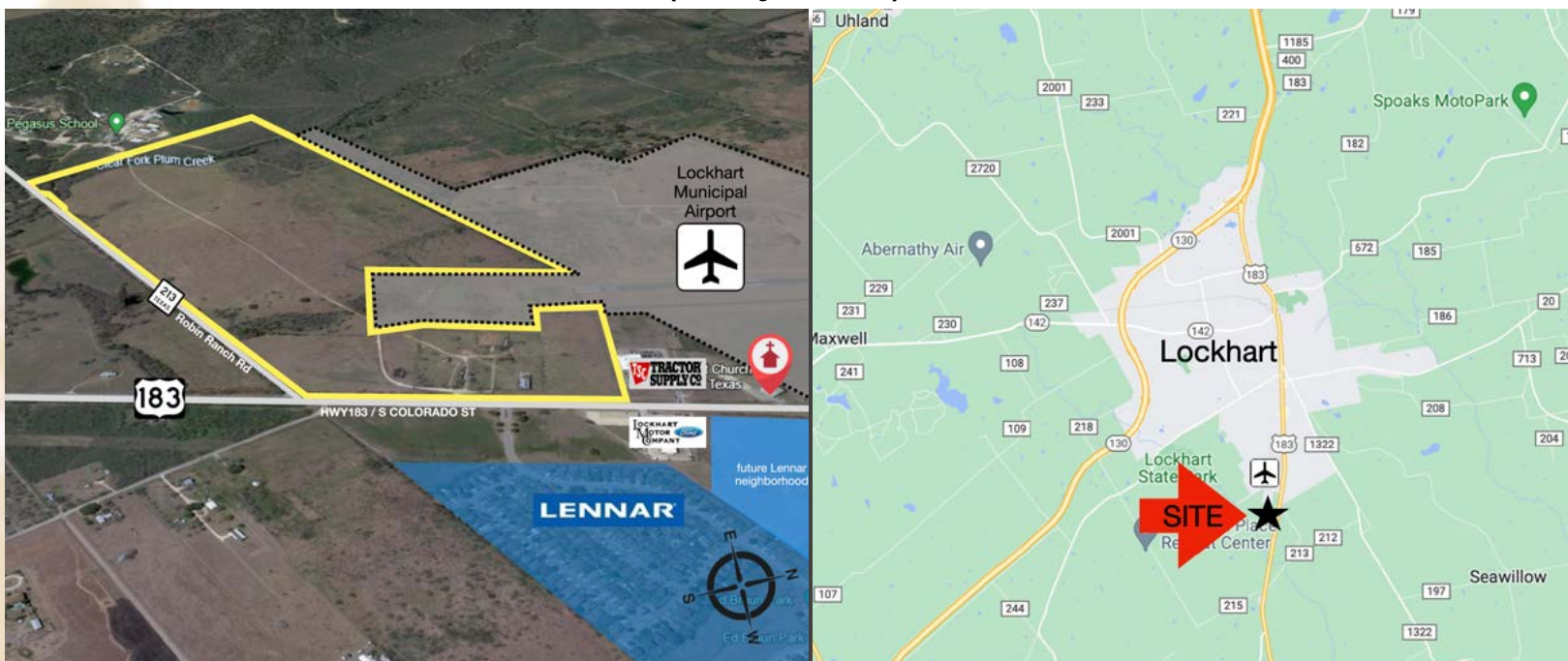


FOR SALE ±174 Mixed-Use Development Site

2515 S Colorado St (Hwy 183), Lockhart, TX 78644



LOCATION	Located at the northwest corner of Hwy 183 and Robin Ranch Rd; and just south of the Lockhart Airport.	FRONTAGE/ ACCESS	±1,701 feet of frontage on Hwy 183 ±3,703 feet of frontage on Robin Ranch Rd.
SIZE	±174.64 Acres (see enclosed survey)	TOPOGRAPHY	The Property slopes down from Colorado St to the back portion where Clear Fork Plum Creek traverses the Property. (See enclosed topographic map)
UTILITIES	Water - located within the CCN of Aqua Water Supply, where there is a 4" and 1.5" water line servicing the property. There is an 8" City of Lockhart water line stubbed out to the north property line. Wastewater - City of Lockhart Lift Station is adjacent to the Property; with a 15" Gravity line feeding into it. Electricity - Bluebonnet Electric	FLOOD HAZARD	A portion along the backside of the Property lies within the 100-year floodplain. See Survey and FEMA map.
ZONING	The northern portion is zoned AG while the remainder is outside the city limits and therefore unzoned. Lockhart's Future Land Use map indicates the city's willingness to support both General Heavy Commercial along the Hwy 183 frontage leaving the back portion to be proposed by the Applicant. Located in a Texas Opportunity Zone. click to view drone video click to view aerial slideshow	SCHOOL DISTRICT	Lockhart ISD
		JURISDICTION	Caldwell County
		TRAFFIC COUNT	11,173 VPD approximately ¼ mi. south (TXDOT 2023) 23,918 VPD approximately ½ mi. north (TXDOT 2023)
		PRICE	\$68,500.00 per acre
		COMMENTS	Great Mixed-Use Development Site approximately 3 miles south of downtown Lockhart. Great access to Hwy 183. Owner reserves the right to remove any and all moveable buildings/ personal property currently located on the Property prior to Closing.

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

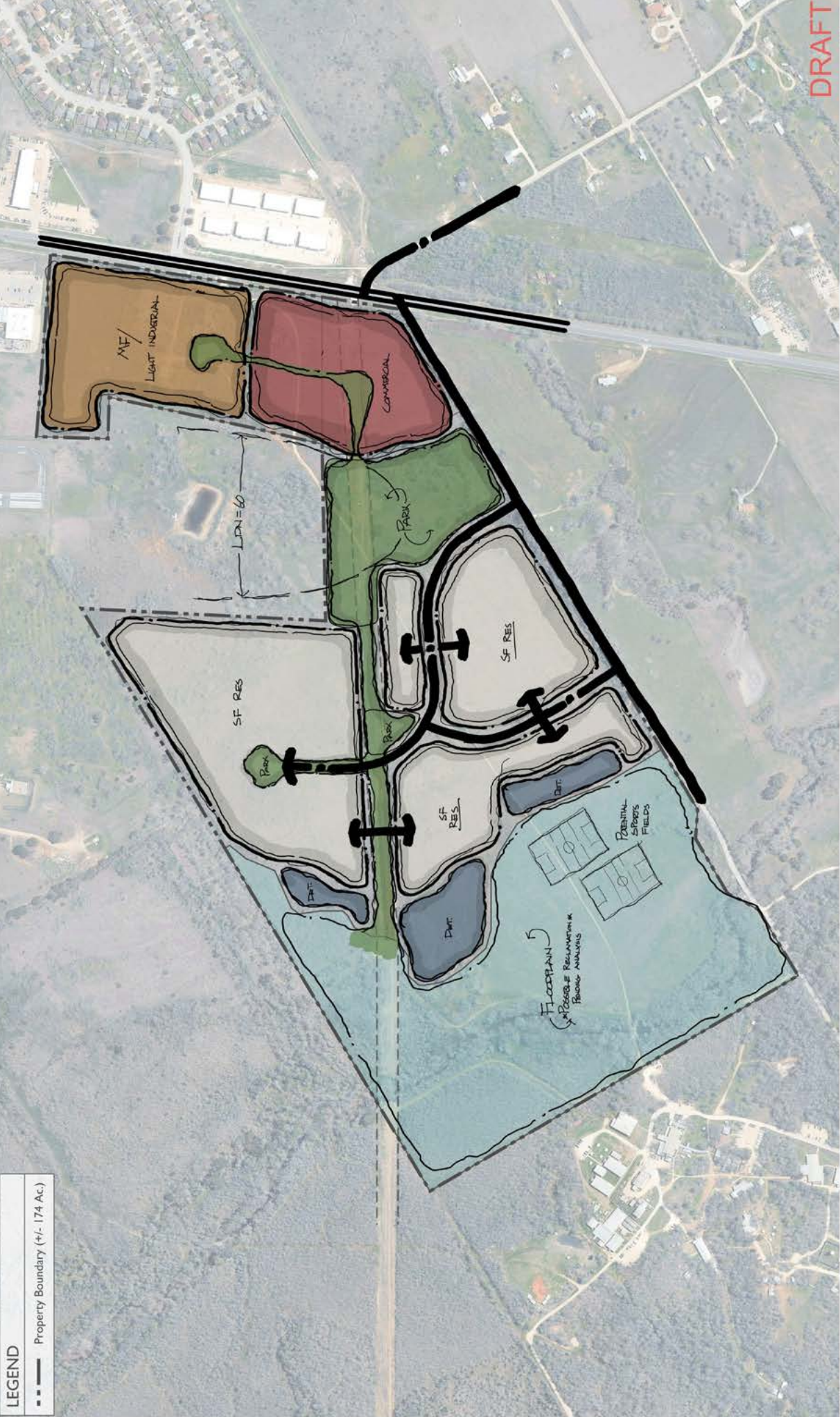
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 789-0909
spence@matexas.com

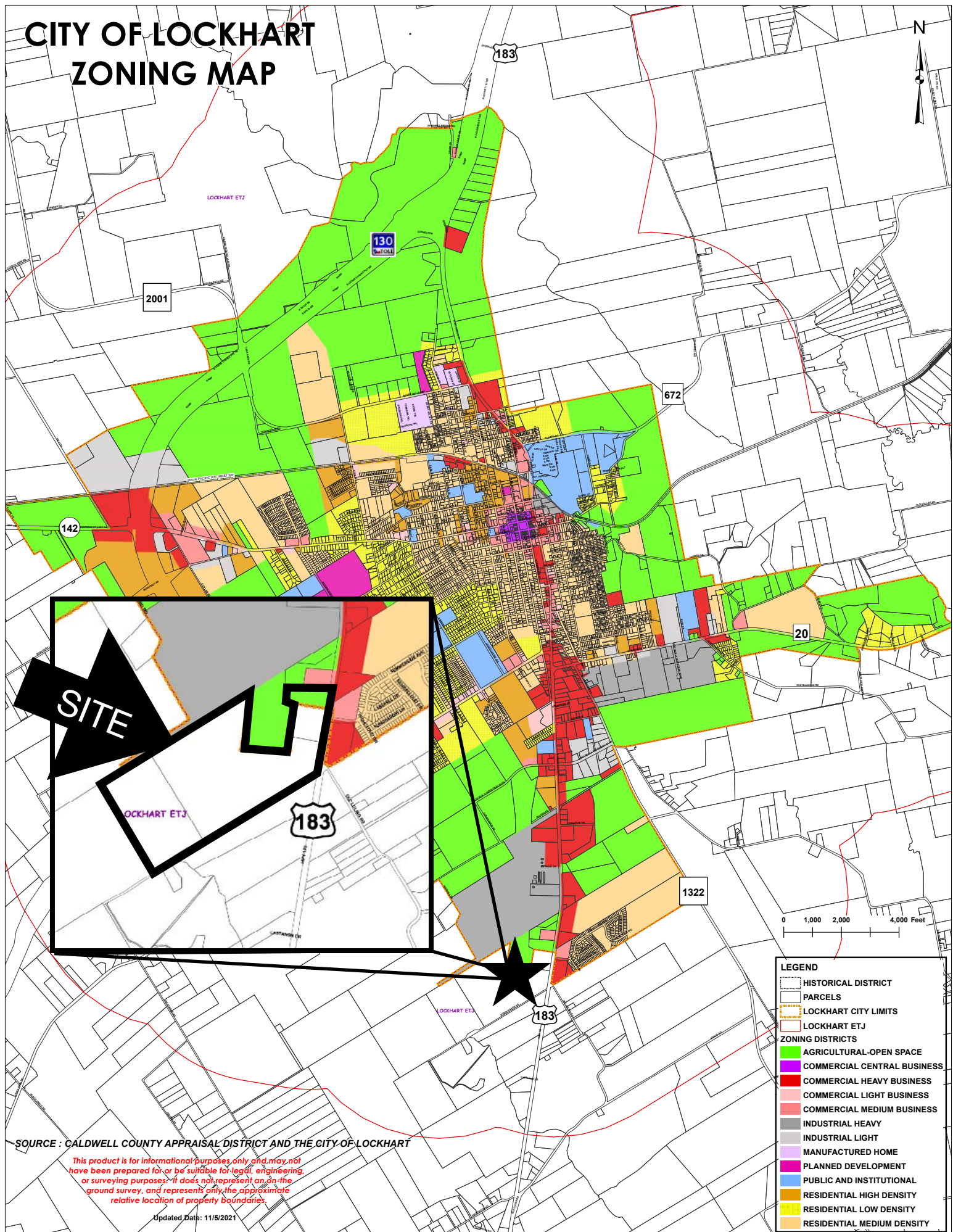
This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

LEGEND

--- Property Boundary (+/- 174 Ac.)



CITY OF LOCKHART ZONING MAP

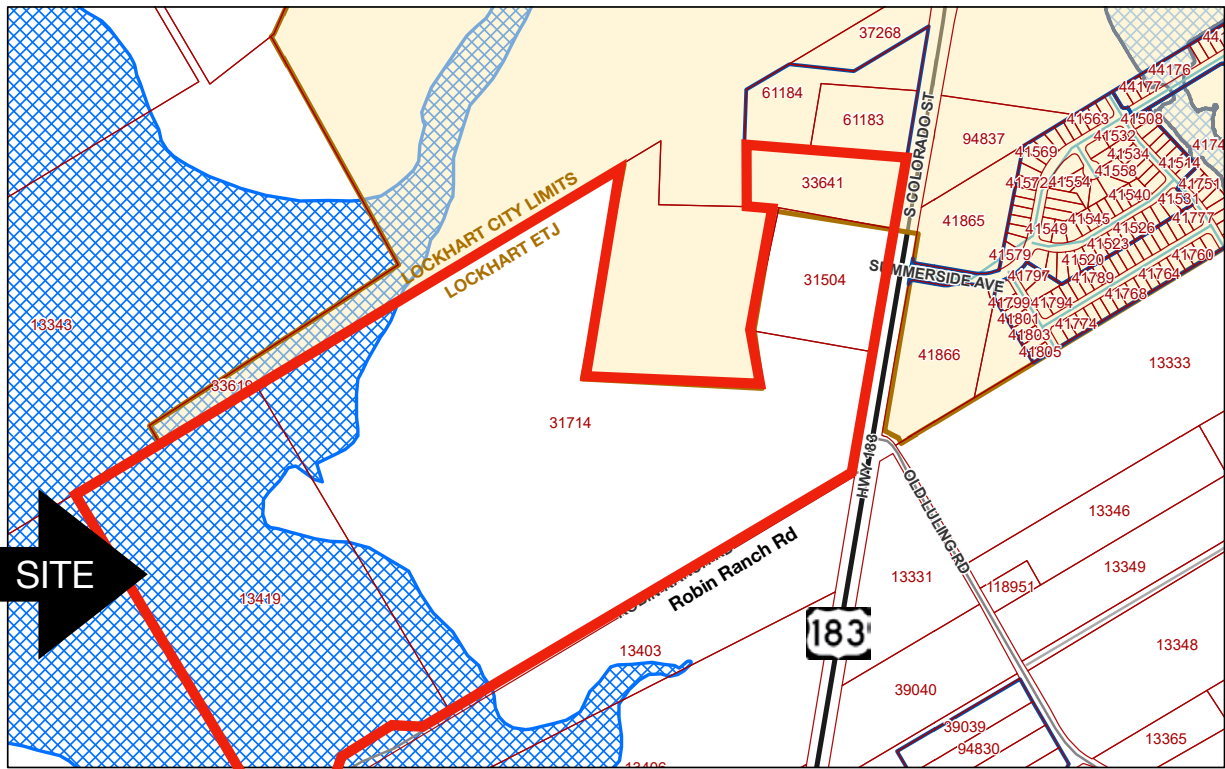


SOURCE : CALDWELL COUNTY APPRAISAL DISTRICT AND THE CITY OF LOCKHART

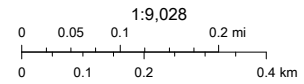
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey, and represents only the approximate relative location of property boundaries.

Updated Date: 11/5/2021

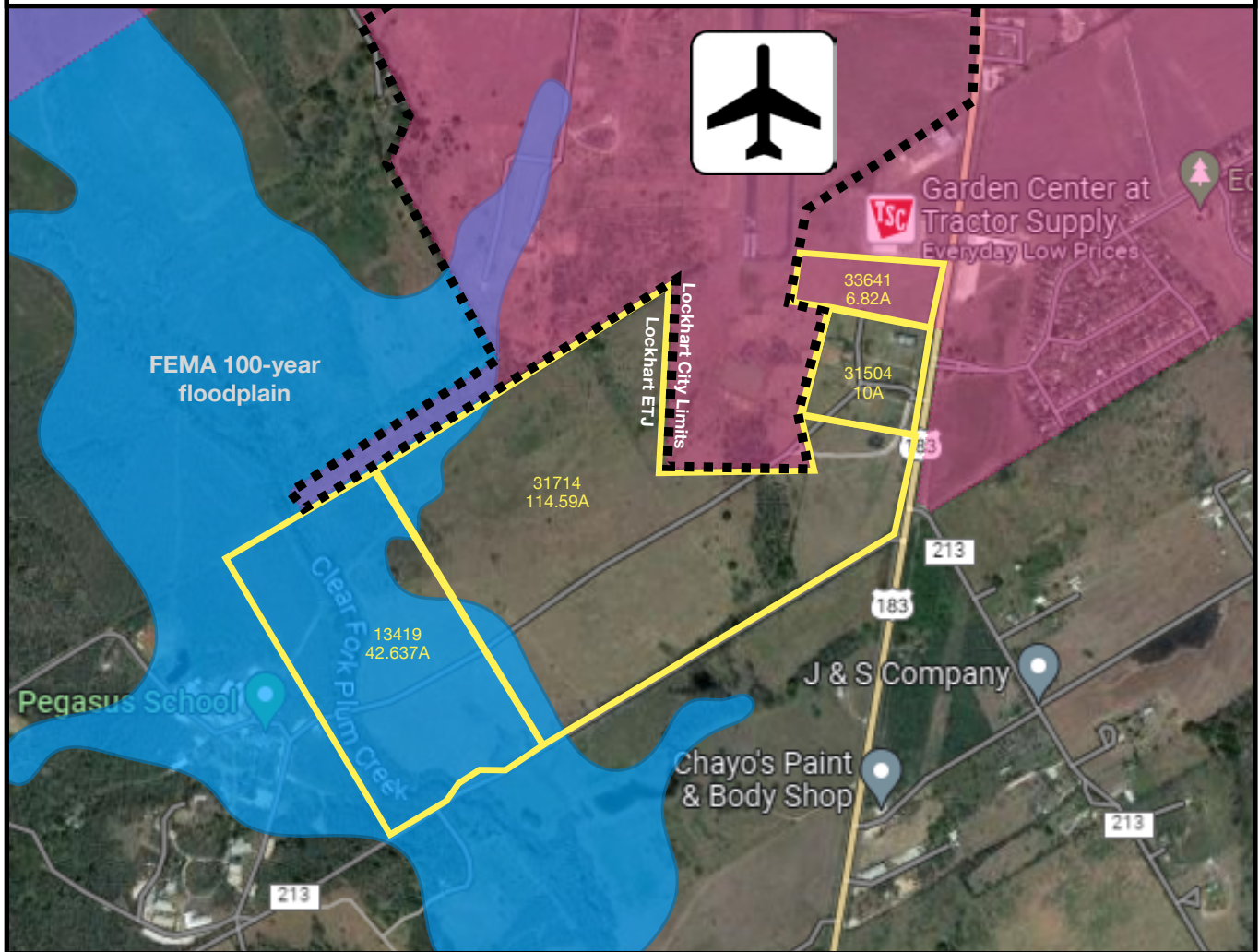
Caldwell CAD Web Map



- Parcels
- Streets
- County Road
- Subdivisions
- Highway
- City Street
- City Limits
- US Highway
- Other



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.



Waterline Distribution Map

The map displays a proposed waterline route in blue, starting from the intersection of S Colorado St and Old Living Rd, running north along Old Living Rd, and then turning east to connect to the existing waterline network. The site location is marked with a black arrow and the word "SITE". Surrounding properties are labeled with their addresses, including 13341, 13343, 13414, 13412, 13343, 13419, 13378, 115553, 13378, 13411, 13406, 13403, 13371, 31714, 31504, 33641, 61184, 61183, 37268, 33619, 17196, 17193, 17190, 1200, 41569, 41570, 41571, 41572, 41573, 41574, 41575, 41576, 41577, 41578, 41579, 41580, 41581, 41582, 41583, 41584, 41585, 41586, 41587, 41588, 41589, 41590, 41591, 41592, 41593, 41594, 41595, 41596, 41597, 41598, 41599, 41600, 41601, 41602, 41603, 41604, 41605, 41606, 41607, 41608, 41609, 41610, 41611, 41612, 41613, 41614, 41615, 41616, 41617, 41618, 41619, 41620, 41621, 41622, 41623, 41624, 41625, 41626, 41627, 41628, 41629, 41630, 41631, 41632, 41633, 41634, 41635, 41636, 41637, 41638, 41639, 41640, 41641, 41642, 41643, 41644, 41645, 41646, 41647, 41648, 41649, 41650, 41651, 41652, 41653, 41654, 41655, 41656, 41657, 41658, 41659, 41660, 41661, 41662, 41663, 41664, 41665, 41666, 41667, 41668, 41669, 41670, 41671, 41672, 41673, 41674, 41675, 41676, 41677, 41678, 41679, 41680, 41681, 41682, 41683, 41684, 41685, 41686, 41687, 41688, 41689, 41690, 41691, 41692, 41693, 41694, 41695, 41696, 41697, 41698, 41699, 41700, 41701, 41702, 41703, 41704, 41705, 41706, 41707, 41708, 41709, 41710, 41711, 41712, 41713, 41714, 41715, 41716, 41717, 41718, 41719, 41720, 41721, 41722, 41723, 41724, 41725, 41726, 41727, 41728, 41729, 41730, 41731, 41732, 41733, 41734, 41735, 41736, 41737, 41738, 41739, 41740, 41741, 41742, 41743, 41744, 41745, 41746, 41747, 41748, 41749, 41750, 41751, 41752, 41753, 41754, 41755, 41756, 41757, 41758, 41759, 41760, 41761, 41762, 41763, 41764, 41765, 41766, 41767, 41768, 41769, 41770, 41771, 41772, 41773, 41774, 41775, 41776, 41777, 41778, 41779, 41780, 41781, 41782, 41783, 41784, 41785, 41786, 41787, 41788, 41789, 41790, 41791, 41792, 41793, 41794, 41795, 41796, 41797, 41798, 41799, 41800, 41801, 41802, 41803, 41804, 41805, 41806, 41807, 41808, 41809, 41810, 41811, 41812, 41813, 41814, 41815, 41816, 41817, 41818, 41819, 41820, 41821, 41822, 41823, 41824, 41825, 41826, 41827, 41828, 41829, 41830, 41831, 41832, 41833, 41834, 41835, 41836, 41837, 41838, 41839, 41840, 41841, 41842, 41843, 41844, 41845, 41846, 41847, 41848, 41849, 41850, 41851, 41852, 41853, 41854, 41855, 41856, 41857, 41858, 41859, 41860, 41861, 41862, 41863, 41864, 41865, 41866, 41867, 41868, 41869, 41870, 41871, 41872, 41873, 41874, 41875, 41876, 41877, 41878, 41879, 41880, 41881, 41882, 41883, 41884, 41885, 41886, 41887, 41888, 41889, 41890, 41891, 41892, 41893, 41894, 41895, 41896, 41897, 41898, 41899, 41900, 41901, 41902, 41903, 41904, 41905, 41906, 41907, 41908, 41909, 41910, 41911, 41912, 41913, 41914, 41915, 41916, 41917, 41918, 41919, 41920, 41921, 41922, 41923, 41924, 41925, 41926, 41927, 41928, 41929, 41930, 41931, 41932, 41933, 41934, 41935, 41936, 41937, 41938, 41939, 41940, 41941, 41942, 41943, 41944, 41945, 41946, 41947, 41948, 41949, 41950, 41951, 41952, 41953, 41954, 41955, 41956, 41957, 41958, 41959, 41960, 41961, 41962, 41963, 41964, 41965, 41966, 41967, 41968, 41969, 41970, 41971, 41972, 41973, 41974, 41975, 41976, 41977, 41978, 41979, 41980, 41981, 41982, 41983, 41984, 41985, 41986, 41987, 41988, 41989, 41990, 41991, 41992, 41993, 41994, 41995, 41996, 41997, 41998, 41999, 42000, 42001, 42002, 42003, 42004, 42005, 42006, 42007, 42008, 42009, 42010, 42011, 42012, 42013, 42014, 42015, 42016, 42017, 42018, 42019, 42020, 42021, 42022, 42023, 42024, 42025, 42026, 42027, 42028, 42029, 42030, 42031, 42032, 42033, 42034, 42035, 42036, 42037, 42038, 42039, 42040, 42041, 42042, 42043, 42044, 42045, 42046, 42047, 42048, 42049, 42050, 42051, 42052, 42053, 42054, 42055, 42056, 42057, 42058, 42059, 42060, 42061, 42062, 42063, 42064, 42065, 42066, 42067, 42068, 42069, 42070, 42071, 42072, 42073, 42074, 42075, 42076, 42077, 42078, 42079, 42080, 42081, 42082, 42083, 42084, 42085, 42086, 42087, 42088, 42089, 42090, 42091, 42092, 42093, 42094, 42095, 42096, 42097, 42098, 42099, 42100, 42101, 42102, 42103, 42104, 42105, 4

Map Legend

SEWERLINES

Type

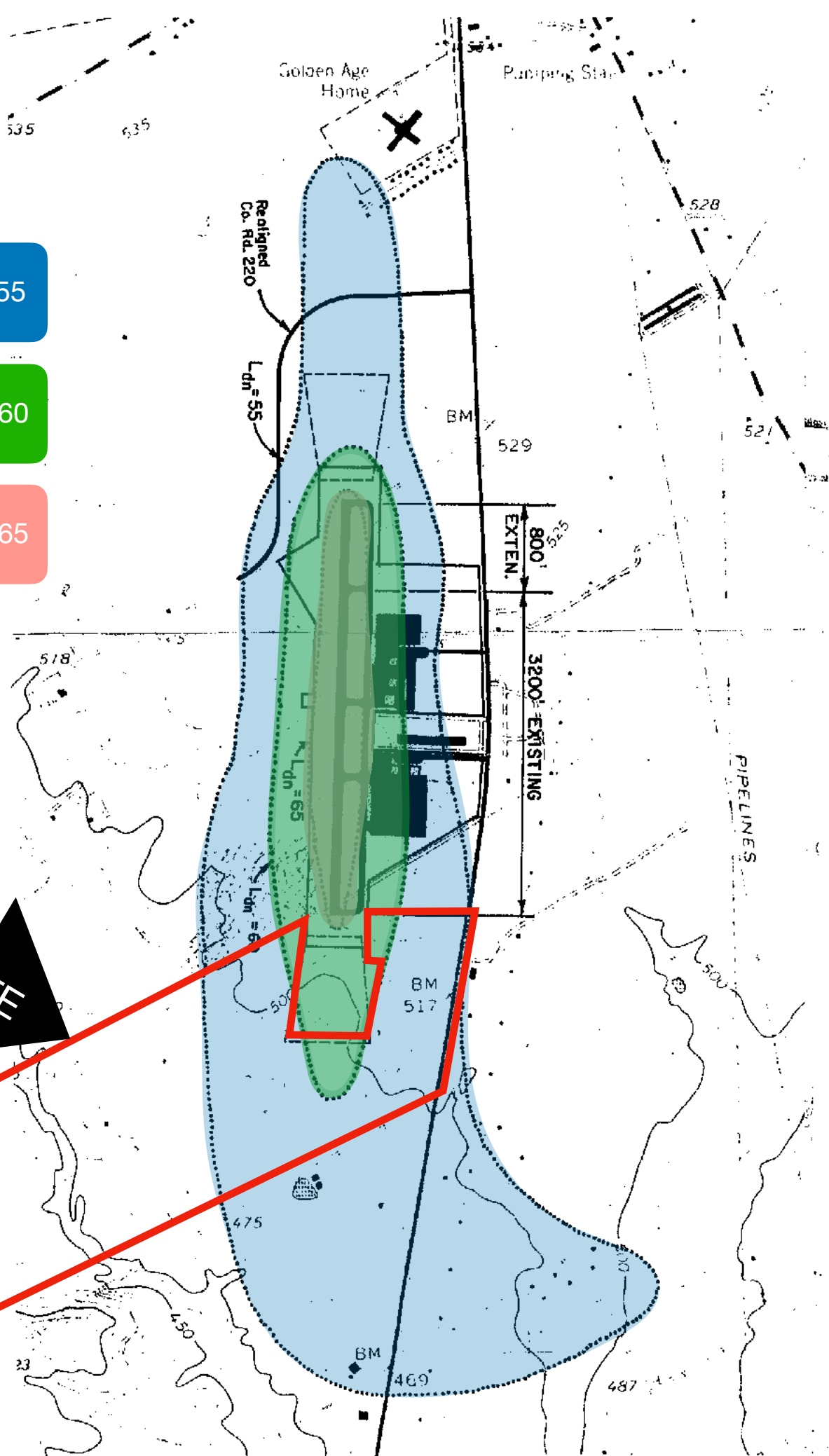
- Force Main
- Gravity
- PARCEL BOUNDARY
- LOCKHART ETJ

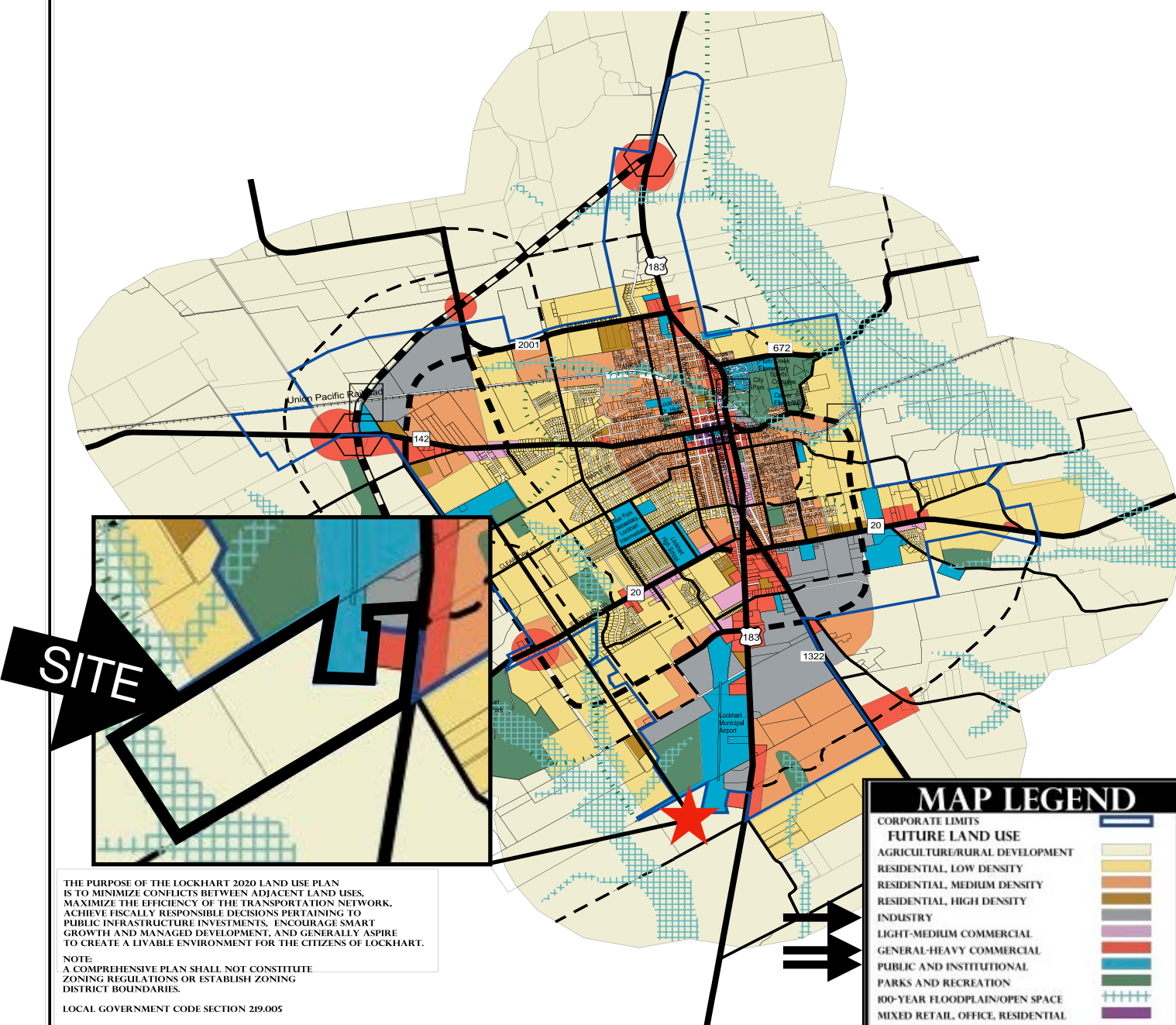
$L_{dn} = 55$

$L_{dn} = 60$

$L_{dn} = 65$

SITE





THE PURPOSE OF THE LOCKHART 2020 LAND USE PLAN IS TO MINIMIZE CONFLICTS BETWEEN ADJACENT LAND USES, MAXIMIZE THE EFFICIENCY OF THE TRANSPORTATION NETWORK, ACHIEVE FISCALLY RESPONSIBLE DECISIONS PERTAINING TO PUBLIC INFRASTRUCTURE INVESTMENTS, ENCOURAGE SMART GROWTH AND MANAGED DEVELOPMENT, AND GENERALLY ASPIRE TO CREATE A LIVABLE ENVIRONMENT FOR THE CITIZENS OF LOCKHART.

NOTE:
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES.

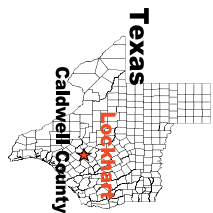
LOCAL GOVERNMENT CODE SECTION 219.005



MAP LEGEND		
CORPORATE LIMITS		
FUTURE LAND USE		
AGRICULTURE/RURAL DEVELOPMENT	[Pattern]	
RESIDENTIAL, LOW DENSITY	[Pattern]	
RESIDENTIAL, MEDIUM DENSITY	[Pattern]	
RESIDENTIAL, HIGH DENSITY	[Pattern]	
INDUSTRY	[Pattern]	
LIGHT-MEDIUM COMMERCIAL	[Pattern]	
GENERAL-HEAVY COMMERCIAL	[Pattern]	
PUBLIC AND INSTITUTIONAL	[Pattern]	
PARKS AND RECREATION	[Pattern]	
100-YEAR FLOODPLAIN/OPEN SPACE	[Pattern]	
MIXED RETAIL, OFFICE, RESIDENTIAL	[Pattern]	
THOROUGHFARES		
MAJOR ARTERIAL	[Pattern]	EXISTING
COLLECTOR	[Pattern]	PROPOSED
PRELIMINARY SH B0 ALIGNMENT	[Pattern]	
HIKE/RUNNING TRAIL	[Pattern]	
RAILROAD GRADE SEPARATION	[Pattern]	
GRADE SEPARATED INTERCHANGE	[Pattern]	

LOCKHART 2020 COMPREHENSIVE PLAN "PREPARING FOR THE 21ST CENTURY"

LOCKHART 2020 LAND USE PLAN THOROUGHFARE PLAN



FINANCED THROUGH THE DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS OF THE STATE OF TEXAS. The preparation of this document was financed through provisions of a Texas Community Development Program Grant from the U.S. Department of Housing and Urban Development.



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.

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

Buyer/Tenant/Seller/Landlord Initials

Date