

## LOCATION

NWC of FM 2720 Payne Ln  
Lockhart, Texas 78644

## AVAILABLE

±62.98 acres

## PROPERTY HIGHLIGHTS

- Just north of the 75-acre Industrial Park under construction at FM 2720 & Highway 130
- 4 miles to Downtown Lockhart
- Caldwell County
- Lockhart ISD
- Commuter Friendly, easy access to US-183 & SH-130
- Minutes to shopping, dining and entertainment in downtown Lockhart
- Close proximity to sports and outdoor recreation at Maple Street Park, Lockhart Soccer Complex and Lockhart State Park / Lockhart State Park Golf Course

EVOLVE REAL ESTATE | 281.907.6339

[www.Evolve-RealEstate.com](http://www.Evolve-RealEstate.com)

18732 Centro Main St, Shenandoah, Texas 77385

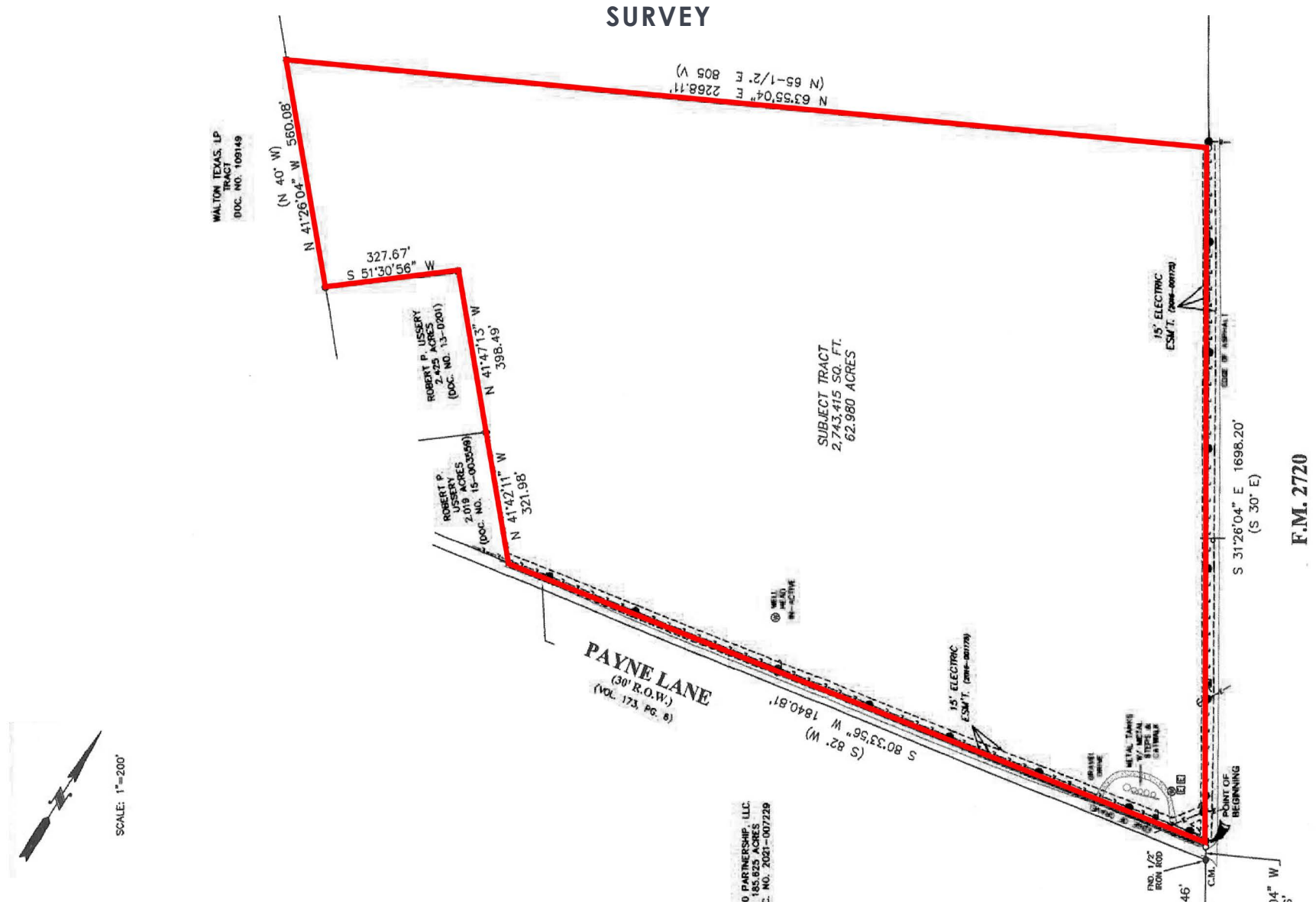
### For More Information:

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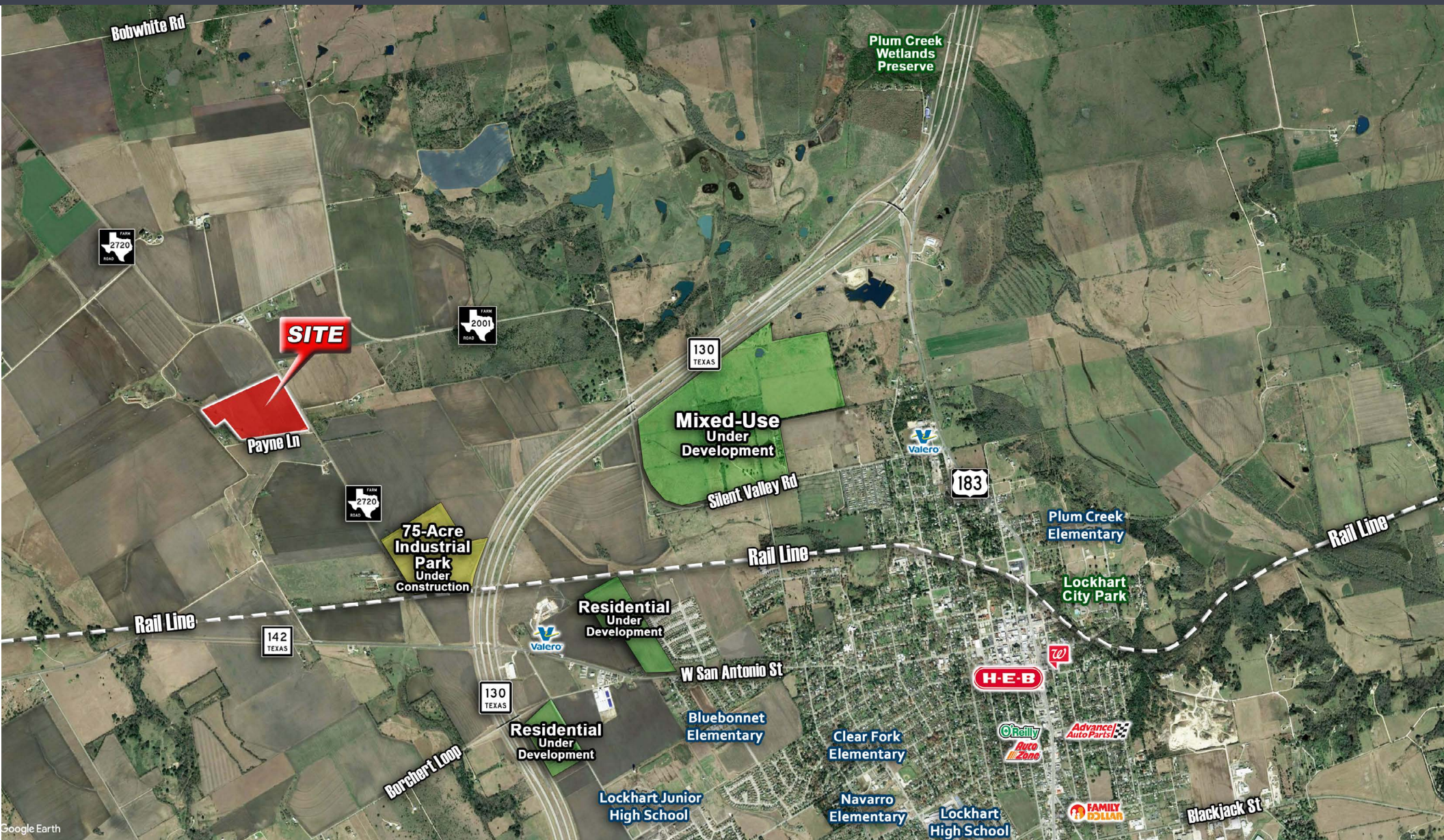
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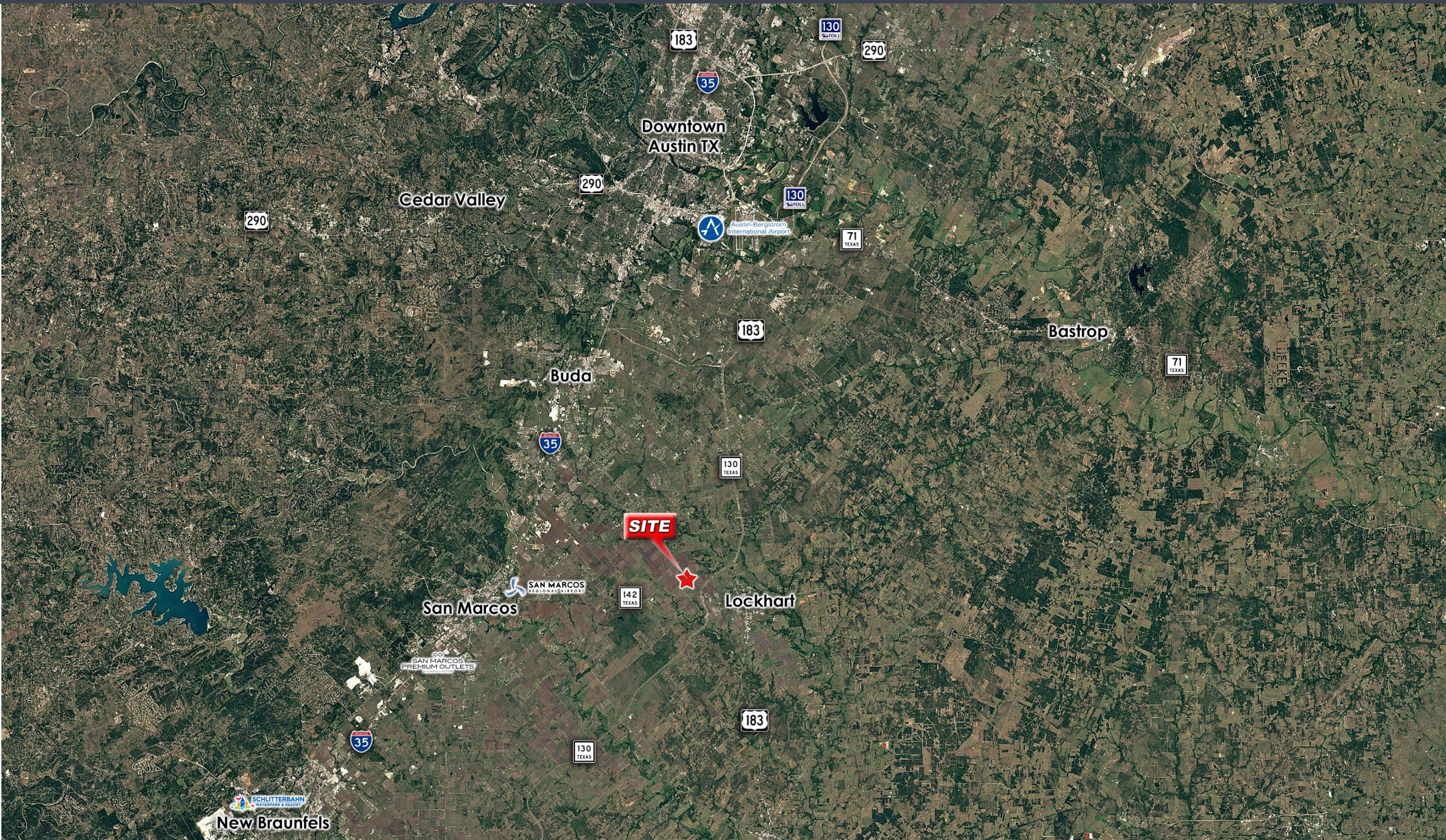
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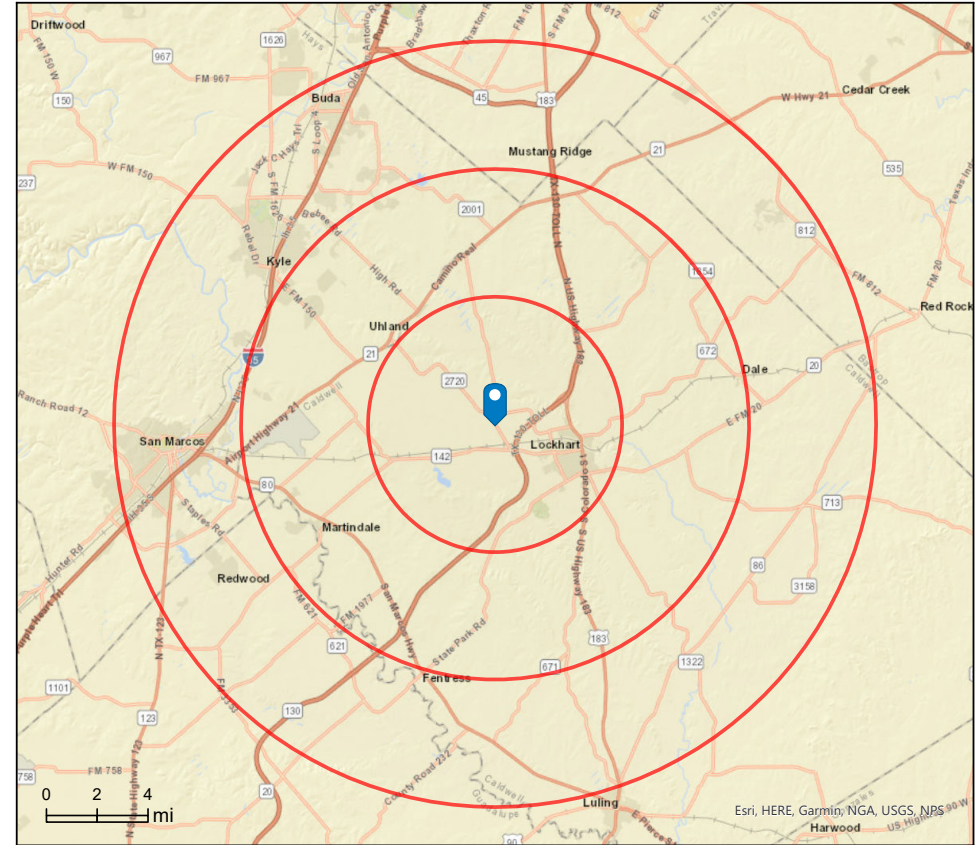
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|                                  | 5 miles   | 10 miles  | 15 miles  |
|----------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>        |           |           |           |
| 2010 Total Population            | 13,640    | 45,620    | 147,675   |
| 2020 Total Population            | 15,648    | 62,696    | 216,187   |
| 2020 Group Quarters              | 1,224     | 2,871     | 9,898     |
| 2022 Total Population            | 16,236    | 68,607    | 234,888   |
| 2022 Group Quarters              | 1,224     | 2,890     | 9,884     |
| 2027 Total Population            | 16,916    | 77,962    | 266,763   |
| 2022-2027 Annual Rate            | 0.82%     | 2.59%     | 2.58%     |
| 2022 Total Daytime Population    | 15,198    | 50,541    | 200,760   |
| Workers                          | 6,995     | 14,689    | 80,941    |
| Residents                        | 8,203     | 35,852    | 119,819   |
| <b>Household Summary</b>         |           |           |           |
| 2010 Households                  | 4,446     | 13,539    | 48,707    |
| 2010 Average Household Size      | 2.80      | 3.10      | 2.83      |
| 2020 Total Households            | 5,319     | 19,136    | 74,667    |
| 2020 Average Household Size      | 2.71      | 3.13      | 2.76      |
| 2022 Households                  | 5,579     | 21,024    | 81,383    |
| 2022 Average Household Size      | 2.69      | 3.13      | 2.76      |
| 2027 Households                  | 5,860     | 24,013    | 92,685    |
| 2027 Average Household Size      | 2.68      | 3.13      | 2.77      |
| 2022-2027 Annual Rate            | 0.99%     | 2.69%     | 2.63%     |
| 2010 Families                    | 3,203     | 10,189    | 31,023    |
| 2010 Average Family Size         | 3.31      | 3.55      | 3.43      |
| 2022 Families                    | 3,896     | 15,219    | 50,146    |
| 2022 Average Family Size         | 3.25      | 3.65      | 3.43      |
| 2027 Families                    | 4,095     | 17,417    | 57,403    |
| 2027 Average Family Size         | 3.22      | 3.64      | 3.42      |
| 2022-2027 Annual Rate            | 1.00%     | 2.73%     | 2.74%     |
| <b>Housing Unit Summary</b>      |           |           |           |
| 2000 Housing Units               | 4,266     | 10,261    | 34,441    |
| Owner Occupied Housing Units     | 58.6%     | 67.4%     | 55.7%     |
| Renter Occupied Housing Units    | 34.4%     | 25.2%     | 37.9%     |
| Vacant Housing Units             | 7.0%      | 7.4%      | 6.4%      |
| 2010 Housing Units               | 4,892     | 14,773    | 52,561    |
| Owner Occupied Housing Units     | 57.7%     | 66.3%     | 54.9%     |
| Renter Occupied Housing Units    | 33.2%     | 25.4%     | 37.8%     |
| Vacant Housing Units             | 9.1%      | 8.4%      | 7.3%      |
| 2020 Housing Units               | 5,712     | 20,354    | 80,167    |
| Vacant Housing Units             | 6.9%      | 6.0%      | 6.9%      |
| 2022 Housing Units               | 5,989     | 22,250    | 87,179    |
| Owner Occupied Housing Units     | 58.4%     | 67.4%     | 54.4%     |
| Renter Occupied Housing Units    | 34.8%     | 27.1%     | 39.0%     |
| Vacant Housing Units             | 6.8%      | 5.5%      | 6.6%      |
| 2027 Housing Units               | 6,312     | 25,591    | 100,052   |
| Owner Occupied Housing Units     | 59.0%     | 69.8%     | 56.6%     |
| Renter Occupied Housing Units    | 33.8%     | 24.0%     | 36.0%     |
| Vacant Housing Units             | 7.2%      | 6.2%      | 7.4%      |
| <b>Median Household Income</b>   |           |           |           |
| 2022                             | \$62,307  | \$66,862  | \$63,356  |
| 2027                             | \$69,219  | \$77,736  | \$74,009  |
| <b>Median Home Value</b>         |           |           |           |
| 2022                             | \$190,275 | \$207,096 | \$237,311 |
| 2027                             | \$235,183 | \$255,908 | \$282,700 |
| <b>2022 Households by Income</b> |           |           |           |
| Household Income Base            | 5,579     | 21,024    | 81,382    |
| <\$15,000                        | 10.1%     | 7.2%      | 9.3%      |
| \$15,000 - \$24,999              | 6.8%      | 6.1%      | 7.1%      |
| \$25,000 - \$34,999              | 9.2%      | 7.6%      | 7.0%      |
| \$35,000 - \$49,999              | 10.3%     | 12.1%     | 13.7%     |
| \$50,000 - \$74,999              | 22.8%     | 22.3%     | 20.5%     |
| \$75,000 - \$99,999              | 17.0%     | 18.2%     | 15.5%     |
| \$100,000 - \$149,999            | 14.6%     | 15.9%     | 15.0%     |
| \$150,000 - \$199,999            | 4.7%      | 5.3%      | 7.1%      |
| \$200,000+                       | 4.6%      | 5.2%      | 4.8%      |
| Average Household Income         | \$82,818  | \$87,634  | \$85,513  |



|                                                      | 5 miles | 10 miles | 15 miles |
|------------------------------------------------------|---------|----------|----------|
| <b>2022 Population 25+ by Educational Attainment</b> |         |          |          |
| Total                                                | 11,009  | 43,944   | 139,067  |
| Less than 9th Grade                                  | 6.1%    | 7.6%     | 5.9%     |
| 9th - 12th Grade, No Diploma                         | 9.5%    | 10.4%    | 7.9%     |
| High School Graduate                                 | 35.6%   | 29.8%    | 26.3%    |
| GED/Alternative Credential                           | 6.6%    | 5.9%     | 5.1%     |
| Some College, No Degree                              | 19.9%   | 20.6%    | 20.9%    |
| Associate Degree                                     | 4.3%    | 6.2%     | 6.7%     |
| Bachelor's Degree                                    | 12.9%   | 14.0%    | 18.6%    |
| Graduate/Professional Degree                         | 5.0%    | 5.5%     | 8.7%     |
| <b>2022 Population 15+ by Marital Status</b>         |         |          |          |
| Total                                                | 13,125  | 53,678   | 188,059  |
| Never Married                                        | 34.4%   | 36.0%    | 44.3%    |
| Married                                              | 46.5%   | 48.0%    | 42.3%    |
| Widowed                                              | 7.6%    | 5.5%     | 3.8%     |
| Divorced                                             | 11.6%   | 10.5%    | 9.6%     |

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