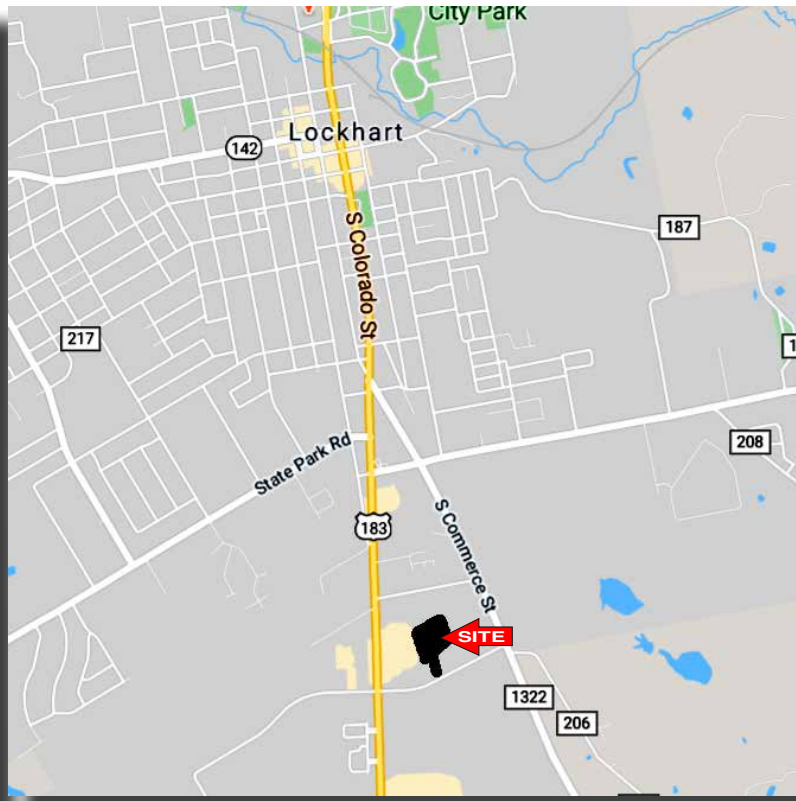


# PLATTED LOT FOR SALE ±7 ACRES

115 E MLK Jr. Industrial Blvd. Lockhart, Texas 78644



**LOCATION** Located on the north side of E MLK Jr Industrial Blvd, just ¼ mile east of US Hwy 183

**SIZE** Approximately 7.069 Acres

**FRONTAGE/ ACCESS** Approximately 85' of frontage on E MLK

**UTILITIES** Water - City of Lockhart – 8" line  
Wastewater - City of Lockhart – 9" or 12" lines available  
Gas – Texas Gas Service  
(See enclosed water and wastewater maps)

**ZONING** CHB (Commercial Heavy Business). City Planning Department would support Industrial Light zoning.

**TOPOGRAPHY** Level

**FLOOD HAZARD** No portion of the Property is in the FEMA floodplain. There is a 25' Drainage Easement on the Property.

**SCHOOL DISTRICT** Lockhart ISD

**JURISDICTION** City of Lockhart

**TRAFFIC** VPD = 21,804 on US Hwy 183 (2018 TXDOT)

**PRICE** \$620,000

**COMMENTS** This platted lot would be ideal for a warehouse use, whether that be distribution, light manufacturing, or self-storage.

**MLS#** 1753056

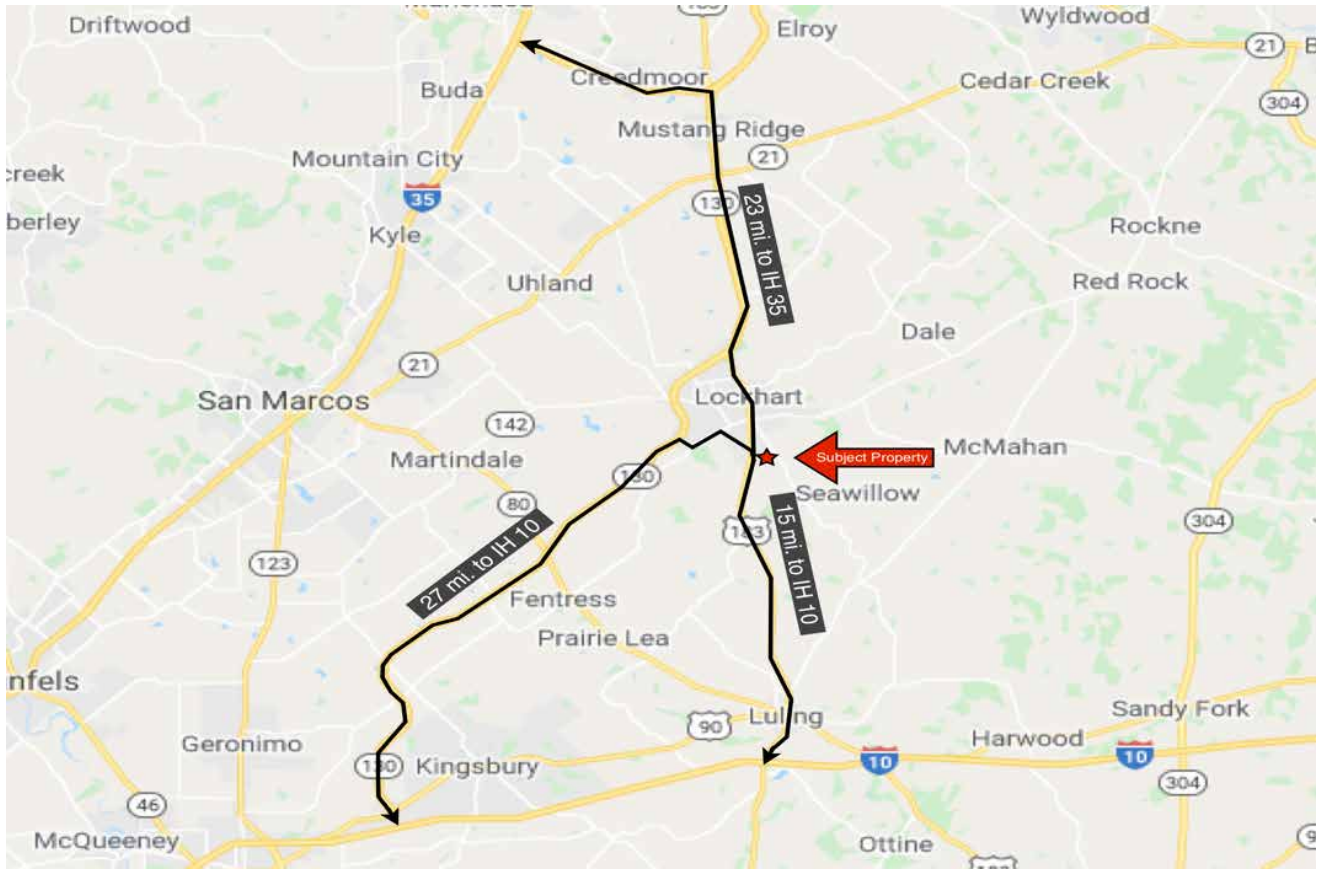
# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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

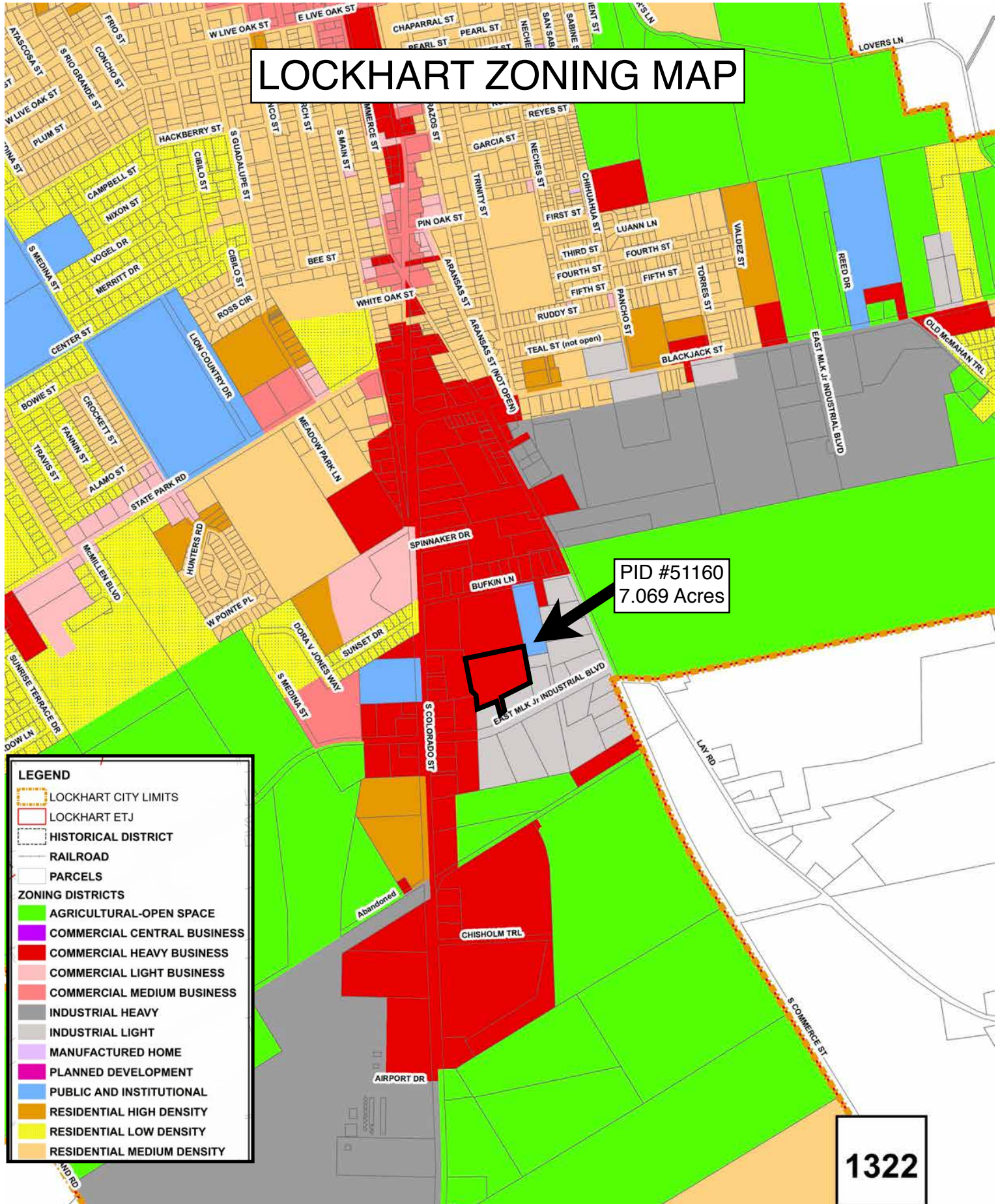
**CONTACT Spencer E Collins**  
**Office: (512) 472-2100**  
**Spence@matexas.com**

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# LOCKHART ZONING MAP



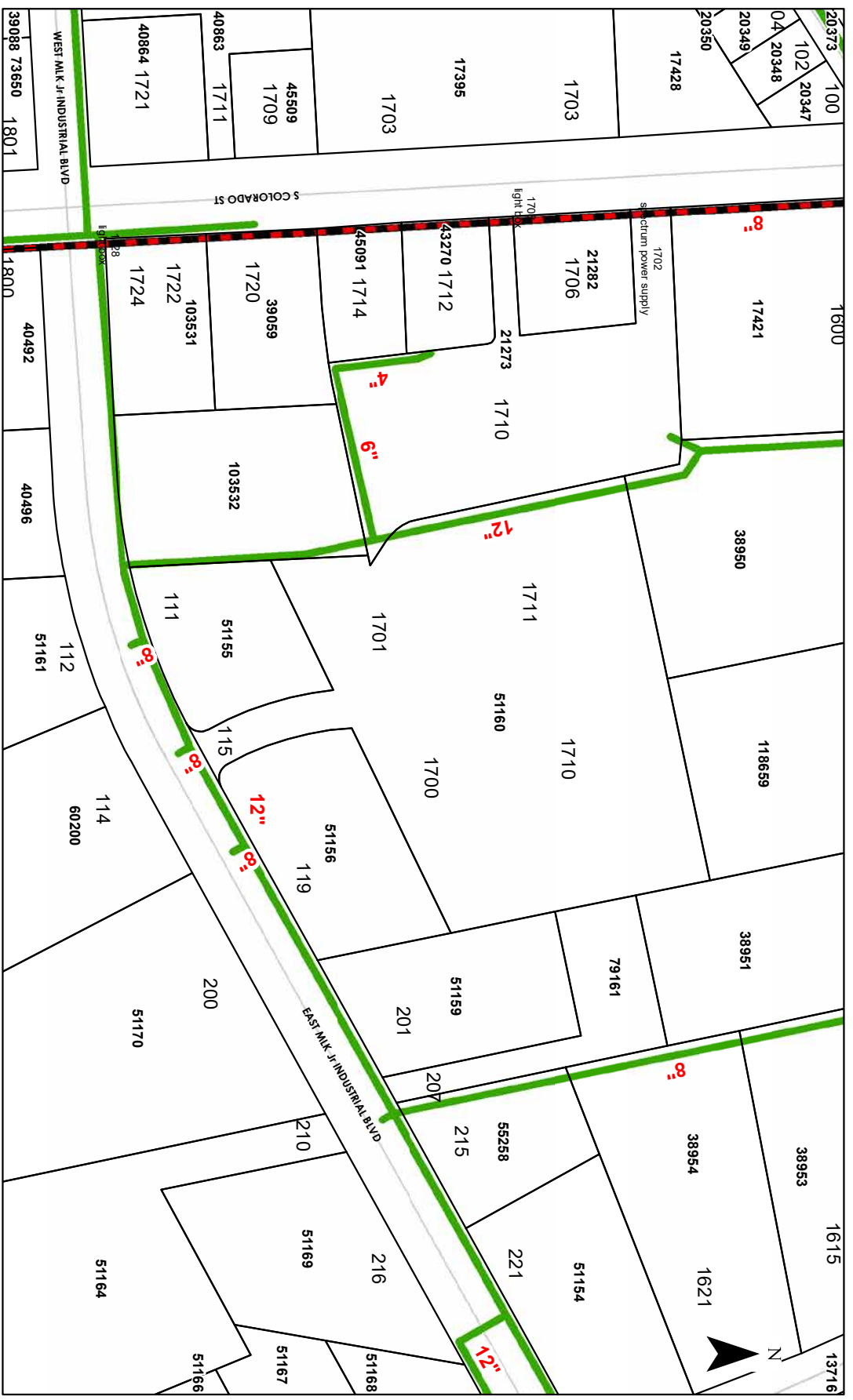
PID #51160  
7.069 Acres

LEGEND	
	LOCKHART CITY LIMITS
	LOCKHART ETJ
	HISTORICAL DISTRICT
	RAILROAD
	PARCELS
ZONING DISTRICTS	
	AGRICULTURAL-OPEN SPACE
	COMMERCIAL CENTRAL BUSINESS
	COMMERCIAL HEAVY BUSINESS
	COMMERCIAL LIGHT BUSINESS
	COMMERCIAL MEDIUM BUSINESS
	INDUSTRIAL HEAVY
	INDUSTRIAL LIGHT
	MANUFACTURED HOME
	PLANNED DEVELOPMENT
	PUBLIC AND INSTITUTIONAL
	RESIDENTIAL HIGH DENSITY
	RESIDENTIAL LOW DENSITY
	RESIDENTIAL MEDIUM DENSITY

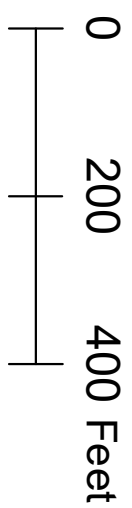
1322

City Planning Department indicates a willingness to support Industrial Light zoning as this was originally platted as an industrial subdivision

# City of Lockhart Sewer Map



CITY OF  
**Lockhart**  
TEXAS



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 official ground survey, and represents only the approximate relative location of property boundaries.

**SEWERLINES**

Type	Symbol
Force Main	
Gravity	
PARCEL BOUNDARY	





# 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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T. Baker II</b>	<b>517348</b>	<b>johntbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Spencer Everett Collins</b>	<b>345335</b>	<b>spence@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date