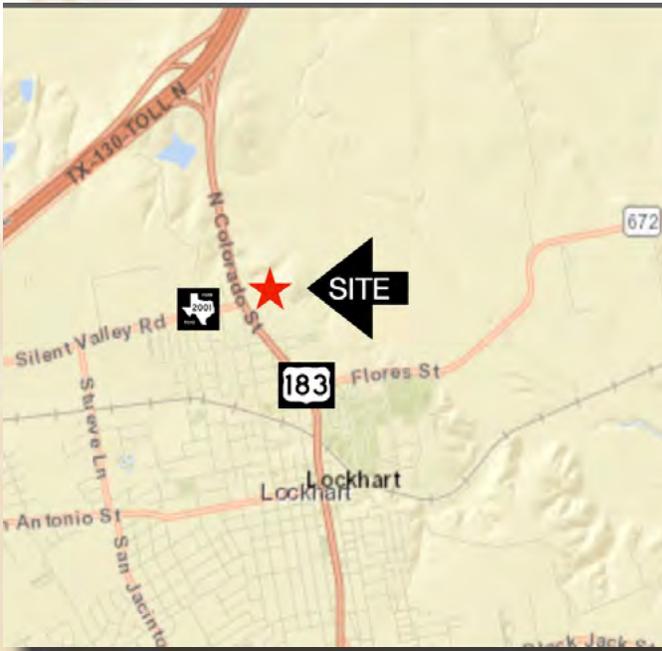


# FOR SALE ±190 ACRE MIXED-USE DEVELOPMENT SITE

## OPPORTUNITY ZONE LISTING

1502 Hwy 183, Lockhart, Texas 78644



**LOCATION** Property is in North Central Lockhart, TX directly across from where FM 2001 runs into Hwy 183 and approximately 0.9 miles south of the intersection of TX130 and Hwy 183.

**FRONTAGE** Approx 2,397 feet of frontage on Hwy 183  
Approx 374 feet of frontage on China St.

**UTILITIES** Water and Electricity – City of Lockhart  
Wastewater – There will need to be some off-site wastewater improvements, and likely a lift station, in order to serve this property.

**ZONING** AG, Residential High Density, and Residential Low Density. A portion of the property lies outside the city limits of Lockhart and therefore not zoned.

**TOPOGRAPHY** See attached map.

For aerial slideshow click [here](#)  
For drone video click [here](#)

**FLOOD HAZARD** A portion of the Property lies within the FEMA 100-year floodplain. A drainage study was performed in order to submit a letter of map revision (LOMR) to FEMA. The proposed area outside of the floodplain is approx. 81.45 acres.

**SCHOOL DISTRICT** Lockhart ISD

**JURISDICTION** City of Lockhart, TX

**SIZE** Approximately 191.39 Acres

**TRAFFIC** 16,476 VPD (TXDOT 2020)

**PRICE** \$12,000,000.00

**COMMENTS** Great Mixed-Use Development Site approximately 1 mile north of downtown Lockhart. Zoned Residential High Density, Residential Low Density and AG on the frontage of Hwy 183 with the back portion of the Property outside city limits. Great access to Hwy 183 and TX130 via FM2001. Located in an Opportunity Zone.



REAL ESTATE SERVICES

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

**CONTACT Spence Collins**  
**Office: (512) 472-2100**  
**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.

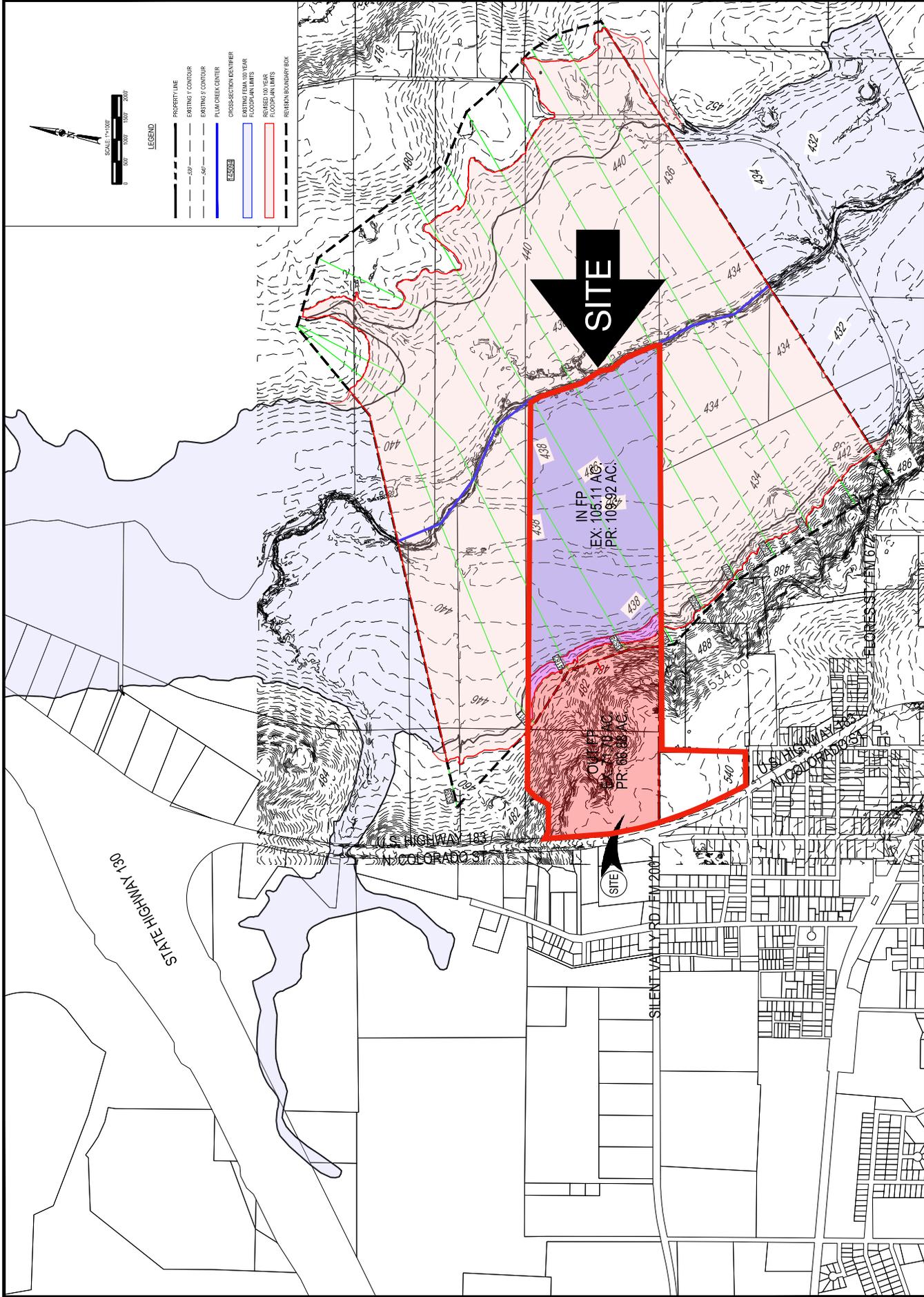


REV. This document is released for REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION. The information herein is for informational purposes only and does not constitute an offer of insurance. VALENTA, Registered Professional Engineer, State of Texas, Registration No. 144592.

**MATKINHOVER ENGINEERING & SURVEYING**  
 CIVIL ENGINEERS, SURVEYORS, LAND PLANNERS, CONSTRUCTION MANAGERS, CONSULTANTS  
 8 SPENCER ROAD SUITE 100  
 P.O. BOX 54  
 BEAUMONT, TEXAS 77705  
 PHONE: 409.240.0000 FAX: 409.240.0099  
 TEXAS REGISTERED SURVEYING FIRM # 10009002  
 LICENSE # 96068

TOPOGRAPHIC WORK MAP - PLUM CREEK  
 FOR  
 LOCKHART, TEXAS

JOB NO. 3265.00  
 DATE APR 2022  
 DESIGNED  
 CHECKED JJV  
 SHEET





**SURVEYOR'S NOTES**

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES OR BRACKETS ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 4805500120E, DATED 6/19/2012, A PORTION OF THIS TRACT LIES WITHIN ZONE A, (NO BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION OF THIS TRACT LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED MARCH 9, 2020 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
6. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.



TO BOBBY SCHMIDT, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE, THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON MARCH 9, 2020. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN ON THIS PLAT.

DAVID C. WILLIAMSON, R.P.L.



**BYRN & ASSOCIATES, INC.**

**SURVEYING**

P.O. BOX 1433 SAN MARCOS, TEXAS 78687  
PHONE 512-396-2270 FAX 512-362-2845  
FIRM NO. 10070500

CLIENT: SCHMIDT, BOBBY  
DATE: MARCH 9, 2020  
OFFICE: HADEN  
CREW: C. SMITH, HADEN  
FB/P/S: 784/36  
PLAT NO. 27701-20-2-e

PLAT OF 14.57 ACRES, MORE OR LESS, IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, CITY OF LOCKHART, CALDWELL COUNTY, TEXAS





## 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:
  - 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.

<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