

CALDWELL 609

PRIME LOCATION BETWEEN LOCKHART AND SAN MARCOS, TEXAS

SIZE:

609.35 acres

LOCATION:

Caldwell 609 is located at 1810 Dickerson Road, Lockhart, TX, Caldwell County, just 8 miles from downtown Lockhart, 10 miles from San Marcos and 44 miles from downtown Austin. The property is just under 3 miles from Hwy 130 and 1.5 miles from Hwy 80/San Marcos Hwy.

CITY/ETJ:

Martindale ETJ

SCHOOL DISTRICT:

San Marcos ISD

TAXES:

2021 Caldwell County Taxes - \$1,249.07. (Parcel ID 28368) Ag Exemption.

FRONTAGE:

Approximately 1.55 miles of frontage on Dickerson Rd. (CR 107)

UTILITIES:

The property is located within the Canyon Regional Water Authority and the Maxwell SUD. The 2" water line along Dickerson Rd frontage is supplied by Maxwell WSC, there is one water meter. No Sewer. The cost of upsizing of the water line in Dickerson Rd to 4" has been quoted at approx. \$50,000.

LAND FEATURES:

Gently rolling hills make up the terrain of Caldwell 609. The property has been well maintained and cleared, allowing multiple open pastures/areas.

WATER:

Caldwell 609 has one large pond that is approximately 11.68 acres and 4 smaller ponds. A seasonal creek runs through the middle of the property and Little West Fork Plum Creek runs through the northeastern portion of the property for +/- 2,904 ft.

MINERALS:

None

IMPROVEMENTS:

There is a gated entrance off Dickerson Rd.

COMMENTS:

The highlights of this property are its location, developability and proximity to large future developments. Directly south of the property sits the Cherryville Development; a 3,100-acre mixed use planned development with an existing MUD. Plans include 4,000 single family homes, commercial, retail, and industrial components. Just north of the property lies the Turner Crest tract, a +/-2,700-acre future master planned community.

RESTRICTIONS:

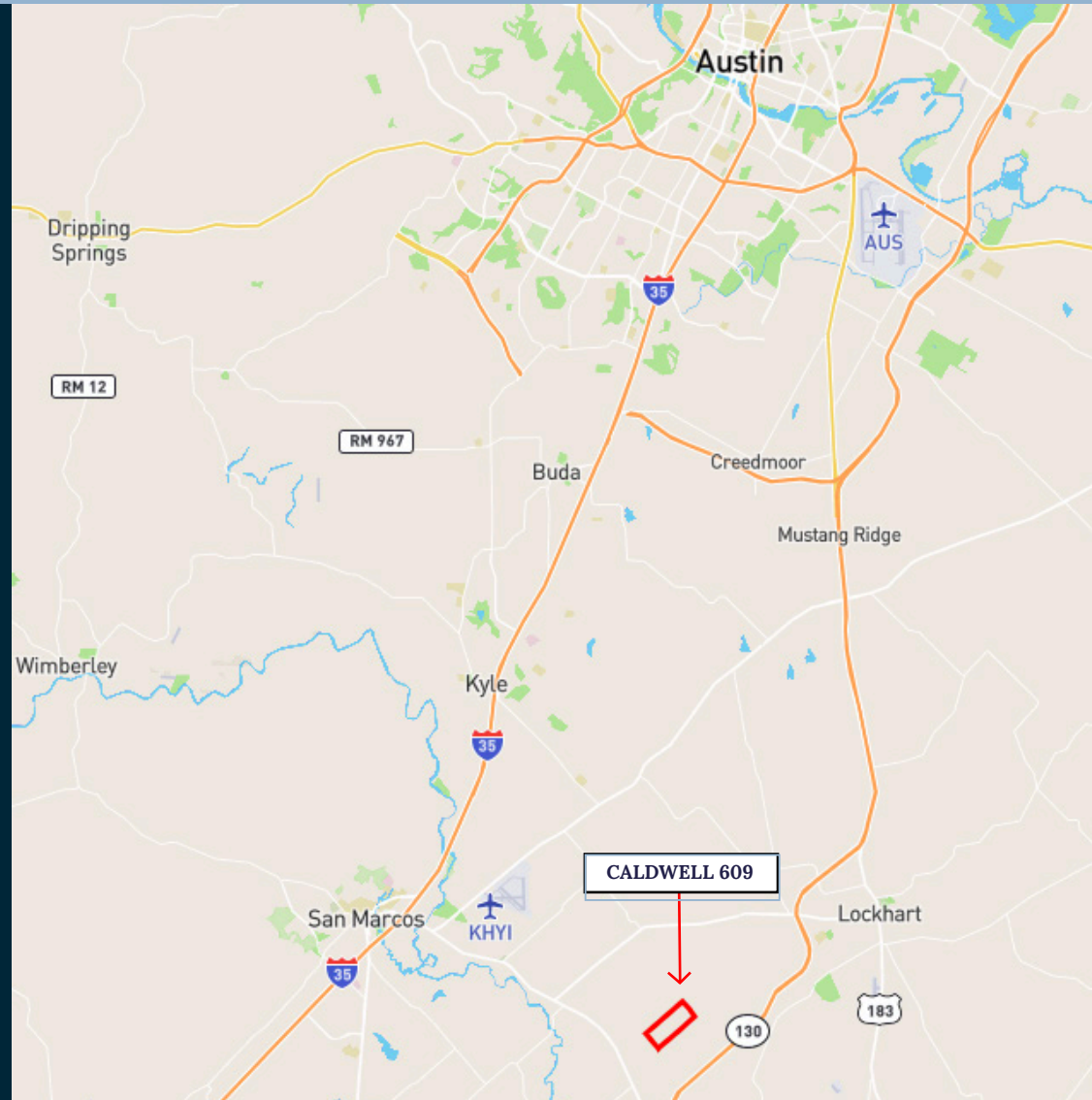
None

RILEY-MCLEAN

Central LAND Texas

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

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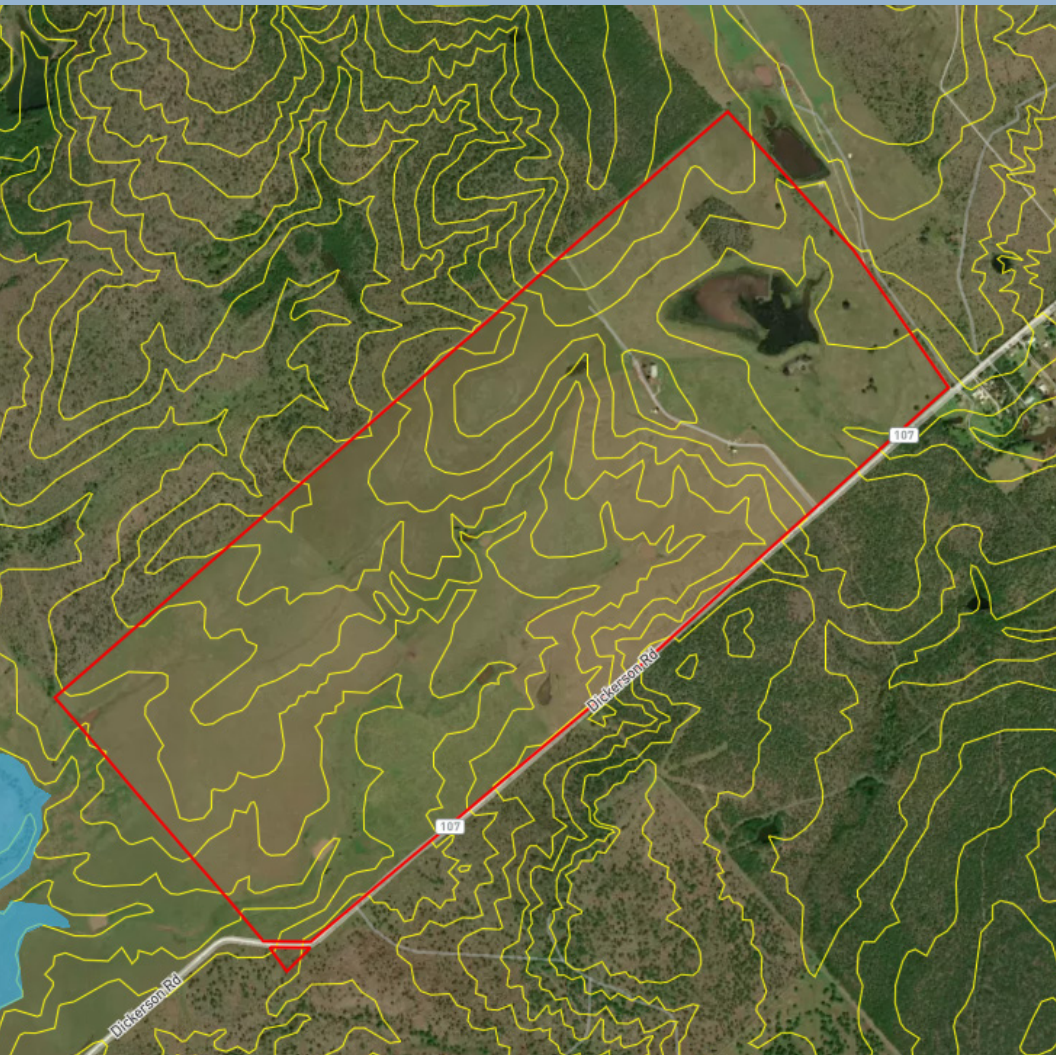
LOCATION MAP

RILEY-MCLEAN

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DETAIL MAP

- CALDWELL 609
- FEMA FLOODPLAIN
- 10 FT CONTOUR LINES



HEAT MAP

- CALDWELL 609
- ACTIVE PROJECT
- FUTURE PROJECT

RILEY-MCLEAN

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ABOUT RILEY-McLEAN LAND

Riley-McLean Land is committed to industry-leading practices and standards.
We serve our clients' best interests through honesty, diligence, and market knowledge.

We view land brokerage as a relationship business that requires a long-term approach. As brokers, we strive to serve as a valued resource to our clients with assurance of full advocacy and support. Our core business is assisting clients with the acquisition, disposition, and valuation of land assets.

With more than 45 years of combined experience in Central Texas, we have brokered approximately 55,000 acres and developed key relationships with landowners, homebuilders, land developers, and industry experts.



CARLOTTA C. McLEAN
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Carlotta is a fifth-generation Austinite and a graduate of the University of Texas at Austin. Prior to co-founding Riley-McLean Land, she gained valuable experience

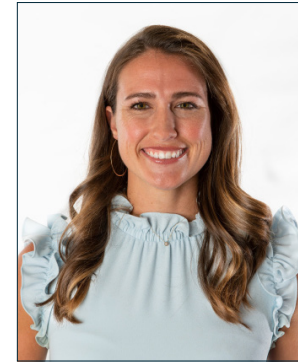
working with Land Advisors Organization, Wilson & Goldrick Realtors, Allen Real Estate and the Austin White Lime Company. Carlotta has represented every category of land buyer and seller, attributing her success to dedication, hard work, and integrity. Carlotta is active in the community, serving as a member of the Austin Board of Realtors, the Real Estate Council of Austin, Texas Alliance of Land Brokers, Austin Commercial Real Estate Society and Colorado River Land Trust, and as Chair of the Board for Robinson Family Management.



TIM W. RILEY
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Tim has been a land broker licensed in Texas since 2005. His transaction history involves various land-asset classes, including recreational ranches, conservation properties,

investment properties, REO assets and residential development projects. With an extensive client list ranging from master-planned community developers to ranch owners, Tim specializes in large and complex transactions and prides himself on developing long-term relationships with his clients. Tim earned a Business Administration degree from Ithaca College. He is a member of the Austin Board of Realtors, Real Estate Council of Austin, Texas Alliance of Land Brokers, Urban Land Institute, and Austin Commercial Real Estate Society. Tim is also a current board member of the Hill Country Land Trust.



MARGARET C. RIGGINS
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Margaret has worked for Riley-McLean Land since her graduation from Baylor University and has been a licensed real estate agent since October 2016. She has represented

a range of clients looking for recreational ranch land to investment and development opportunities. Margaret continues to be a valuable asset in overseeing the GIS mapping process that aides clients in creating informed decisions based off of market data. She is an active member of Austin Board of Realtors, Real Estate Council of Austin, Texas Alliance of Land Brokers, and serves on the Membership Committee for Urban Land Institute and on the Development Council for Texans CAN Academy – Austin.