

For Sale

158 STOCKMEN LANE

Maxwell, Texas 78656

+/- 15.31 Acres

LOCATED IN THE OPPORTUNITY ZONE

HIGHLIGHTS

\$132,110 ANNUAL GROSS INCOME
FROM TENANTS

LOCATED WITHIN THE
OPPORTUNITY ZONE

NO ZONING - THE PROPERTY IS LOCATED
WITHIN THE SAN MARCOS ETJ

WATER - PUBLIC
POWER - PUBLIC
SEWER - SEPTIC

37 RENTAL UNITS IN TOTAL
13 - RESIDENTIAL
24 - STORAGE

Contact Broker For Pricing

Mike Pruett

(512) 825-5470

mike@matexas.com



201 Barton Springs
Austin, Texas 78610



+/- 15.31 Acres

AYERS MARION & JANEICE E TREES
CALLED 130.0 ACRES
(134673)

CHILDRESS JO ANN FAMILY PARTNERSHIP
CALLED 15.0 ACRES
VOL. 227 PG. 921

CHILDRESS JO ANN FAMILY PARTNERSHIP
CALLED 18.0 ACRES
VOL. 227 PG. 921

RICE TIMOTHY & LEA
CALLED 15.39 ACRES
VOL. 207 PG. 921

BROADWAY NATIONAL BANK
CALD 95.0 ACRES
VOL. 300 PG. 600

BROADWAY NATIONAL BANK
CALLED 50.0 ACRES
(661155)

BANKS JAMES P & PERSHIMA
CALLED 6.8 ACRES
(134673)

WILLIAMS NATHAN R & CHERITY M
CALLED 19 ACRES
(134673)

KENT KENNETH R
CALLED 90.01 ACRES
VOL. 425 PG. 79

LEGEND

LOT DATA TABLE	
WIDTH	LOTS
45'	128
45.8'	128
50'	128
60'	128
80'	128
TOTAL	128

OPEN SPACE/UTILITY LOT

PARKLAND

OTHER

45' FRONTAGE LOTS

45.8' FRONTAGE LOTS

50' FRONTAGE LOTS

60' FRONTAGE LOTS

80' FRONTAGE LOTS

FEMA FLOODPLAIN

HIGHWAY 21 LINE

SUBJECT PROPERTY

2000 ACRE CLASS-A MASTER PLANNED INDUSTRIAL PARK
3.5 MILES FROM SUBJECT PROPERTY
[MAP TO SITE - DIRECT LINK](#)

INCOME

13 RESIDENTIAL RENTAL UNITS

1. **943** SQFT 2 BED 2 BATH
2. **600** SQFT 1 BED 1 BATH
3. **600** SQFT 1 BED 1 BATH
4. **600** SQFT 1 BED 1 BATH
5. **600** SQFT 1 BED 1 BATH
6. **600** SQFT 1 BED 1 BATH
7. **600** SQFT 1 BED 1 BATH
8. **600** SQFT 1 BED 1 BATH
9. **600** SQFT 1 BED 1 BATH
10. **600** SQFT 1 BED 1 BATH
11. **600** SQFT 1 BED 1 BATH
12. **600** SQFT 1 BED 1 BATH
13. **1178** SQFT 2 BED 2 BATH



\$113,750 ANNUAL INCOME

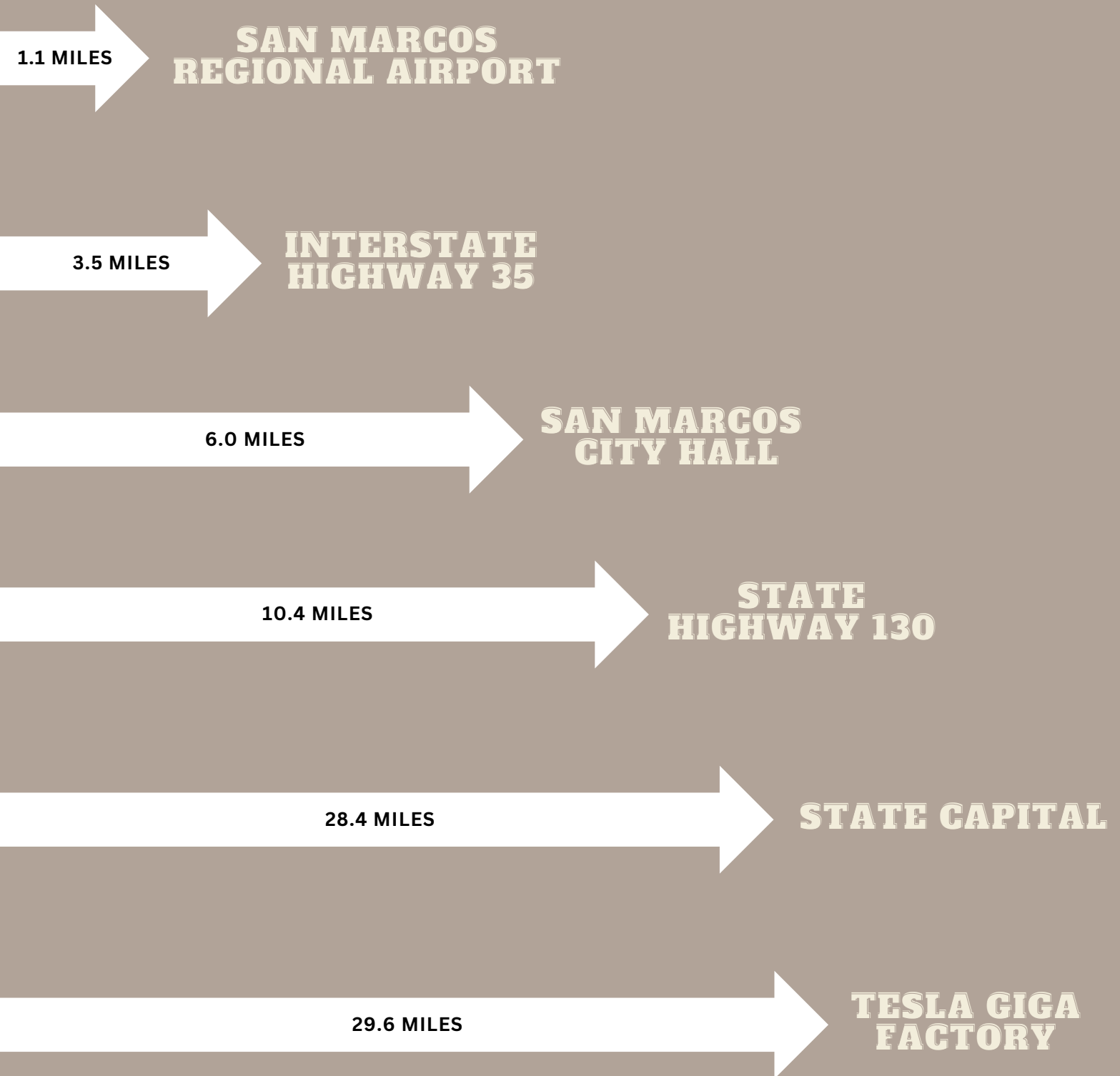
24 STORAGE RENTAL UNITS

- 10 - **15X20** STORAGE UNITS
14 - **8X10** STORAGE UNITS

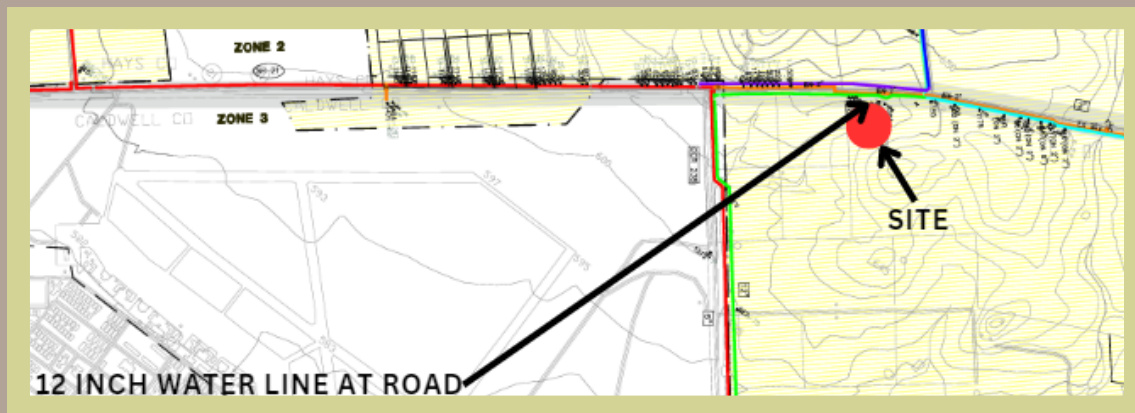


\$18,360 ANNUAL INCOME

CLOSE TO IT ALL!



ADDITIONAL INFO AND HELPFUL LINKS



CAD FILE DIRECT LINK

**COTTON GATEWAY
DIRECT LINK**

FEMA FLOOD MAP

**SAN MARCOS AIRPORT
ZONING**

**2000 ACRE INDUSTRIAL PARK
DIRECT LINK**

SITE DETAILS

ADDRESS

158 STOCKMEN LANE
MAXWELL, TEXAS 78656

PRICING

CONTACT BROKER

JURISDICTION

SAN MARCOS ETJ

ZONING

NONE

PARCEL IDS

12410
(CALDWELL COUNTY)

SEWER

SEPTIC

WATER

PUBLIC

ELECTRICITY

PUBLIC

ACREAGE

15.31 ACRES



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