



Information contained herein is believed to be true and correct. However, Broker makes no warranties as to its accuracy, and prospective buyers must rely on their own due diligence.

For Sale: 100 Acres in Booming Lockhart, TX

1087 Seawillow Rd., Lockhart, TX 78644

\$3,500,000.00

Sloan Spaeth, TX Broker License #510553
M: 512-656-4034
sloan@spaeth-cook.com

Asher Cook, TX Sales Agent License #763945
M: 512-547-0932
asher@spaeth-cook.com

SECTION 1

PROPERTY LOCATION AND FEATURES

Sloan Spaeth, TX Broker License #510553
M: 512-656-4034
sloan@spaeth-cook.com

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asher@spaeth-cook.com



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FM 2720
Widening
from Kyle



New ACC location
in the Historic Ford
Building

Lockhart Industrial Park III



Future HEB



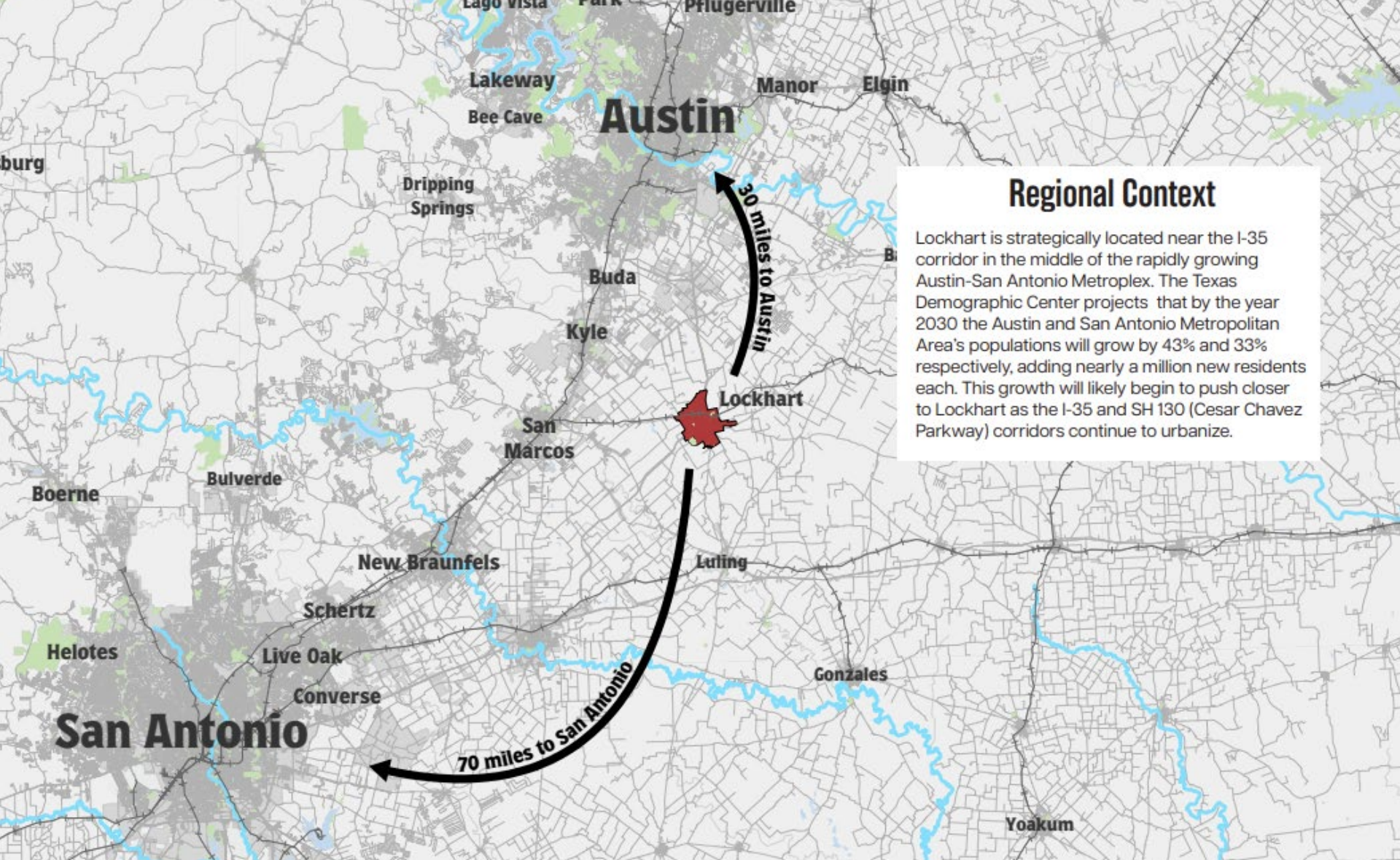
Blue Sky: 932-acre 3,650-home master planned community under construction. Two LISD school sites planned.



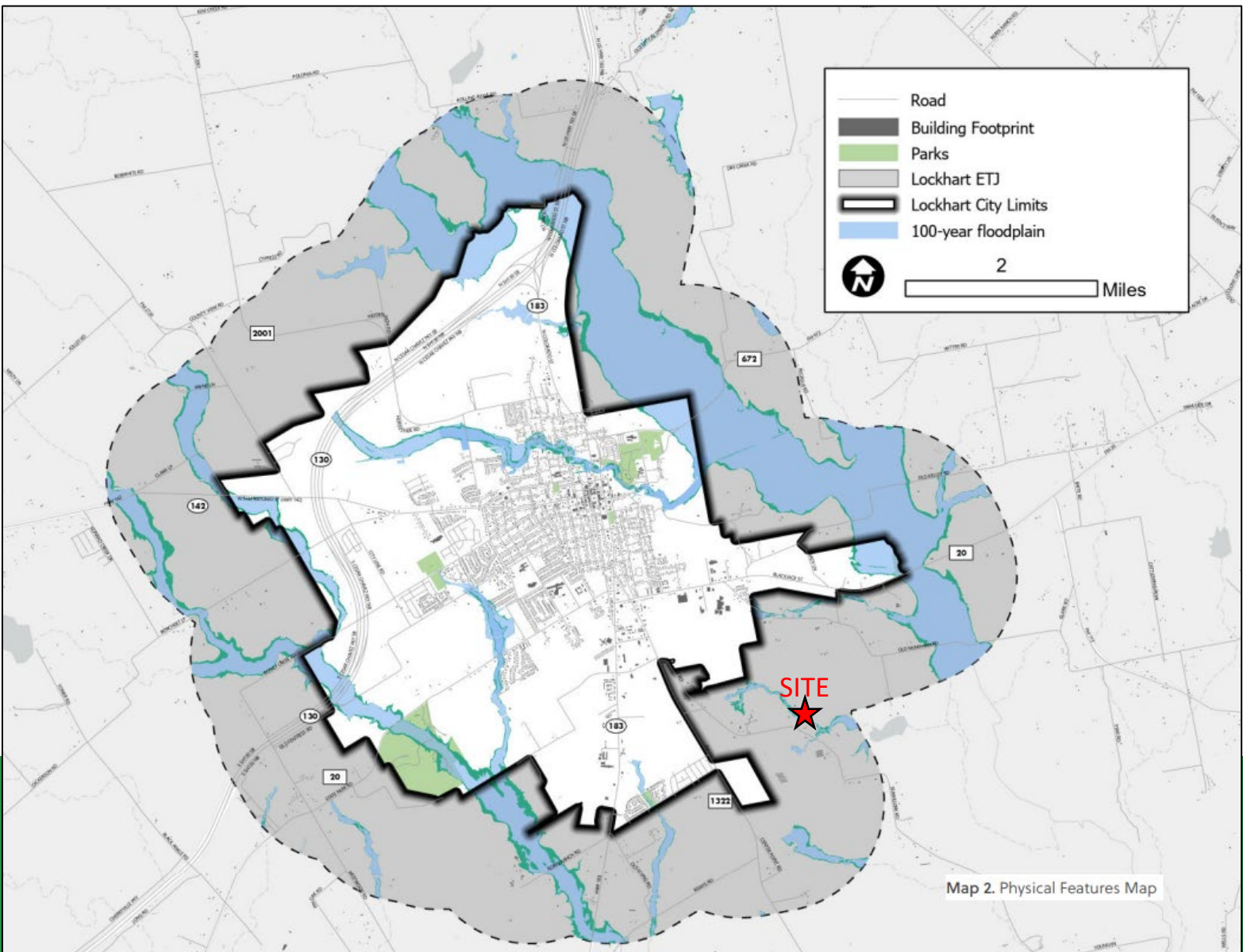
Moxie: 589-acre, 2,500-home master planned community under construction. Two LISD school sites planned.

Subject Property





Location



Location (Continued)

JAMES George 140324
A-9
Coldwell County, TEXAS

• 1/8" = 100' but
• Found As Shown
Scale 1" = 100'

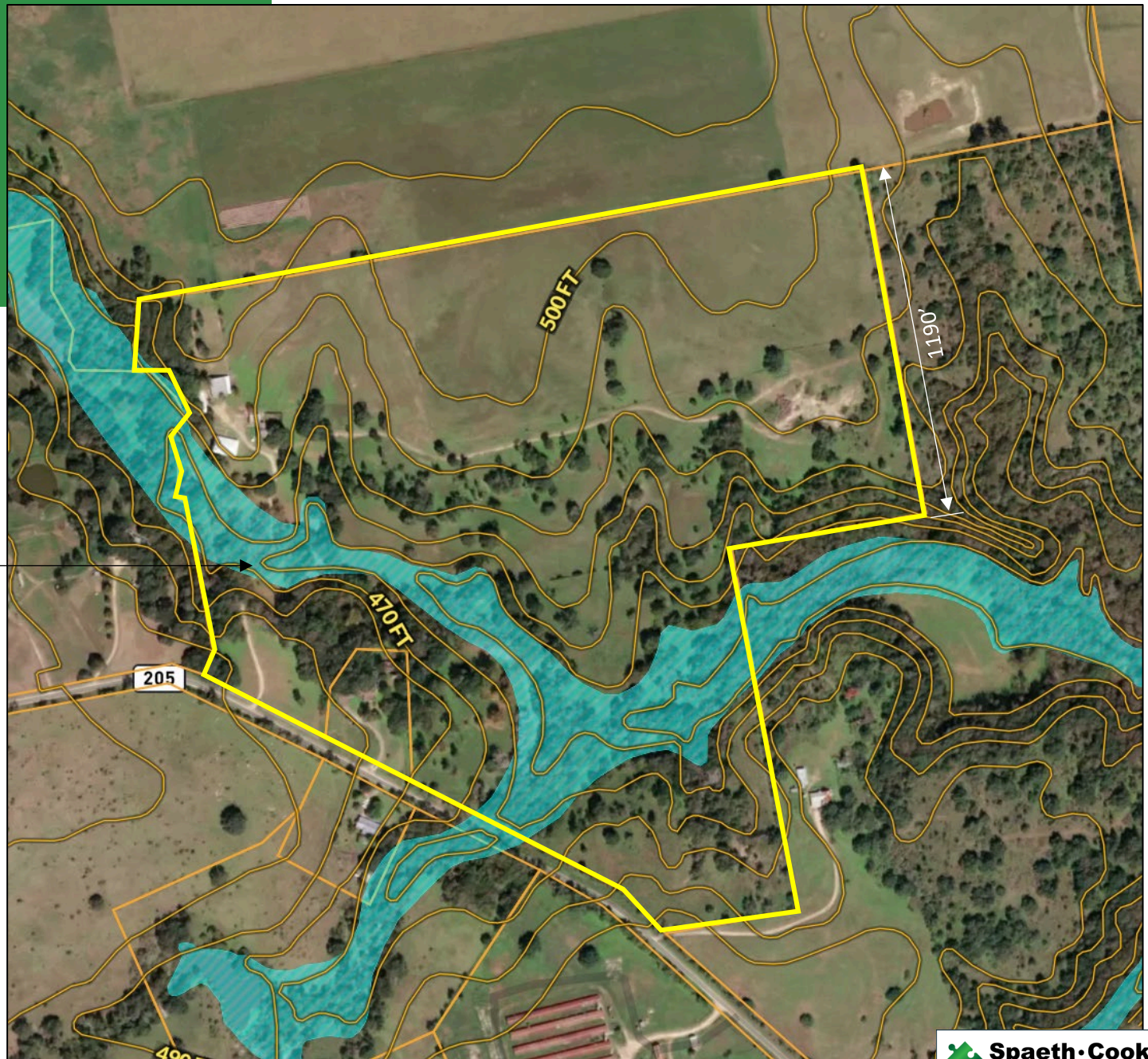


Wholesale Water Line Owned By
Alliance Regional Water Authority
Installed in 2025 to Bring Water to
the Lockhart System

Floodplain & Topography

10 ft Contour Lines

Appx 13-Acres
(13%) of 100 Year
Floodplain



SECTION 2

Conceptual Development Plan

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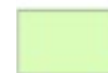


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2P CONSULTANTS, LLC
 203 E. MAIN STREET, SUITE 204
 ROUND ROCK, TEXAS 78664
 512-344-9664
 TBPE FIRM #F-19351

Conceptual Single-Family Development Layout
 1087 Seawillow Dr.
 Lockhart, TX
 November 2015



339 50'x110' (min.) SF LOTS

SECTION 3

Surrounding Infrastructure

Sloan Spaeth, TX Broker License #510553
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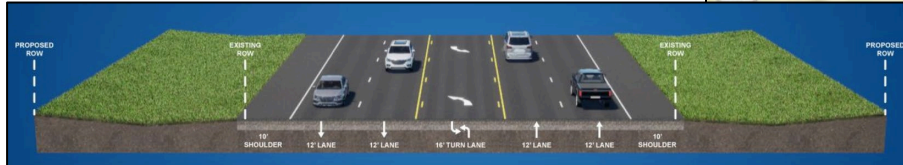
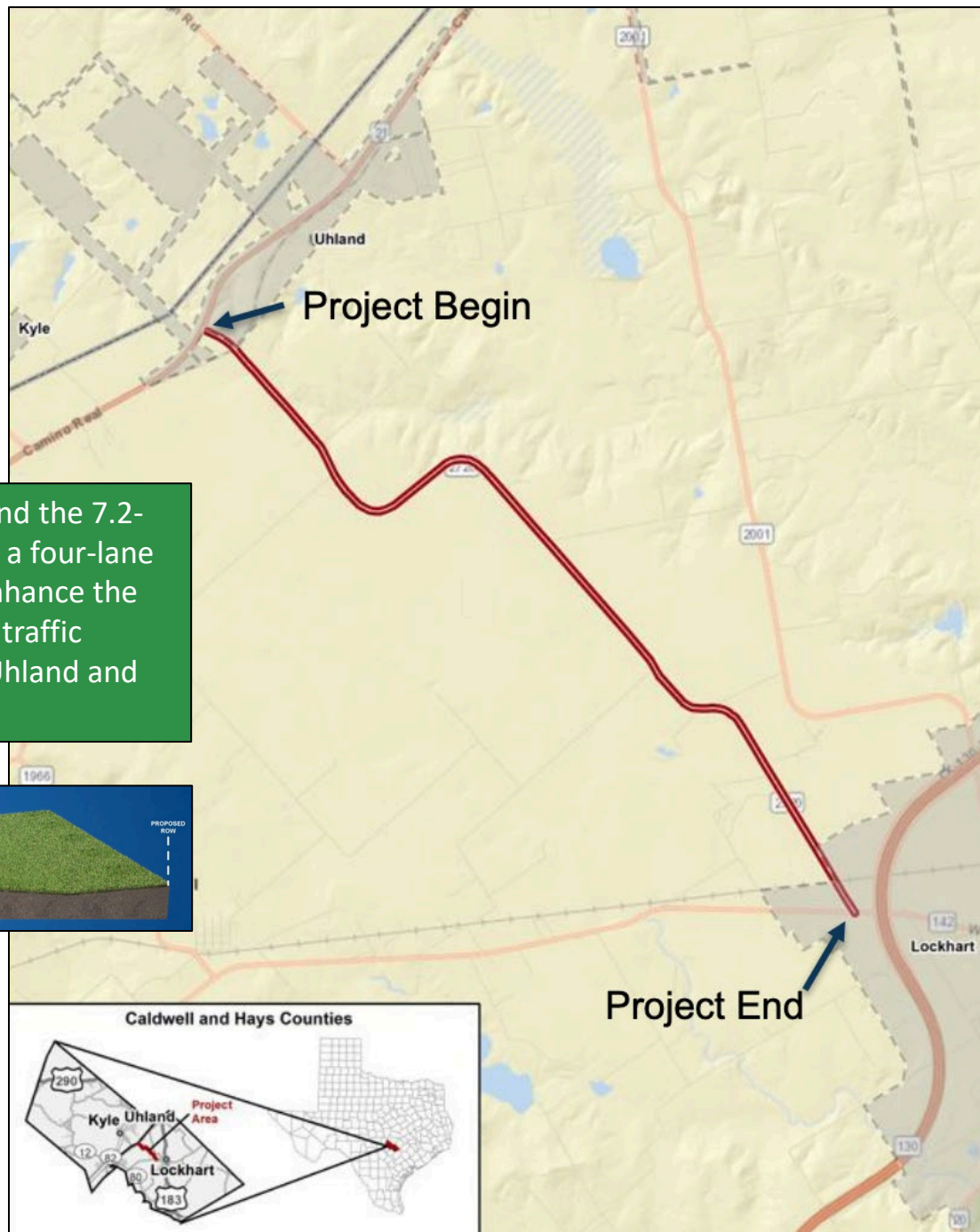
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TxDot FM 2720 Widening Project

TxDot's FM 2720 Widening Project will expand the 7.2-mile farm to market road from a two lane to a four-lane roadway. The purpose of this project is to enhance the roadway capacity for the current and future traffic demands for the increasing populations of Uhland and Lockhart.



2020 Future Thoroughfare Plan

The City of Lockhart's Thoroughfare Plan identifies major roadways around the City. This understanding of future transportation routes is an important consideration when planning for future land uses as the future transportation routes can narrow down the best locations for activity hubs and whether those are accessible regionally or locally.

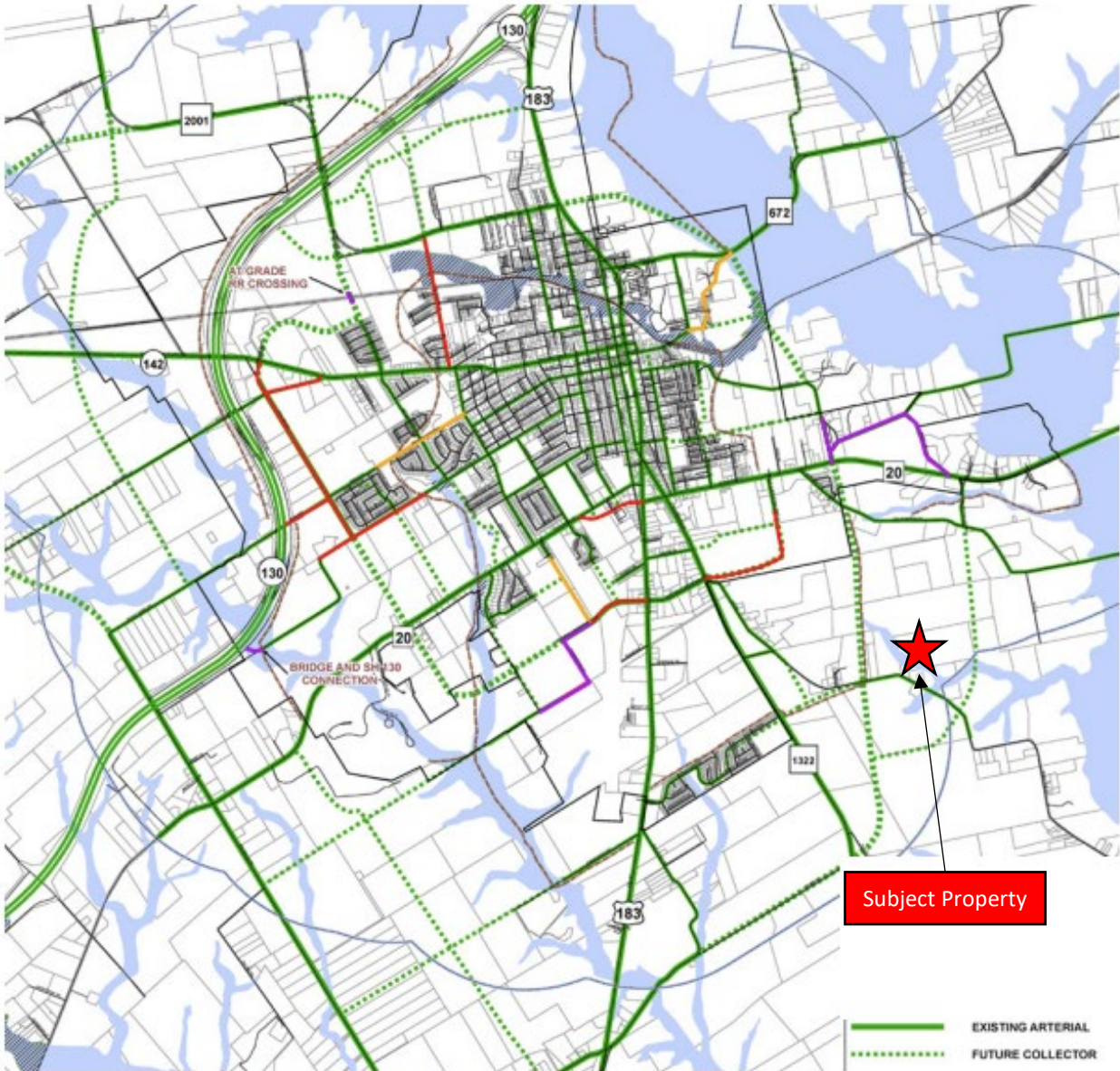
MAP LEGEND

THOROUGHFARES

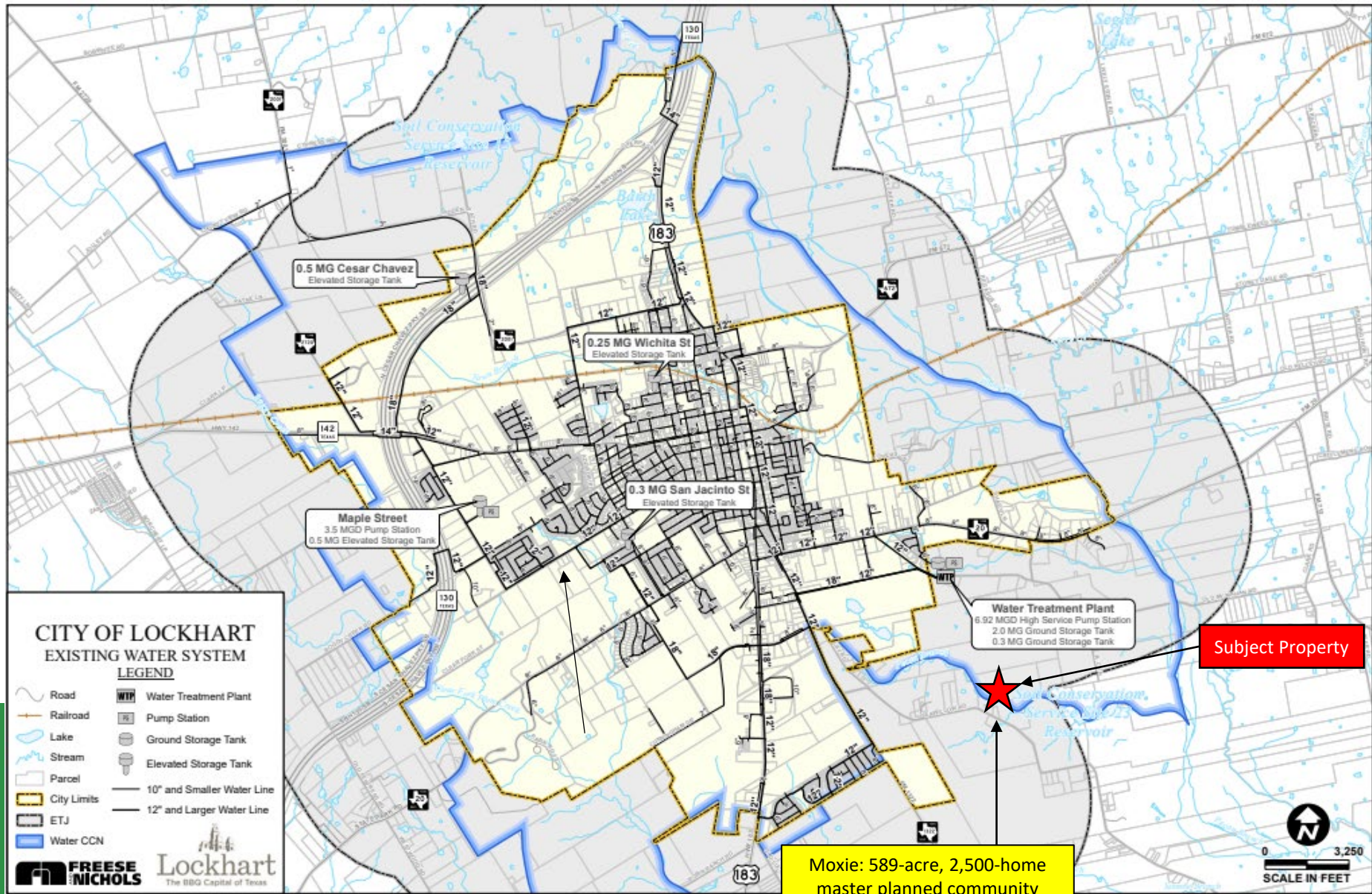
- EXISTING COLLECTOR
- EXISTING ARTERIAL
- FUTURE COLLECTOR
- FUTURE ARTERIAL
- ROADWAY IMPACT FEE PROJECTS - NO CHANGE
- ROADWAY IMPACT FEE PROJECTS - ADDED
- ROADWAY IMPACT FEE PROJECTS - DELETED
- HIKE/BIKE TRAIL

FLOOD ZONES

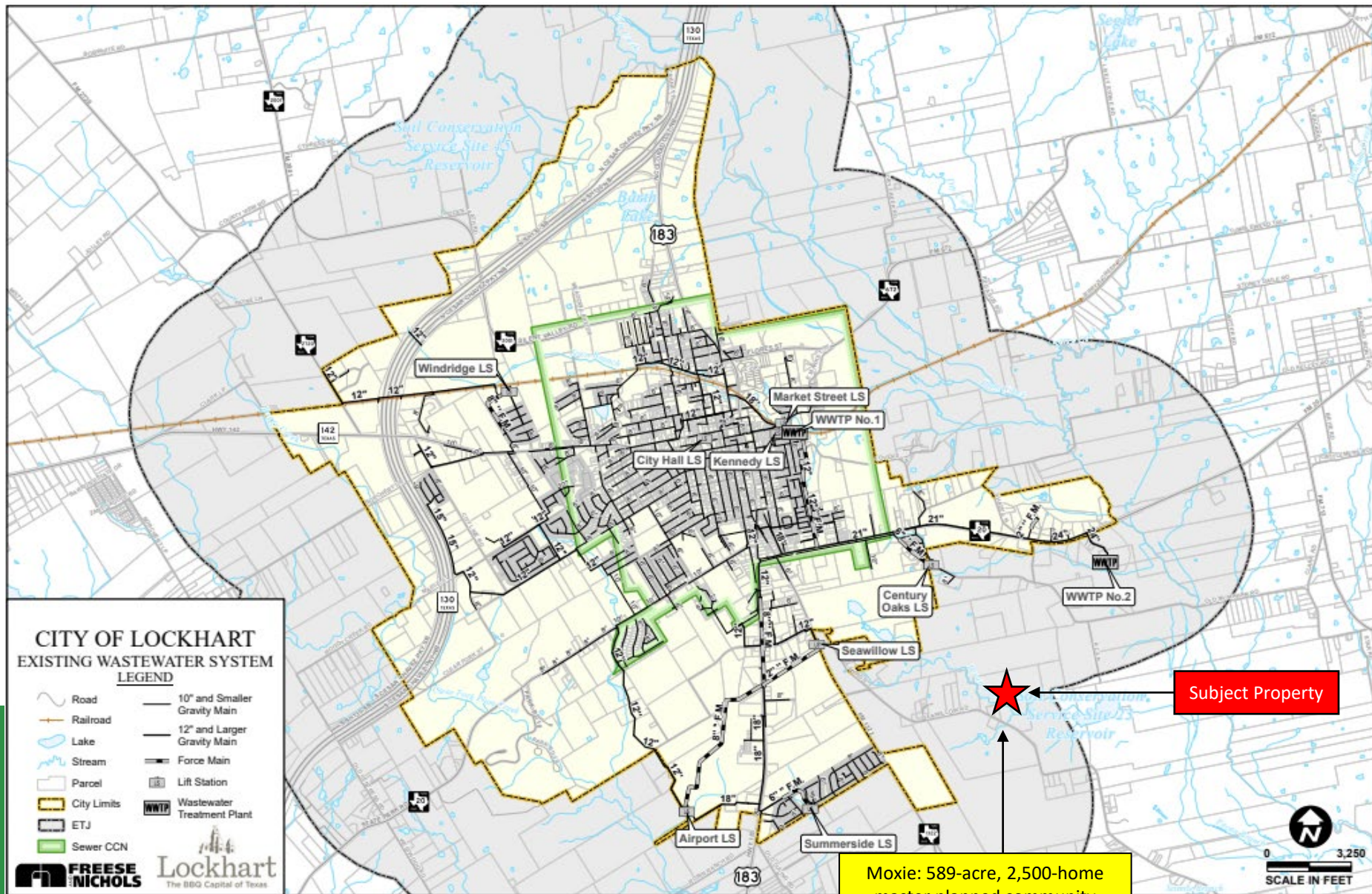
- A
- AE
- N
- X
- X500
- CITY LIMITS
- LOCKHART ETJ



Map 5. City of Lockhart Thoroughfare Plan
Source: City of Lockhart



Existing Water Supply Infrastructure



Existing Wastewater Infrastructure

See www.caldwellroadbond.com for More Information



Design and Construction \$83,500,000

1. Borchert Dr. / Loop – SH 142 to Black Ankle Rd.
2. City Line Rd. – West San Antonio Rd. to Old Fentress Rd.
3. FM 20 Realignment – South Medina St. to South Commerce St.
4. Bridge Path – US 183 to FM 2984
5. North Hackberry Ave. Truck Route (Alt) – SH 80 to East Pierce St.
6. North Magnolia Ave. (US 183) Turn Lane Addition – SH 80 to East Pierce St.
7. CR 103 (Northwest River Rd.) – SH 80 to Quail Run
8. CR 174 (Lytton Ln.)
9. CR 179 (Barth Rd.)
10. CR 179 (Homannville Trl.)
11. CR 182 (Dry Creek Rd.)

Planning & Corridor Studies \$4,500,000

20. West San Antonio Street – SH 130 to US 183
21. Niederwald Transportation Plan
22. Luling Transportation Plan Update
23. SH 80 Corridor Study – County Line to SH 183

Design (Construction not Funded) \$23,500,000

12. SH 142 West – SH 130 to TX 80
13. SH 142 East – Borchert Ln. to Windsor Blvd.
14. William Pethus Rd. (JCR 238) – SH 21 to SH 142
15. US 183 Turn Lane Addition – Magnolia Ave. to Plum Creek
16. FM 2720 Realignment at Gristmill Rd. – SH 21 to FM 2720
17. Rocky Rd. Realignment at SH 21 – SH 21 to Misty Dr.
18. Schuelke Rd. Realignment at SH 21 – SH 21 to Schuelke Rd.
19. Holz Ln. Realignment at SH 21 – SH 21 to reconnection at Holz Ln.

Bridges & Low-Water Crossings \$38,500,000

Bridge Replacements

24. Rocky Rd. at Brushy Creek
25. Polonia Rd. at Plum Creek
26. Creekside Dr. at Plum Creek
27. Southeast River Rd. at Morrison Creek

Low-Water Crossings

28. CR 205 (Sawwillow Rd.) at Sixmile Branch
29. CR 140 (Wattsville) at Copperas Creek
30. CR 183 (Old Lytton Springs Rd.) at Dry Creek
31. CR 133 (Ivy Switch) at McNeil Creek
32. CR 182 (Dry Creek Road) at Dry Creek

\$150M Bond Approved for Roadway Improvements

SECTION 4

About Lockhart, TX

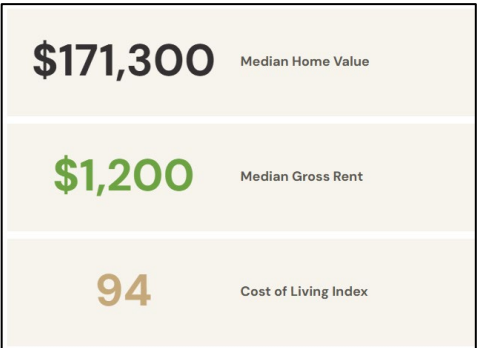
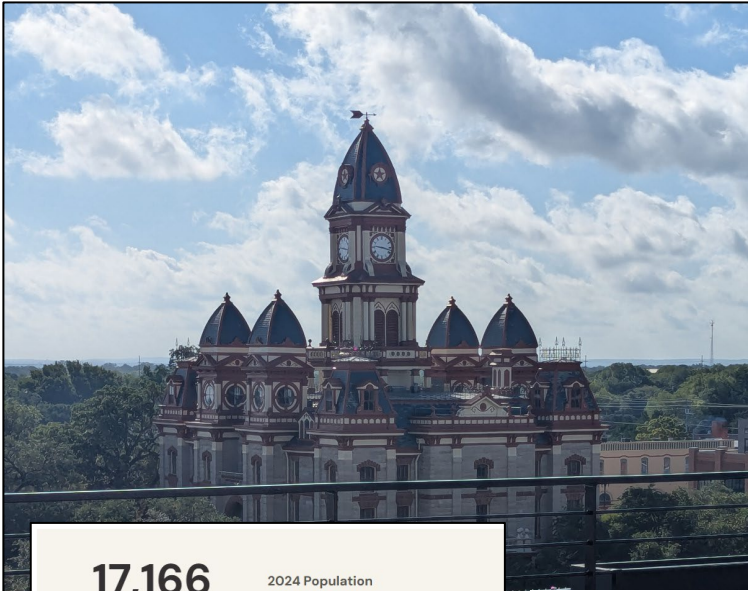
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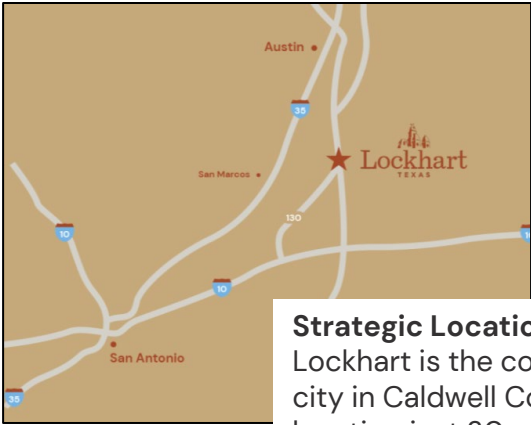
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ABOUT LOCKHART, TX



Affordable Housing for a Growing Population:

Lockhart boasts over 845,000 potential employees within a 45-mile radius. Housing costs in Travis County, and in Greater Austin in particular, have become cost prohibitive for young families. It is no wonder employment growth, population growth, housing development, and school district growth are between Austin and San Antonio. Austion ISD has targeted 13 schools for closure due to shrinking enrollment, Lockhart ISD is actively acquiring sites to accommodate explosive growth.



Strategic Location:

Lockhart is the county seat and largest city in Caldwell County, offering a prime location just 30 minutes from Austin and less than an hour from San Antonio—two of Texas’ fastest-growing metro areas—without the high cost or congestion. With direct access to SH 130 and US 183, and close proximity to I-10 and I-35, businesses benefit from immediate connectivity to major freight corridors and airports. Positioned between Austin and San Antonio, Lockhart places companies within reach of more than 2 million people and two major economic hubs, making it an ideal location for distribution, workforce access, and regional service coverage.





11-2-2015



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.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

David Sloan Spaeth	510553	Sloan@Spaeth-Cook.com	512-656-4034
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
Asher Cook	763945	Asher@Spaeth-Cook.com	512-547-0932
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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