



HAMPTON COMMERCIAL PRESENTS
±158 Acres in Lockhart, Austin Texas
\$9,000,000.00
www.Hampton-International.com





Lockhart by the Numbers


20 miles
to Austin Bergstrom International Airport


#2
Places with the Lowest Cost of Living in the Austin Area. - Niche.com


5000
New homes set to be built in or next to Lockhart in the next 3 years


38.2
Median age with a growing population of young families and entrepreneurs


777,066
Labor force (Within a 45-minute drive time)

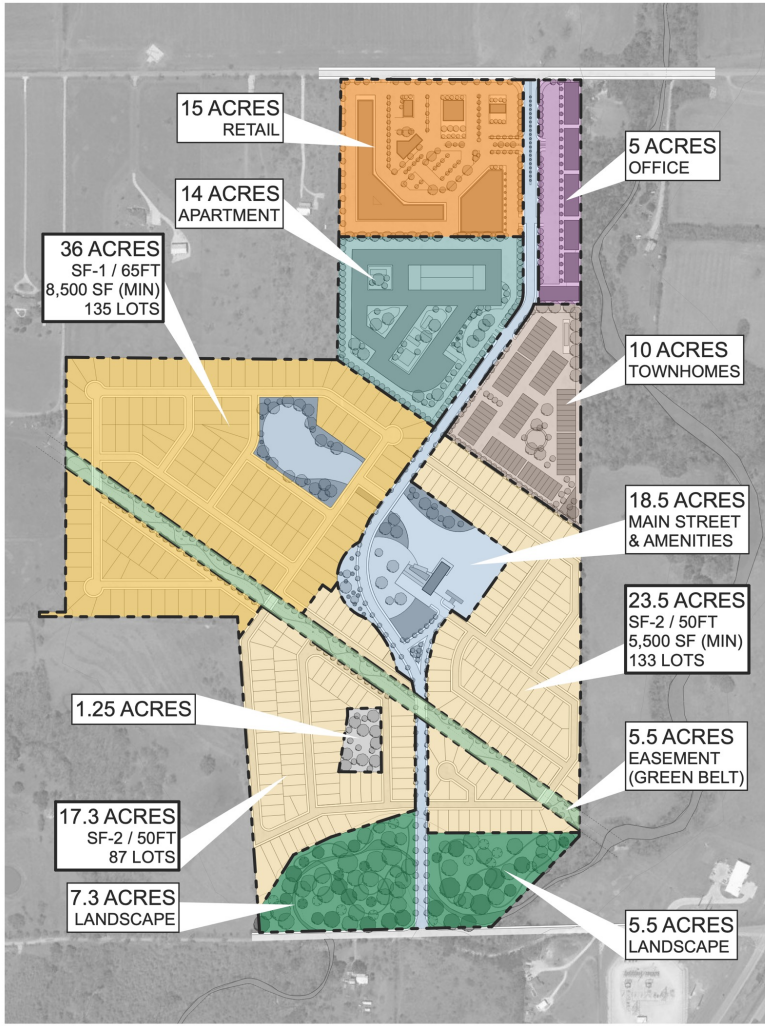
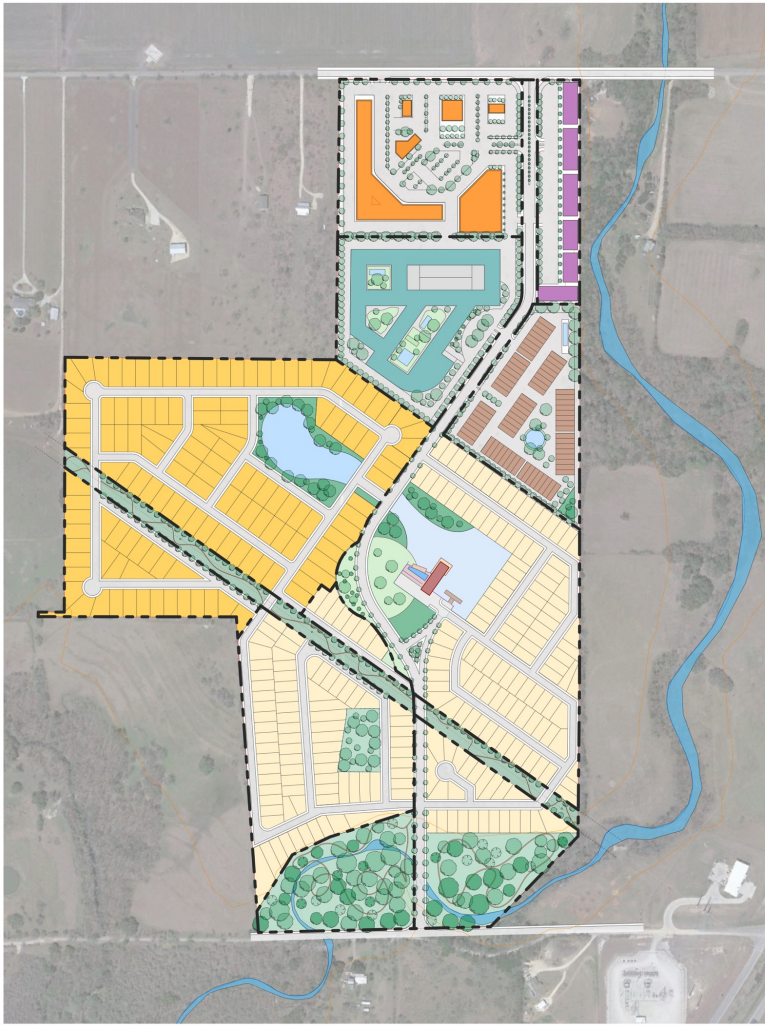












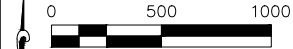
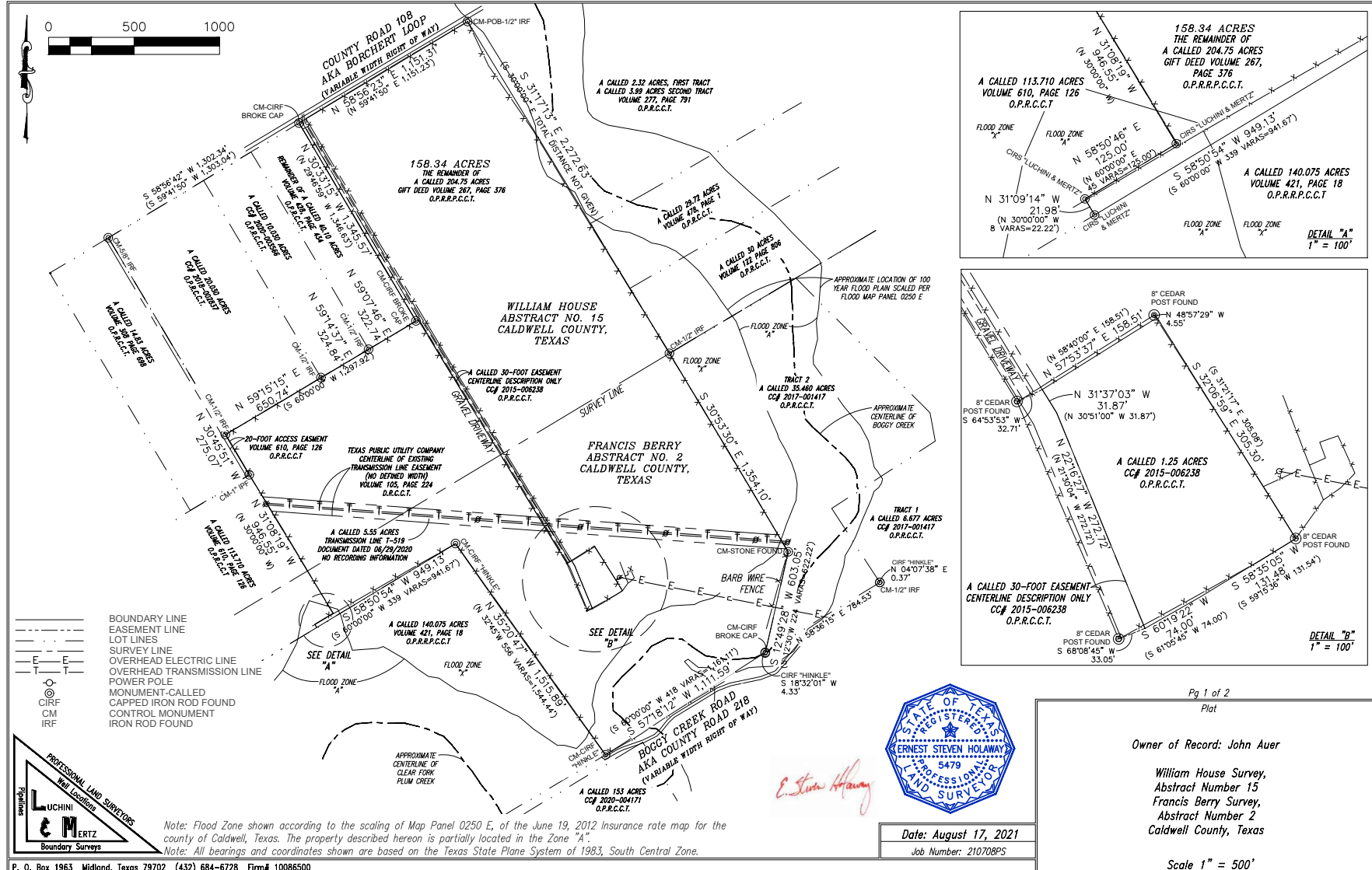
Preliminary
conceptuse
Design

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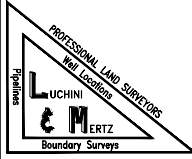
158 ACRES
LOCKHART • TEXAS



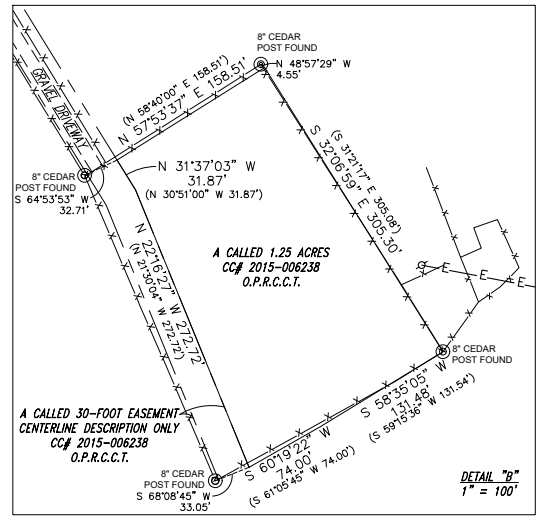
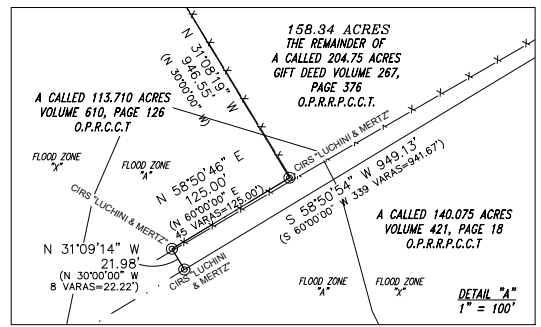
A | D | S |
ARCHITECTURE FIRM



- BOUNDARY LINE
- - - EASEMENT LINE
- - - LOT LINES
- - - SURVEY LINE
- - - OVERHEAD ELECTRIC LINE
- - - OVERHEAD TRANSMISSION LINE
- POWER POLE
- ⊙ MONUMENT-CALLED
- ⊙ CAPPED IRON ROD FOUND
- ⊙ CONTROL MONUMENT
- ⊙ IRON ROD FOUND



Note: Flood Zone shown according to the scaling of Map Panel 0250 E, of the June 19, 2012 Insurance rate map for the county of Caldwell, Texas. The property described hereon is partially located in the Zone "A".
 Note: All bearings and coordinates shown are based on the Texas State Plane System of 1983, South Central Zone.



Date: August 17, 2021
 Job Number: 210708PS

Pg 1 of 2
 Plat
 Owner of Record: John Auer
 William House Survey,
 Abstract Number 15
 Francis Berry Survey,
 Abstract Number 2
 Caldwell County, Texas
 Scale 1" = 500'



Downtown
Lockhart





Bluebonnet Elementary
[K-5th](#)



Lockhart Junior High School
[6th - 8th](#)



Lockhart High School
[9th - 12th](#)



Education In and Around Lockhart

The following are links to local public schools and educational opportunities near the City of Lockhart:

Universities

- [Texas State University](#)
- [The University of Texas](#)
- [Concordia College](#)
- [St. Edward's University](#)
- [Huston-Tillotson College](#)
- [Austin Community College](#)

Training Classes

- [Technology Center](#)
- [Gary Job Corp](#)

Lockhart ISD

- [Carver Kindergarten](#)
- [Bluebonnet Elementary](#)
- [Clear Fork Elementary](#)
- [Navarro Elementary](#)
- [Plum Creek Elementary School](#)
- [Alma Brewer Strawn Elementary School](#)
- [Lockhart Junior High](#)
- [LHS Freshman Campus](#)
- [Lockhart High School](#)
- [Pride High School](#)

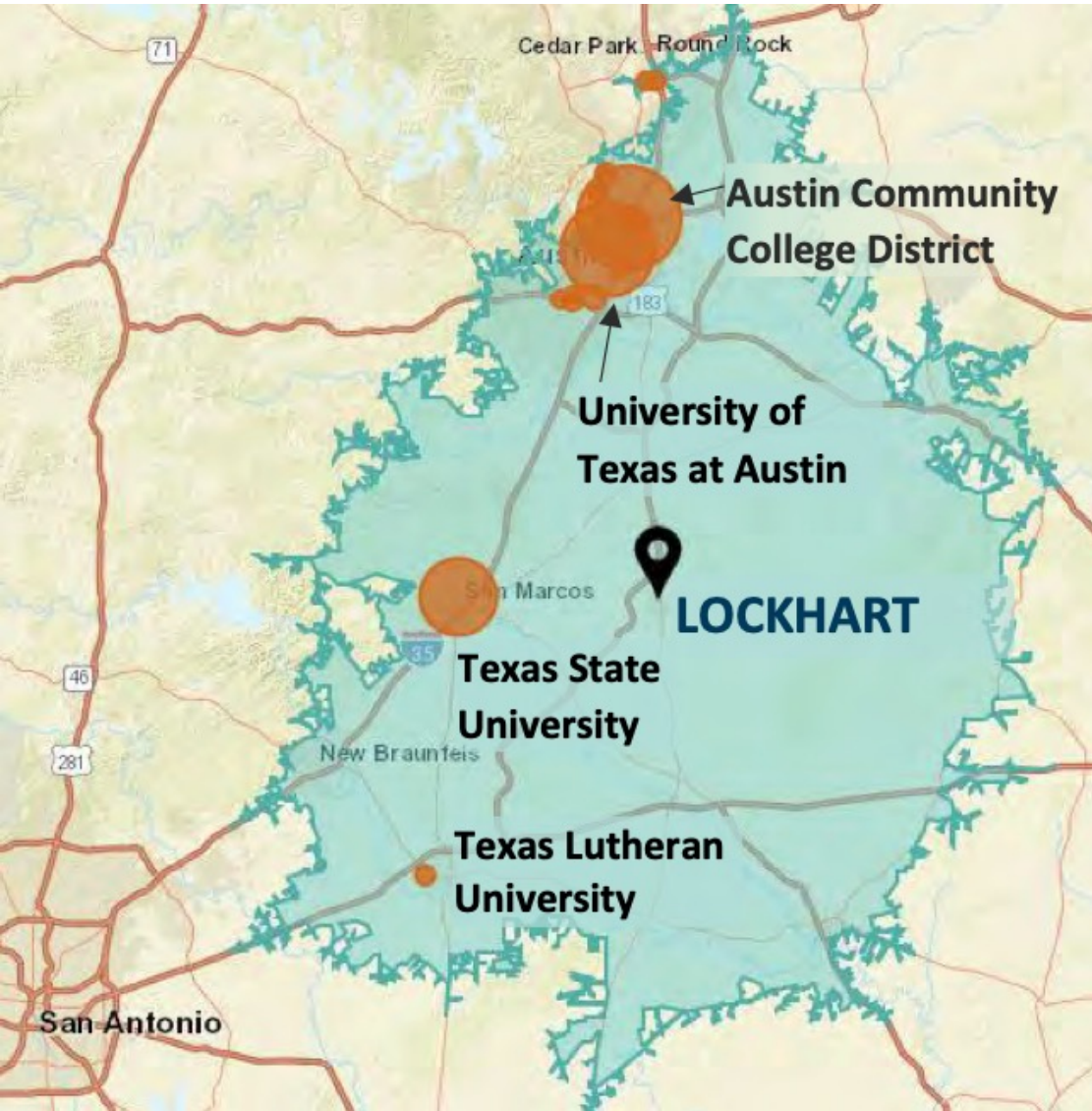


Figure 5.15 Colleges & Universities (45-Minute Drive-Time of Lockhart)

16 schools within 45 minutes have an enrollment of 177,218 students.

- The closest campus to Lockhart is Texas State University, located in San Marcos, with almost 43,000 students enrolled.
- Austin Community College District's 62,000 students are distributed throughout the 11-campus system in the greater Austin area.
- The University of Texas at Austin is the second-largest school in this group with 55,000 students.

Childhood and female equity

78644 (Lockhart)
Geography: ZIP Code



\$187,736 ↓
Median Home Value
36% lower than **Texas** which is **\$255,469**



\$65,009
Median Household Income



8.7%
HHs on Food Stamps/SNAP

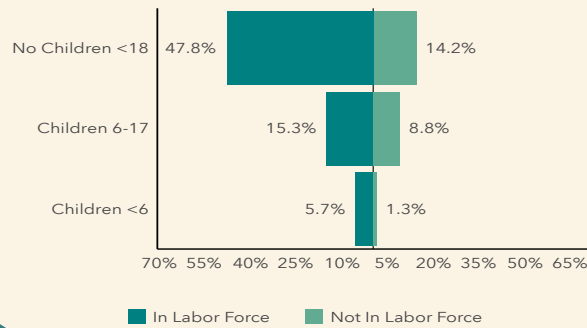


125
Housing Affordability Index

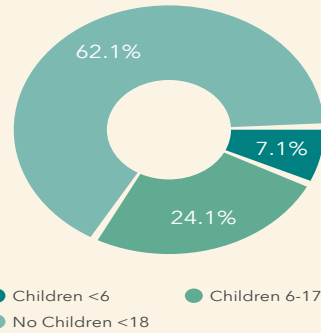


Age <18 **5,129** Age 18-64 **13,599** Age 65+ **3,785** Total Pop **22,513** Pop Growth **1.68%** Average HH Size **2.80** Median Net Worth **\$138,310**

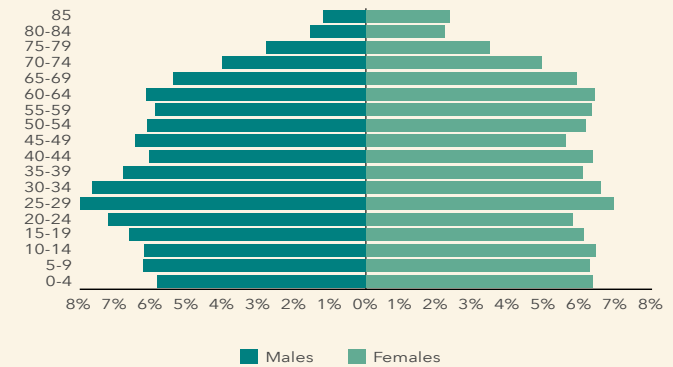
Working status



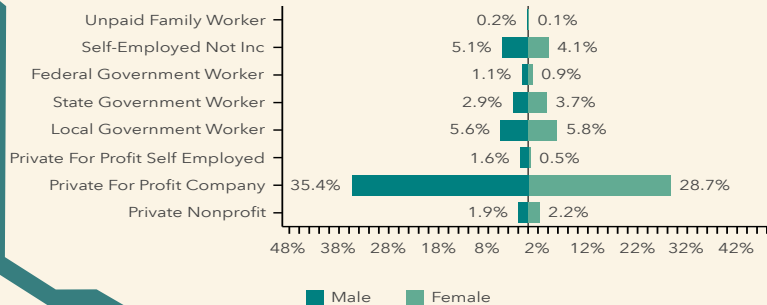
Females aged 20-64



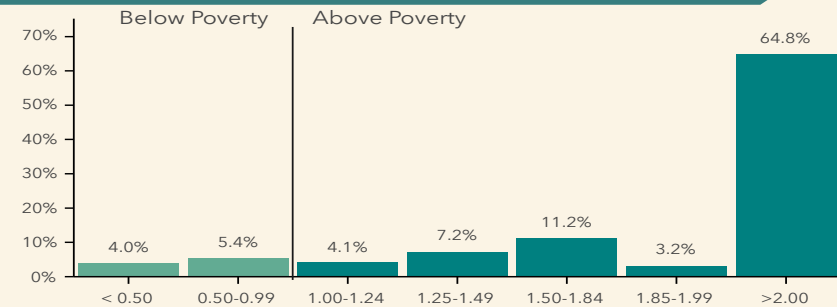
Age pyramid



Class of worker

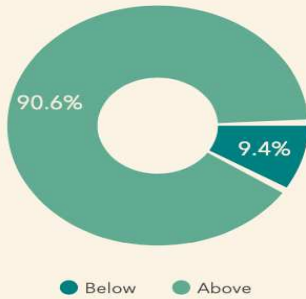


Poverty ratio

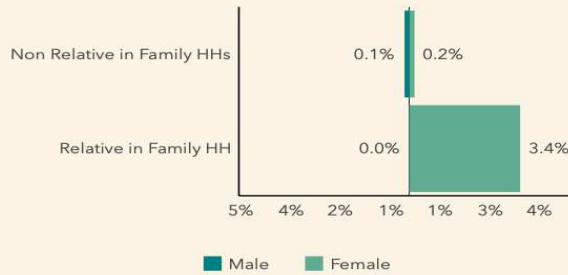




Population by poverty status



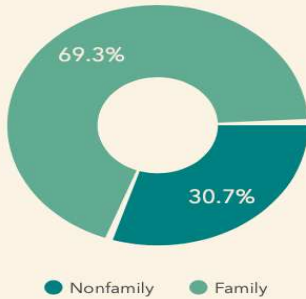
Other people in family dwellings by head of HH: Below poverty status



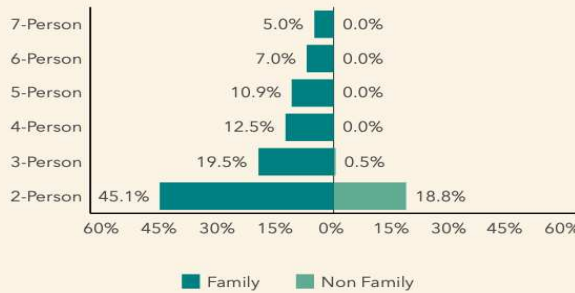
Other people in family dwellings by head of HH: Above poverty status



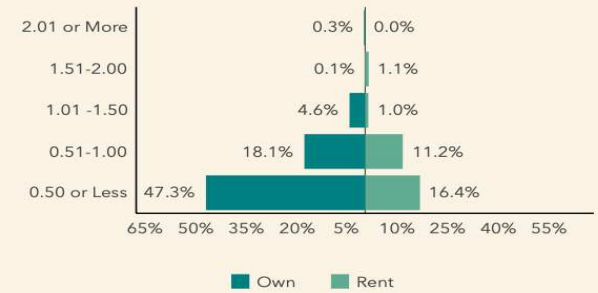
Households by type



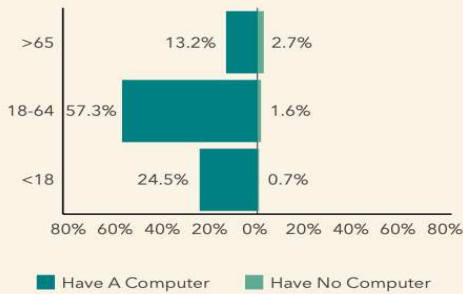
Households by type and size



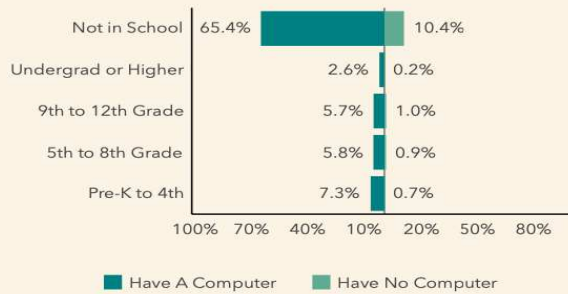
Avg people per room in dwelling



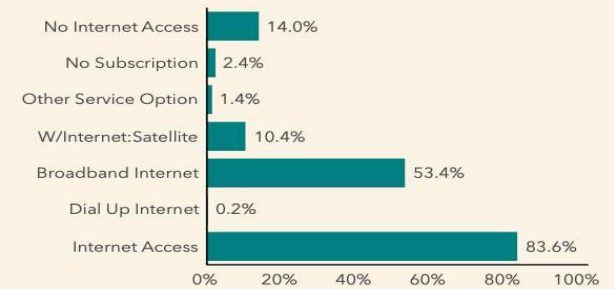
Have a computer at home by age



HHs with child aged 3+ computer access



Computer and internet service





Employment Overview

78644 (Lockhart)

Geography: ZIP Code

INCOME

\$28,084
Per Capita Income

\$65,009
Median Household Income

\$138,310
Median Net Worth

EDUCATION

13.9%
No High School Diploma

34.2%
High School Diploma

22.5%
Some College

21.5%
Bachelor's/Grad/Prof Degree

BUSINESS

664
Total Businesses

6,568
Total Employees

KEY FACTS

22,513
Population

38.1
Median Age

7,483
Households

\$54,827
Median Disposable Income

COMMUTERS

14.9%
Spend 7+ hours commuting to and from work per week

81.2%
Drive Alone to Work

EMPLOYMENT

56.8%
White Collar

29.6%
Blue Collar

13.6%
Services

2.3%
Unemployment Rate



This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, ACS. The vintage of the data is 2023, 2028, 2017-2021.



Frozen treat maker breaks ground on Lockhart factory

LOCKHART, Texas (KXAN) – On Tuesday, Oct 17, 2023

the Ziegenfelder Company broke ground on its new manufacturing factory in Lockhart, about 30 miles south of Austin. The company makes Twin Pops and Monster Pops, frozen treats you can find in stores across the country.

“We have a lot of customers, a lot of consumers in Texas. Texas is one of our largest states,” Ziegenfelder Company President Kevin Heller told KXAN. This will be the fourth factory for the company. It could be open and running by the end of 2024.

The new location is being built just west of State Highway 130. The \$46 million facility is expected to bring 100 jobs.



Titan Development Announces Groundbreaking of Building 1 at Lockhart 130 Industrial Park in Lockhart, Texas



Titan Development, one of the most active industrial developers in Central Texas, has secured the first tenant for its multi-building business park in the small city of Lockhart. A local official called the lease and the park's groundbreaking "important milestones for an industrial park that we expect will contribute significantly to creating future job opportunities in our community."

The Barbecue Capital of Texas



21%

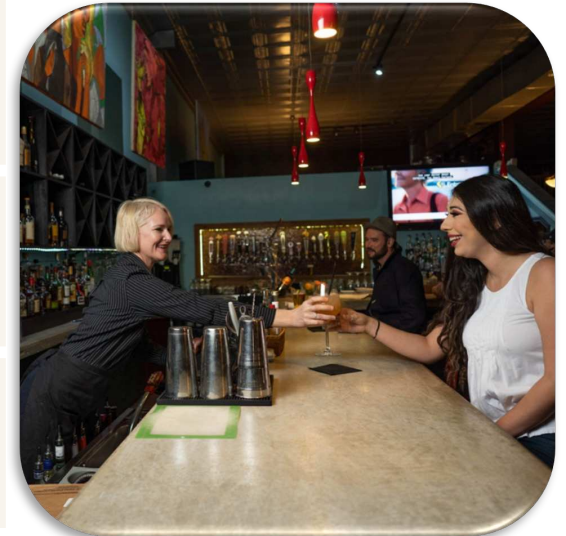
Cost of living 21% lower than the US average

87

Cost of living 87 compared to national base of 100

\$138k

Median Home Price: \$138k – lowest in the Austin MSA



KELLERWILLIAMS
LAND

Cecilia Hampton, CCIM

214-326-5903

CHampton@kwcommercial.com
[www.Hampton- International.com](http://www.Hampton-International.com)



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HAMPTON COMMERCIAL | 2023



Information About Brokerage Services

11-2-2015

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:
 - 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.

Keller Williams Realty Allen Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0490032 License No.	klrw246@kw.com Email	972-747-5100 Phone
Steve Roseberry Designated Broker of Firm	0581846 License No.	sroseberry@kw.com Email	972-747-5100 Phone
Richard Licare Licensed Supervisor of Sales Agent/ Associate	0618702 License No.	licare@kw.com Email	972-747-5100 Phone
Cecilia Hampton Sales Agent/Associate's Name	0628336 License No.	ceciliahampton@kw.com Email	214-326-5903 Phone
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		Date	
Buyer/Tenant/Seller/Landlord Initials			

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Keller Williams - Allen 1002 Raintree Circle Allen, TX 75013

Cecilia Hampton IABS 1-0

TXR 2501

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