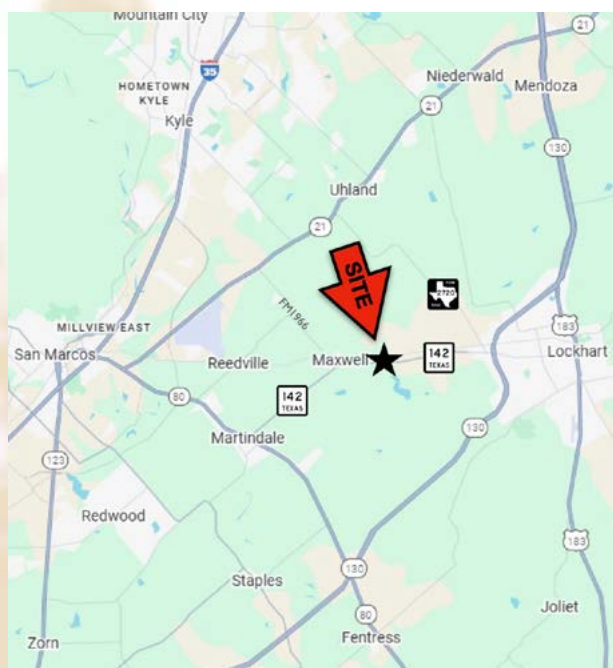


# FOR SALE ± 95 ACRE DEVELOPMENT/INVESTMENT OPPORTUNITY

State Hwy 142 @ Mary Lane Maxwell, Texas 78656 Caldwell County



**LOCATION** Located at the corner of HWY 142 and Mary Ln., approximately 3.5 miles west of the TX130 and HWY142 intersection.

**SIZE** ±95 Acres in 3 parcels (see survey) County to transfer Mary Ln. back to Seller.

**FRONTAGE/ ACCESS** ±2,931.52 feet of frontage on HWY142

**UTILITIES** Water – Maxwell Water Supply Corp (12" along HWY142 and 5" along Railroad R.O.W.)  
Electric – Bluebonnet Electric  
WW – Existing improvements being serviced by an OSSF.

**ZONING** None. Outside city limits

## **FLOOD HAZARD**

A small portion of the Property lies within the FEMA 100-year floodplain. (see FEMA map)

**JURISDICTION** Caldwell County

**PRICE** \$3,323,250.00 (\$35,000/Acre)

**COMMENTS** This 95-acre tract is ideally located along State Highway 142; just 3.5 miles west of the TX-130/HWY 142 intersection. Strategically positioned between the fast-growing communities of Lockhart and San Marcos, providing excellent access and strong development potential for residential or commercial projects.

[Click here for a DRONE VIDEO](#)

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

**CONTACT Spence Collins**

**Office: (512) 789-0909**

**Spence@matexas.com**

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# Excellent Regional Accessibility



The ±95-acre site is strategically positioned along **State Highway 142 (SH 142)** in Maxwell, Texas, a primary east–west connector between **San Marcos** and **Lockhart**. SH 142 forms the critical linkage between the **I-35 corridor at San Marcos** and the **US-183/SH-130 corridor at Lockhart**, placing the property in the middle of a high-growth infrastructure spine between Austin and San Antonio.

From the site, **I-35 is easily accessed via San Marcos**, providing direct interstate connectivity to both major metros. San Marcos to Austin is approximately **31–32 miles (~30–35 minutes)** by car, and San Marcos to San Antonio is approximately **50 miles (~50–55 minutes)**. This positions the property within practical reach of the full **Austin–San Antonio technology, labor, and customer corridor**, while benefiting from a more cost-efficient, less congested submarket.

On the east side, SH 142 connects directly into **US-183 and SH-130 via Lockhart**, offering alternative routing to **Austin’s east side, the SH-130 data-center and industrial nodes, and Austin-Bergstrom International Airport** without traversing central Austin.

The **Maxwell location**—approximately 9 miles east of San Marcos—sits roughly midway between San Marcos and Lockhart, reinforcing SH 142 as a daily commuter and freight route and a logical waypoint between the two county seats.

For a **large-scale data center campus**, this transportation profile offers:

- **Regional Reach:** Convenient access to both **Austin and San Antonio** metros, enabling service to end users, enterprises, and cloud regions across Central Texas.
- **Network & Route Diversity (Macro Level):** Proximity to the I-35 and SH-130 corridors, where regional long-haul and metro fiber routes are typically concentrated, supporting opportunities for diverse network paths (subject to provider routing and design).
- **Workforce Accessibility:** Reasonable commuting distances from San Marcos, Lockhart, Kyle, and surrounding communities, widening the potential operations and technical labor pool.
- **Logistics Efficiency:** Direct access to major arterials for equipment delivery, ongoing maintenance, and construction traffic, without the constraints of infill urban locations.

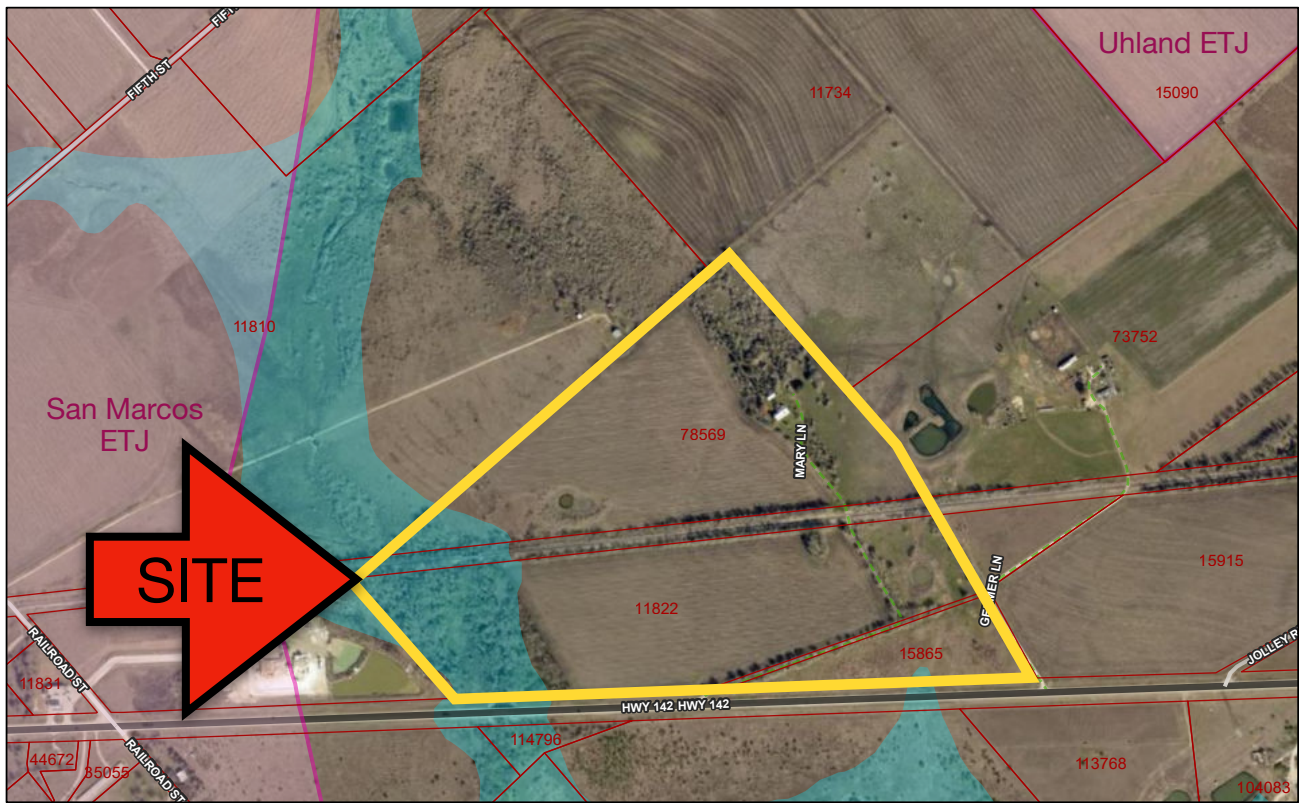
## Approximate Regional Drive Times (via I-35 / SH-142):

- San Marcos: **~10–15 minutes**
- Lockhart: **~5-10 minutes** (via SH 142)
- Austin (CBD): **~30–35 minutes**
- San Antonio (CBD): **~50–55 minutes**

Combined with its **±95-acre scale**, the site’s location on SH 142 offers a compelling setting for a **campus-style data center or digital infrastructure development** with excellent regional accessibility, macro-level route diversity, and long-term growth fundamentals along the Austin–San Antonio corridor.

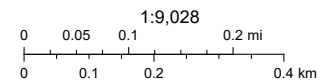


# Caldwell CAD Web Map



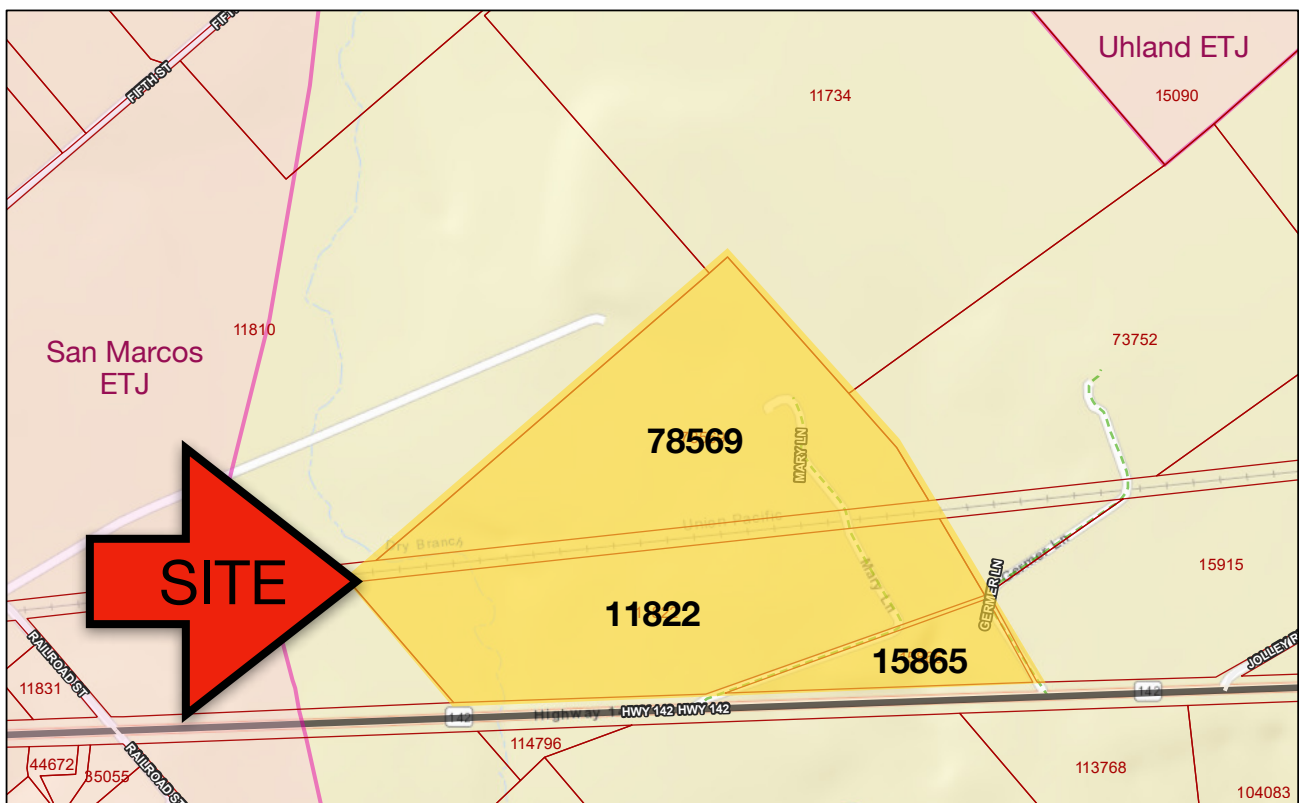
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- Parcels
- ETJ's
- Road Centerlines
- Highway
- Street County Road - Paved
- Street County Road - Gravel
- Private Road - Gravel
- FEMA Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Caldwell County Boundary



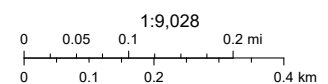
Caldwell County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)  
 Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

# Caldwell CAD Web Map



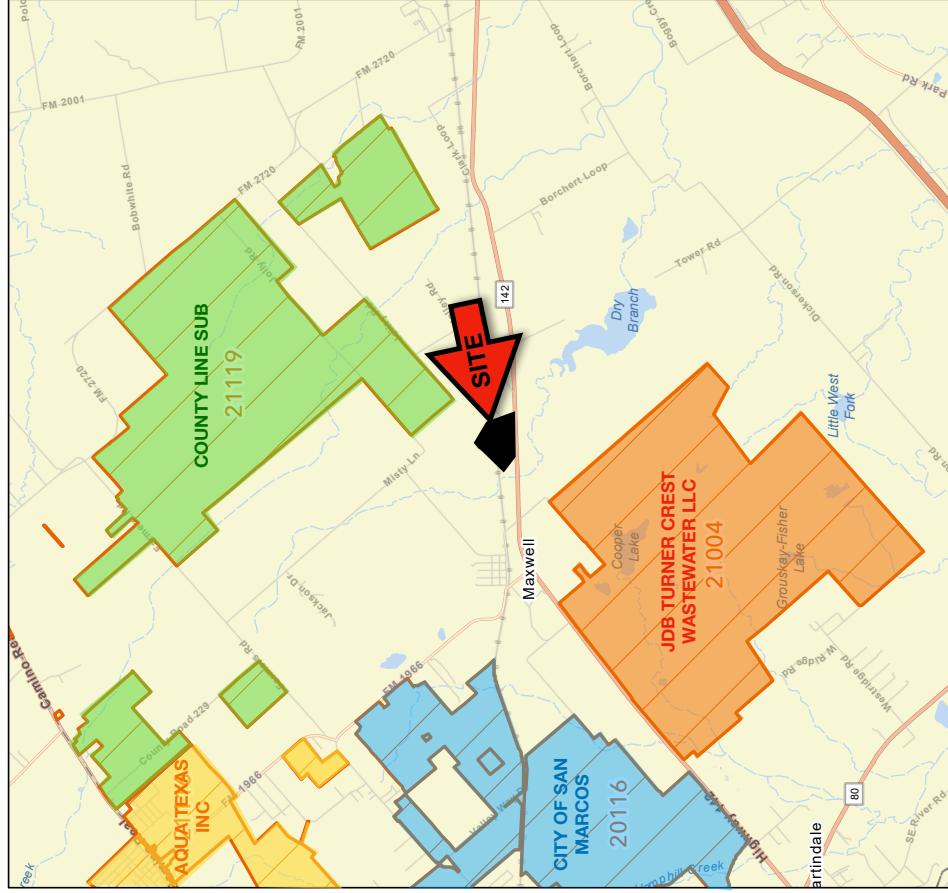
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- Parcels
- ETJ's
- Highway
- Street County Road - Paved
- Street County Road - Gravel
- Private Road - Gravel



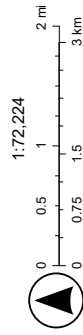
Caldwell County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)  
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# Public Utility Commission of Texas - ArcGIS



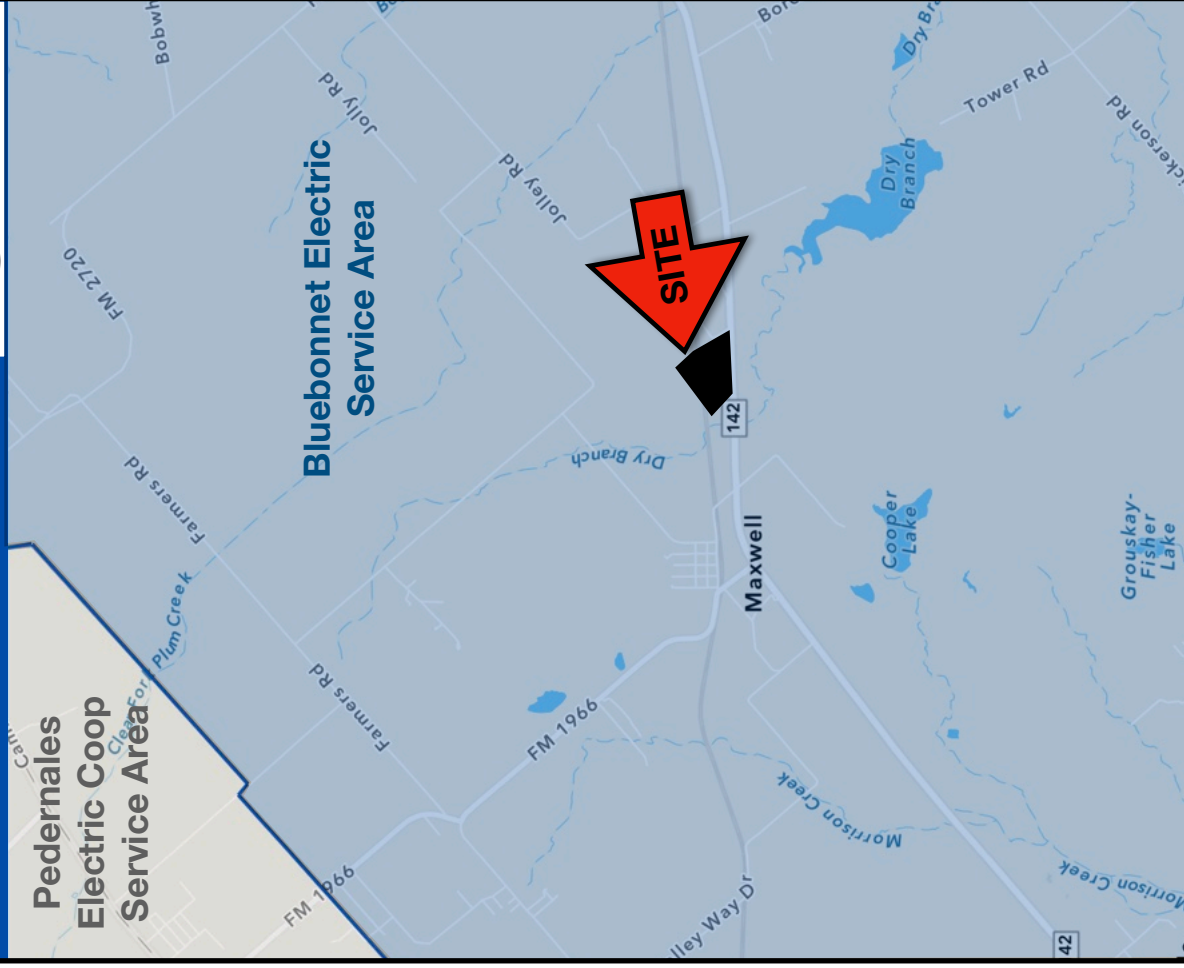
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 Sewer CCN Service Areas



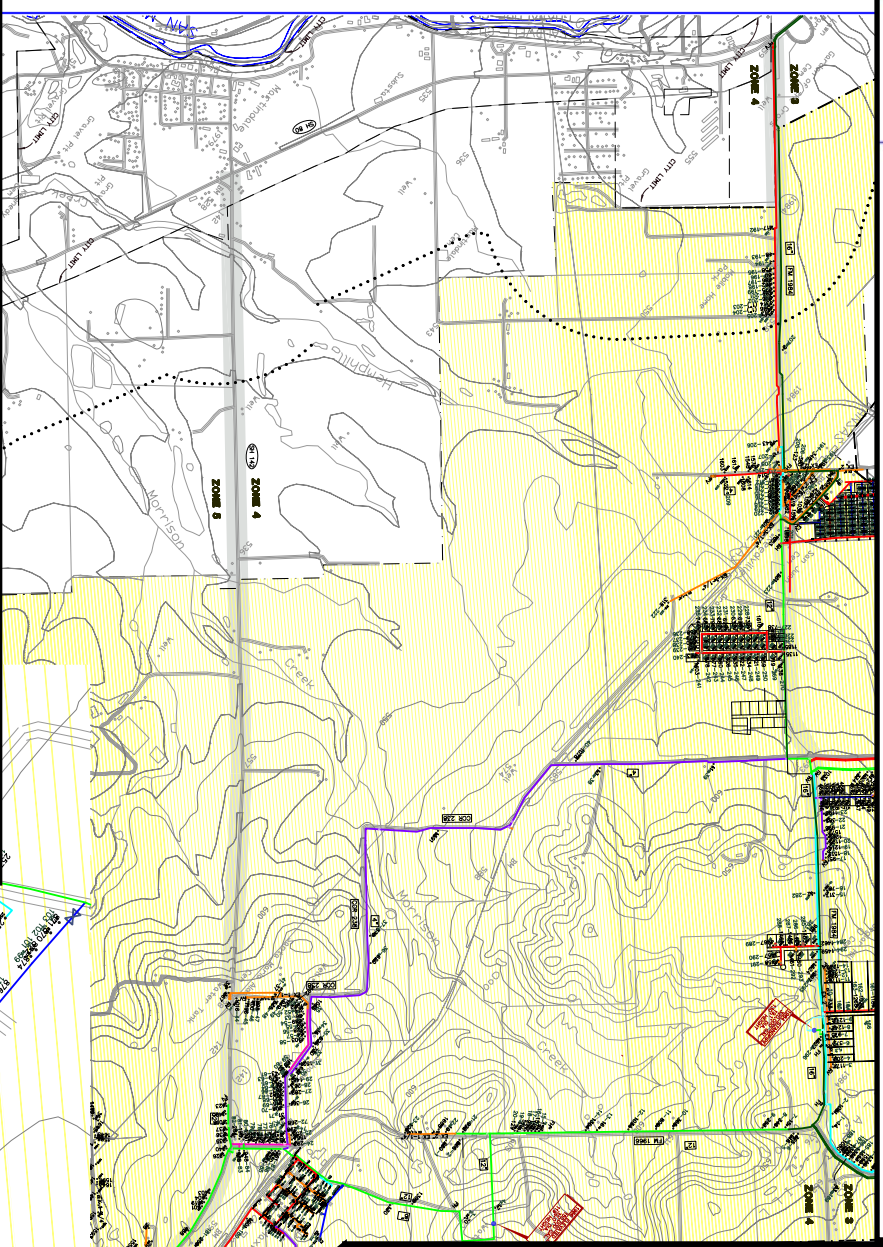
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

## Bluebonnet Electric Service Area



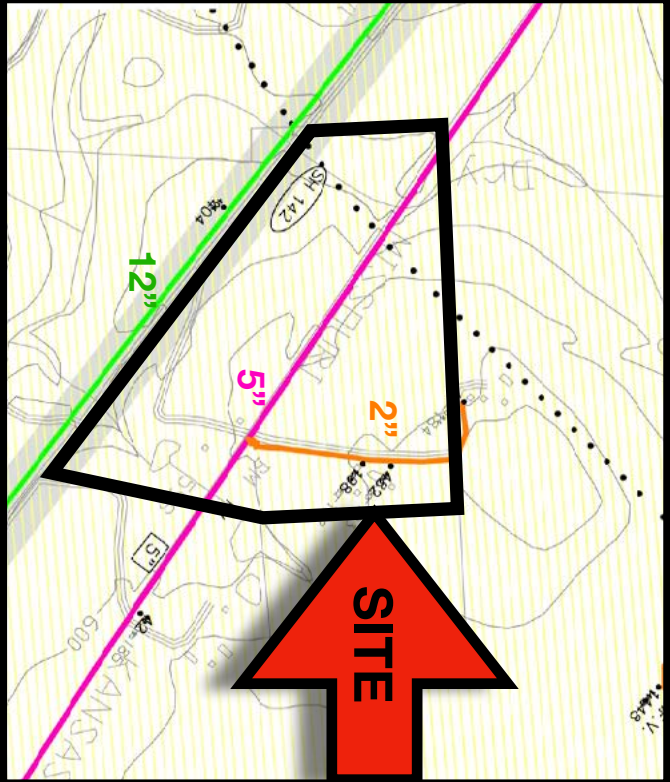
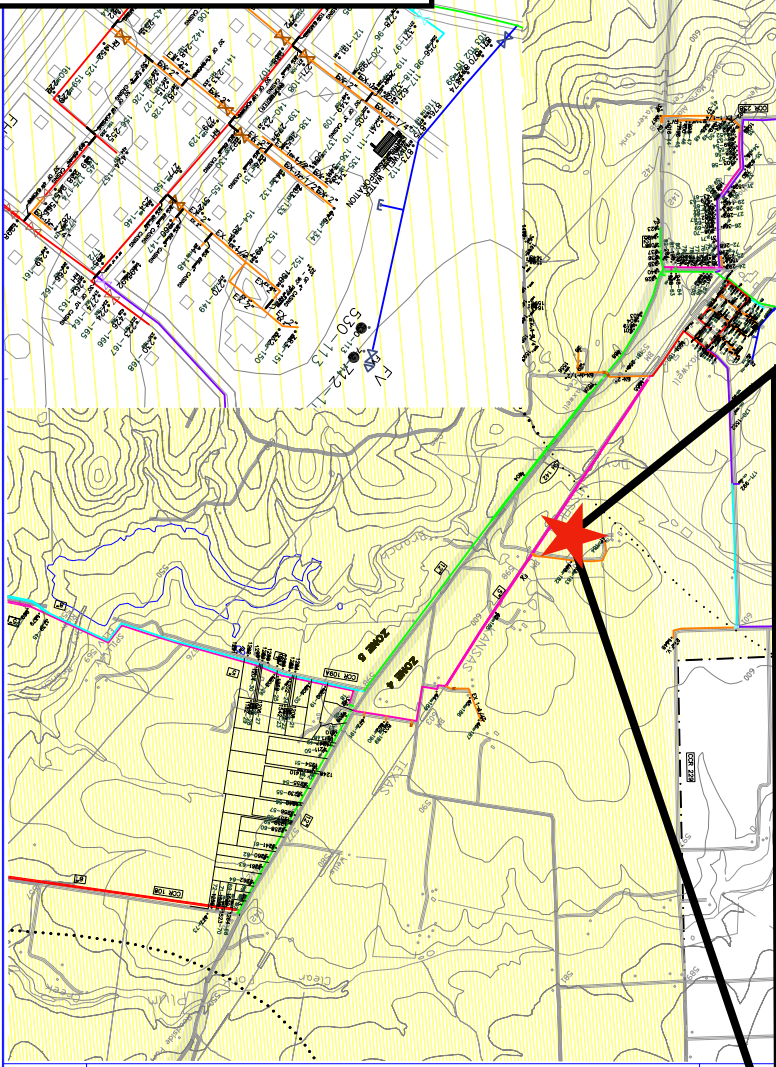


MAXWELL WATER SUPPLY CORPORATION  
WATER DISTRIBUTION SYSTEM  
CALDWELL & HAYS COUNTIES, TEXAS  
SYSTEM MAP - ZONE 4



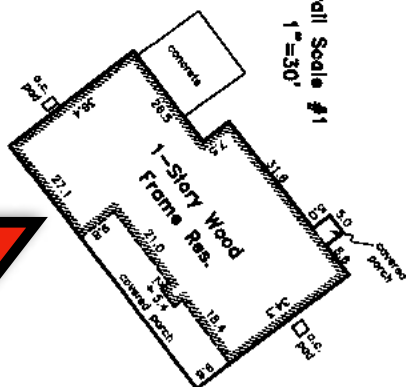
LEGEND

- MAXWELL CON
- 16" WATER LINE
  - 12" WATER LINE
  - 8" WATER LINE
  - 6" WATER LINE
  - 5" WATER LINE
  - 4" WATER LINE
  - 3" WATER LINE
  - 2" AND LESS WATER LINE





**Detail Scale:  $\frac{1}{4}"=30'$**



David Sobule  
Instrument # 130723 0.8  
In Inst. # 113493 0.8  
called 10.00 cc.

David Schulman  
130722  
R. (n  
293  
D. R.  
Point of  
Beginning Oc. track  
4-00

9475923  
 127-168-00  
 526-099-8610-8  
 609-8610-8

Bruce Edward Germer  
 sex survey  
 approx. survey  
 abstract file  
 Volume 529  
 70.R.

○ CHASED 1/2" IRON PIN SET  
 STAMPED "WALKER SURVEYORS"  
 ■ CONCRETE MARKING PIN FOUND  
 ✕ STOP SIGN CROSSING  
 □ 10" TREATED POLE POST FOUND  
 □ OAVED IRON PIN FOUND  
 □ STAMPED "WALKER SURVEYORS"  
 ■ HEADPOINERS  
 ● 5/8" IRON PIN FOUND  
 ● WATER VALVES & 2" STAMPING  
 ● CRACKED, DEERED CALLS  
 ● FENCES, WEAVER  
 -X-  
 □ FLOOD ZONE "X"  
 UNLESS OTHERWISE NOTED

**North Tract:  
+ 44.16 Acres**

**South Tract:  
+ 50.79 Acres**

**General Notes**

1) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY

[illegible]

14-00000

142  
TEXAS

**00000000**

Showing Three (3) tracts of land out of the Thomas Maxwell Survey A-188, George W. Stearns Survey A-6-321 and M. McGinnis Survey A-205 in Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on June 18, 2018, (2) No Abstract of Title, title commitment, nor research or record encumbrances were supplied to this Surveyor. There may exist encumbrances or records which could affect this parcel. **THIS SURVEY IS CERTIFIED 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 ONE TRANSACTION OR FOR ANY PERSON(S) NOT ASSOCIATED WITH THIS TRANSACTION.** Only those prints containing the raised Surveyor's seal and an original "Live" signature should be considered official and relied upon by the user.

Point of Beginning  
7,785 ac. tract  
Carnegie monument town  
used for basis of bearing

## HINKLE SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644  
Ph. (512) 398-2000 Fax (512) 398-7583 Email: [contact@hinklesurveys.org](mailto:contact@hinklesurveys.org)  
[hinklesurveys.org](http://hinklesurveys.org) Firm Registration No. 100886-00

THEIR OWNERS, 2012



## 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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T. Baker II</b>	<b>517348</b>	<b>johntbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-784-1134</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Spence Collins</b>	<b>345335</b>	<b>spence@matexas.com</b>	<b>512-789-0909</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date