

**PREMIER FUTURE MIXED-USE DEVELOPMENT
SITE AVAILABLE IN PRIME LOCKHART LOCATION**

±40.04 ACRES FOR SALE

1301 Silent Valley Road, Lockhart, TX 78644



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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

PROPERTY INFORMATION



PROPERTY DESCRIPTION

Franklin Street is proud to present 1301 Silent Valley Road — a premier ±40.04-acre mixed-use development opportunity located in Lockhart, Texas, within the thriving Austin MSA. Ideally positioned at the southwest quadrant of the 130 Tollway and Highway 183, the site offers exceptional visibility and direct access to one of Central Texas' most important commercial corridors, seamlessly connecting the property to Downtown Austin, Highway 183, and Austin-Bergstrom International Airport.

Strategically situated in a rapidly expanding trade area, the property is surrounded by growing residential communities and major thoroughfares, making it a prime location for a wide range of uses, including light industrial, mixed commercial, multifamily, build-to-rent and single-family residential.

With strong traffic counts, a booming local economy, and increasing population growth, 1301 Silent Valley Road presents an outstanding opportunity for national developers and end-users seeking to establish a presence in one of the fastest-growing corridors in the region. Its unmatched access, visibility, and proximity to downtown Lockhart make this site a rare and highly desirable offering in the greater Austin market.

OFFERING SUMMARY

Address:	1301 Silent Valley Road, Lockhart, TX 78644
Pricing Guidance:	Subject to Offers
Acreage:	±40.04 Acres
Parcel ID Number:	R14645
County:	Caldwell County
Legal Description:	A068 CRENSHAW, CORNELIUS, ACRES 40.039
Zoning:	Residential Medium Density
Utilities:	Plum Creek Water & Sewer is Coming Soon
Floodplain:	None
Entitlements:	None
School District:	Lockhart Independent School District
AADT Traffic Counts:	130 Tollway: 10,858 VPD
Projected Site Use:	Mixed-Use

PROPOSED DEVELOPMENTS



1301 SILENT VALLEY ROAD - 40.04 AC / LOCKHART, TX 78644

AMENITIES MAP



1301 SILENT VALLEY ROAD - 40.04 AC / LOCKHART, TX 78644

LOCATION OVERVIEW

ABOUT LOCKHART

Located just 30 minutes southeast of Austin, Lockhart is a rapidly growing city within the Austin MSA that combines small-town charm with strategic development potential. Known as the "Barbecue Capital of Texas," Lockhart is attracting both residents and businesses with its affordability, central location, and pro-growth environment.

With direct access to major transportation corridors including SH 130 and Highway 183, Lockhart offers seamless connectivity to Austin-Bergstrom International Airport, Tesla's Gigafactory, and the greater Central Texas region. The city has become a hotspot for industrial, residential, and mixed-use development due to its increasing population, business-friendly leadership, and ample available land.

Fueled by regional infrastructure investments and a rising demand for affordable alternatives to Austin, Lockhart is positioned for long-term growth across all asset classes.

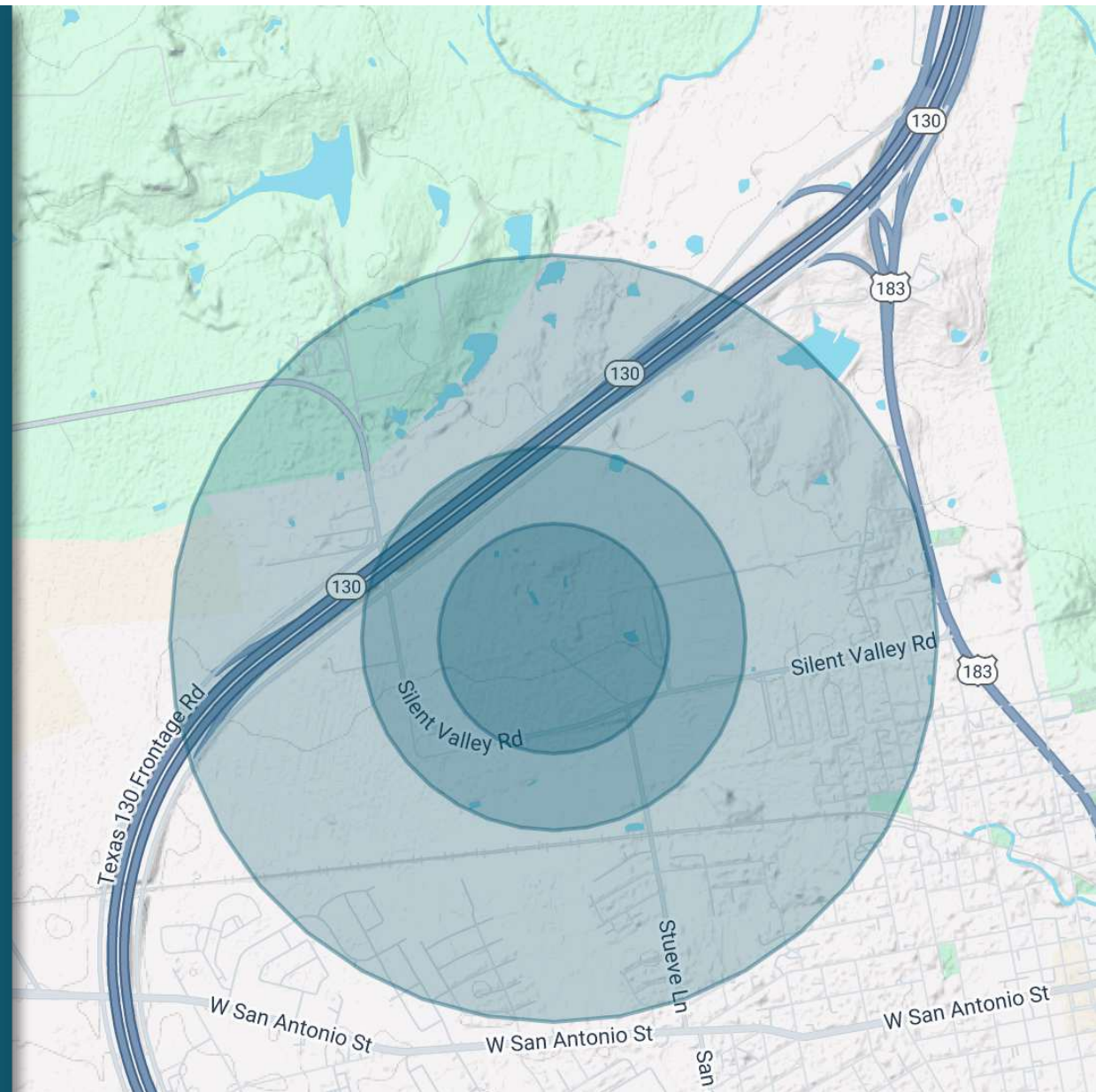


AREA OVERVIEW

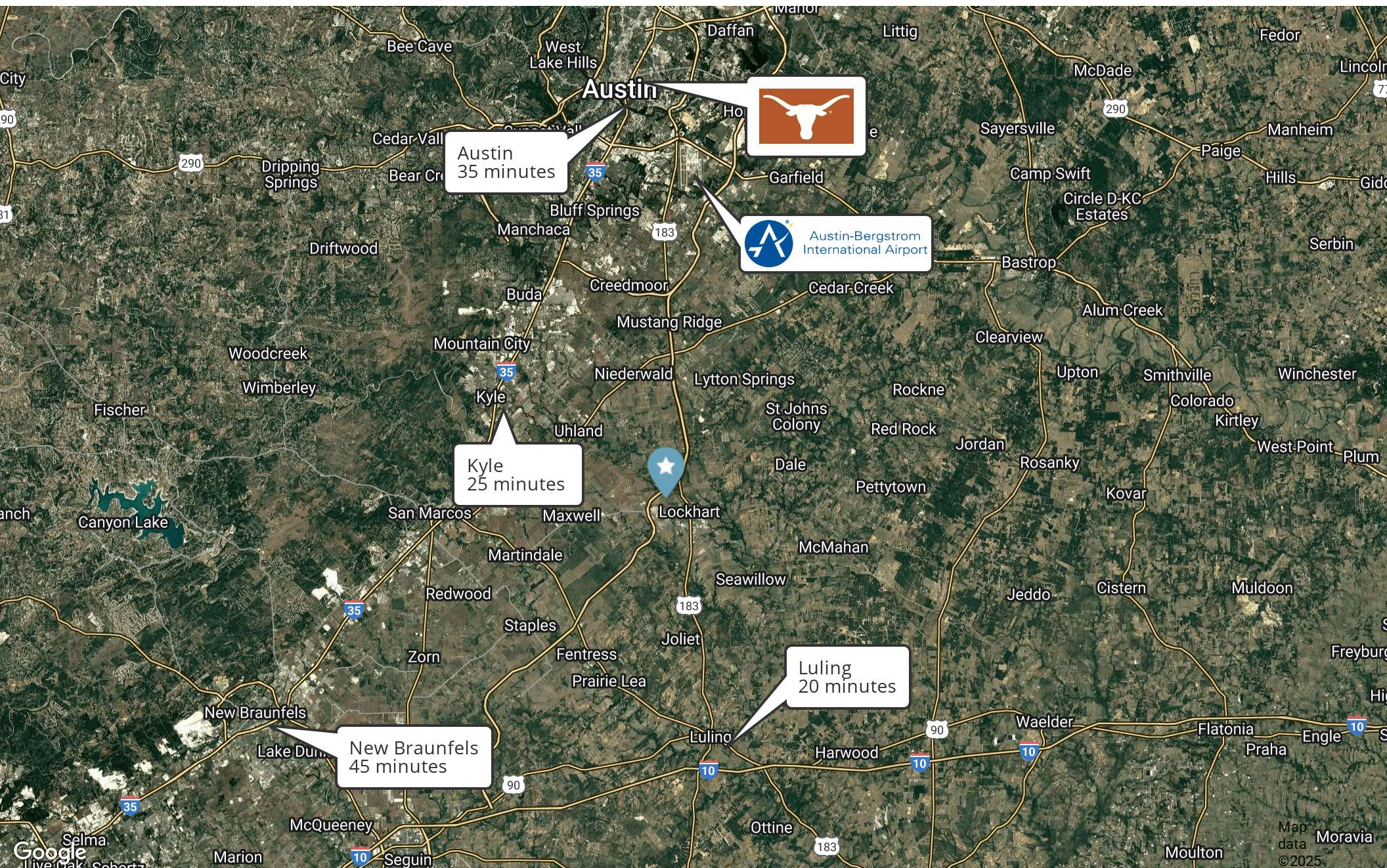
DEMOGRAPHICS

	3 MILES	5 MILES	7 MILE
POPULATION			
Total population	13,792	17,974	24,423
Median age	37.4	37.2	36.7
Median age (Male)	36.2	36.1	35.8
Median age (Female)	38.7	38.3	37.6
HOUSEHOLDS & INCOME			
Total households	5,102	6,251	8,343
# of persons per HH	2.6	2.6	2.7
Average HH income	\$99,768	\$102,328	\$109,494
Average house value	\$214,137	\$226,710	\$225,325

* Demographic data derived from 2020 ACS - US Census



REGIONAL MAP



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Presented By:

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130

Subject Property
±40.04 AC