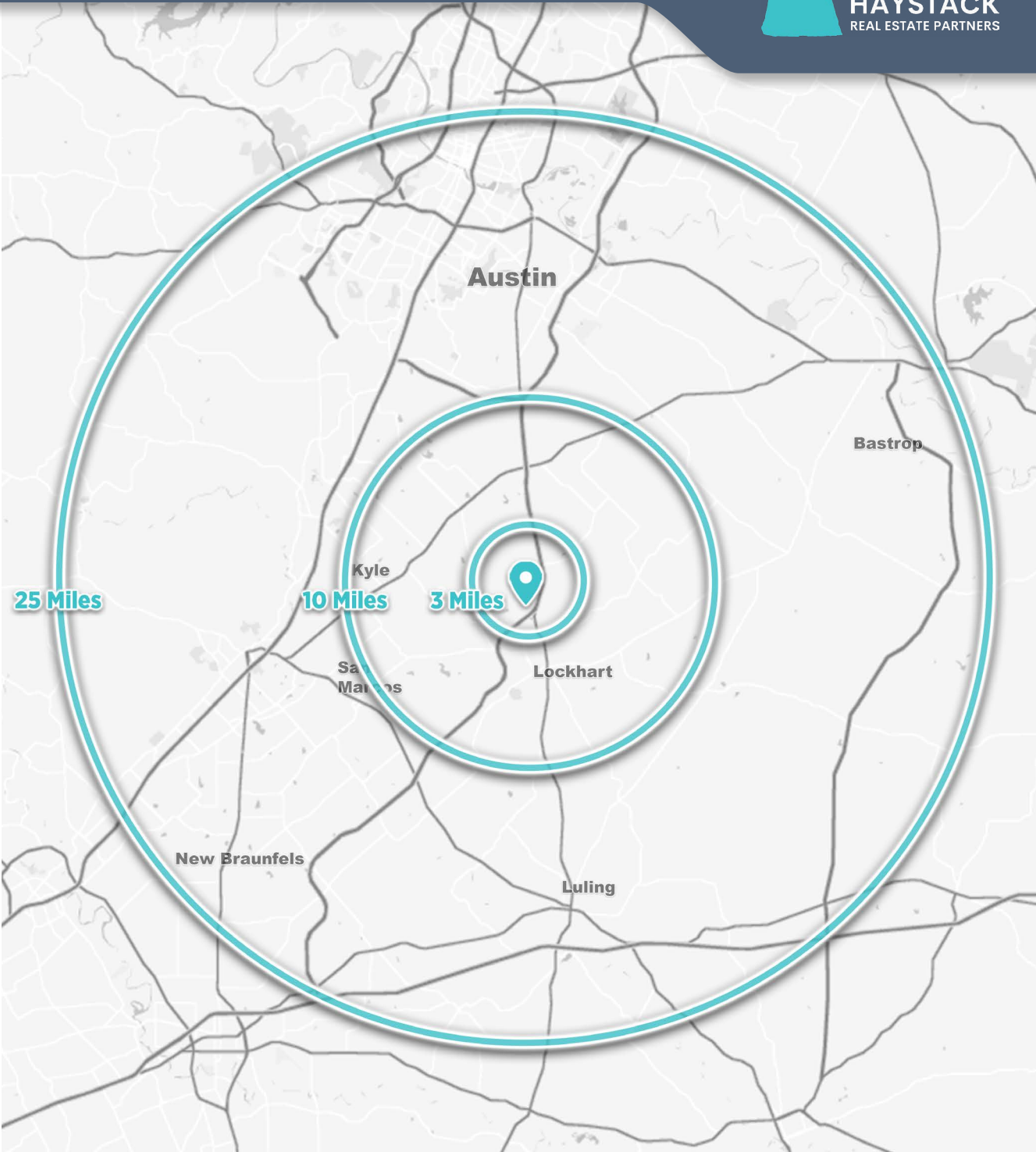
"We are excited to welcome Tract to the region and our community," said Lacee Duke, Mayor of Uhland. "We worked hard to ensure that Tract's development will bring jobs and investment that will benefit all Uhland residents."

With the acquisition of this site, Tract adds to its portfolio of master-planned, zoned and powered land which is tailored to the scale that will be required for future data center campuses. Tract has over 25+GW of planned capacity and over 25,000 acres of land under control across the country, including campuses exceeding 1,000 acres and 1GW in each of Texas, Arizona, Utah, Nevada and Virginia.

Source: <https://www.tract.com/news/tract-closes-acquisition-of-1515-acres-in-caldwell-county-texas-for-multi-gigawatt-data-center-technology-park/>

2025 DEMOGRAPHICS	3 MILE	10 MILES	25 MILES
TOTAL POPULATION	3,638	61,004	936,841
MEDIAN AGE	34.4	34.9	34.0
TOTAL HOUSEHOLDS	1,189	18,396	376,431
# OF PERSONS PER HH	3.05	3.23	2.47
AVG HH INCOME	\$89,450	\$96,242	\$129,277

TRAFFIC COUNTS	2020	2023
SH-130/US-183	22,072	30,625





Our workers come from varied backgrounds, with educational attainment ranging from unskilled laborers to highly trained and educated individuals hailing from the many technical schools, community colleges, and major universities of the local region and state.

845,000

Available Workforce within A 45-Mile Radius

14

Colleges and Universities (Within 45 Miles)

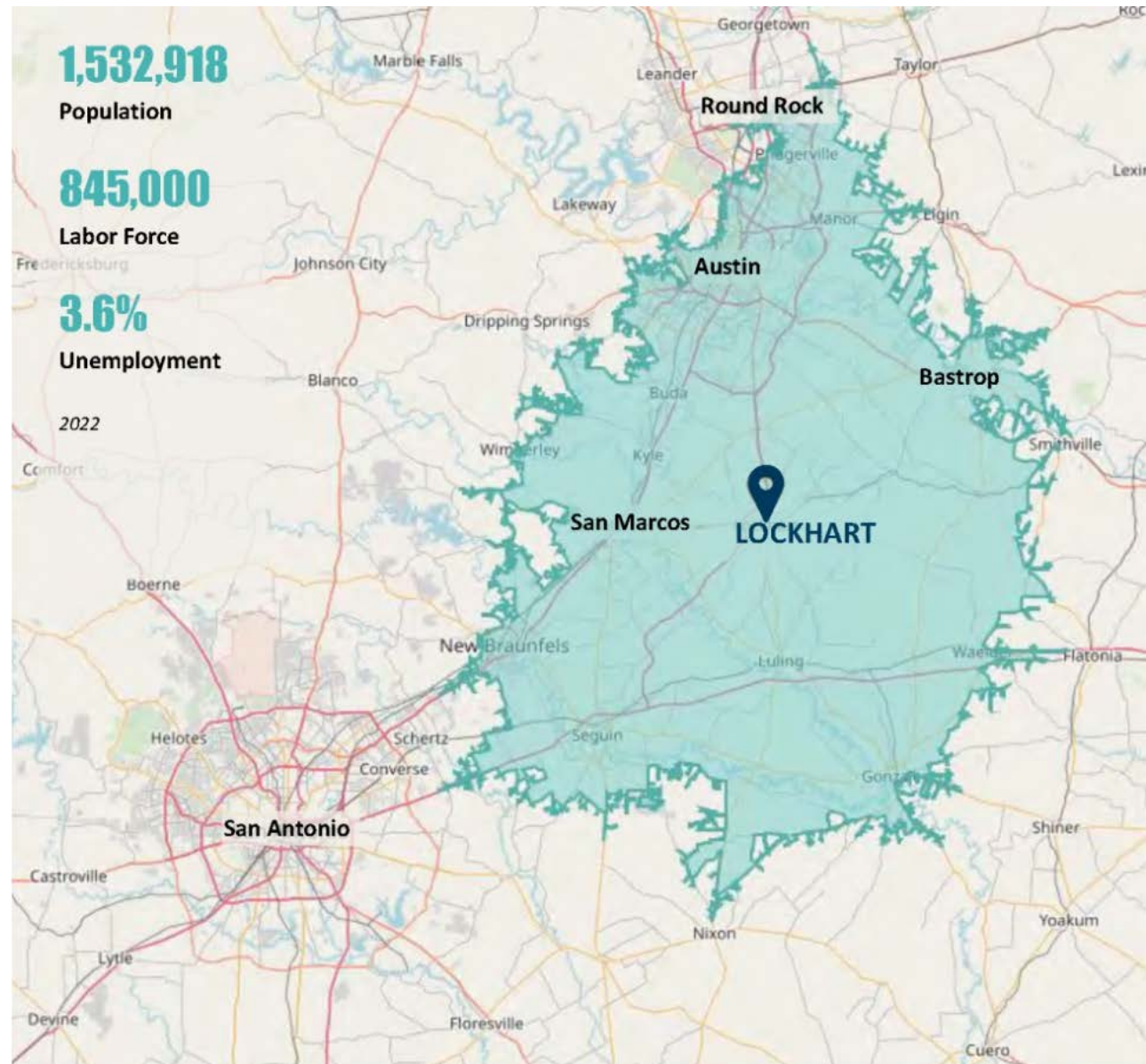
169,906

Students Enrolled (Within 50 Miles)

15.9%

Population Growth from 2011 - 2021

DRIVE-TIME ANALYSIS (45-MINUTES)



Source: <https://lockhartedc.com/site-selectors/workforce>



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.

Barret Espe	638497	barret@haystackrep.com	512-757-6349
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date