



# DOUBLE NICKEL RANCH



Contact Us for Pricing Information

## KEY HIGHLIGHTS

- 54.79 Acres
- No Restrictions
- Ag Exempt
- 2,000 Feet of Road Frontage
- Water & Electricity Available
- Easy FM 713 Access
- 3bed/2bath Homestead

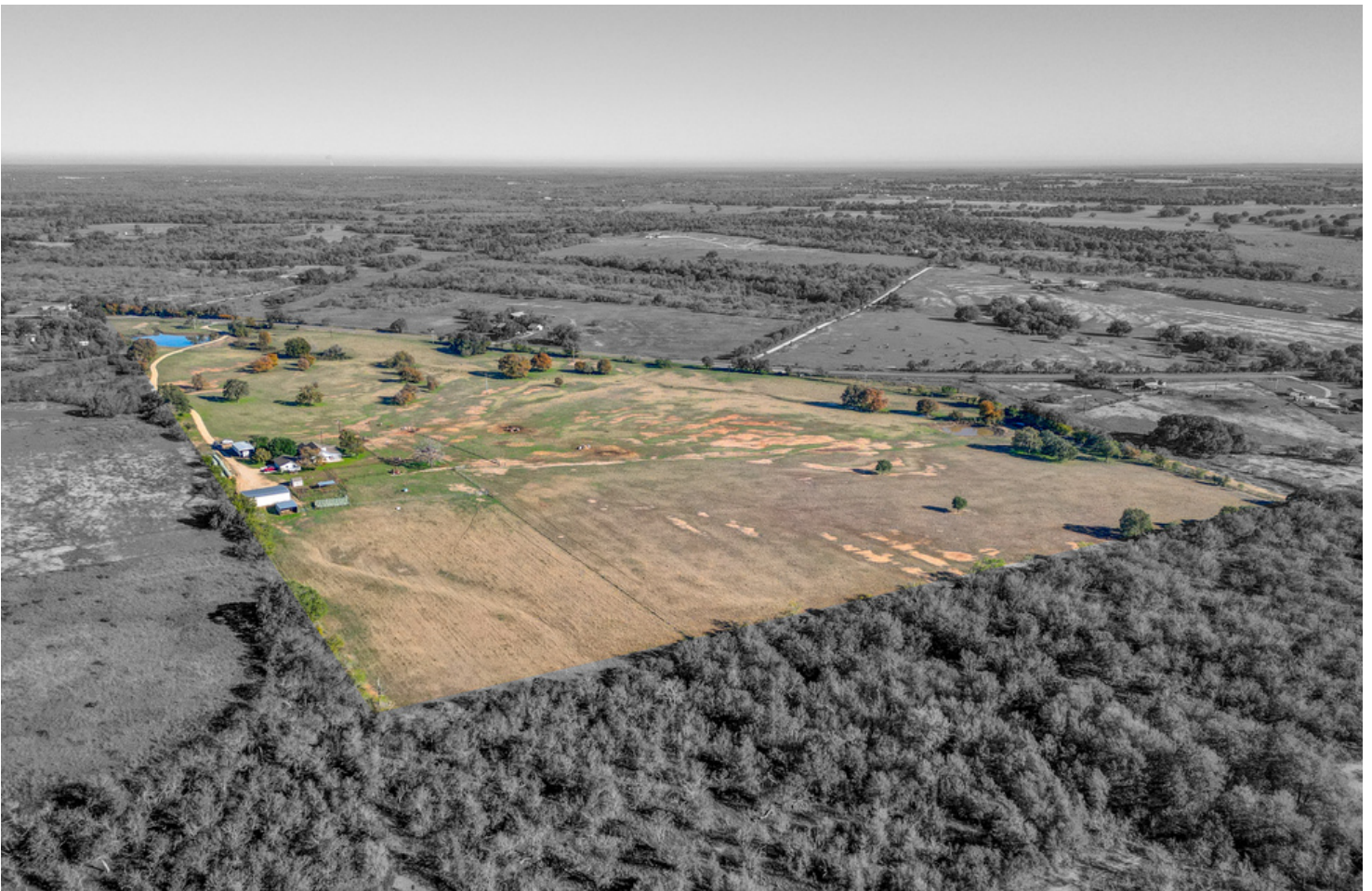
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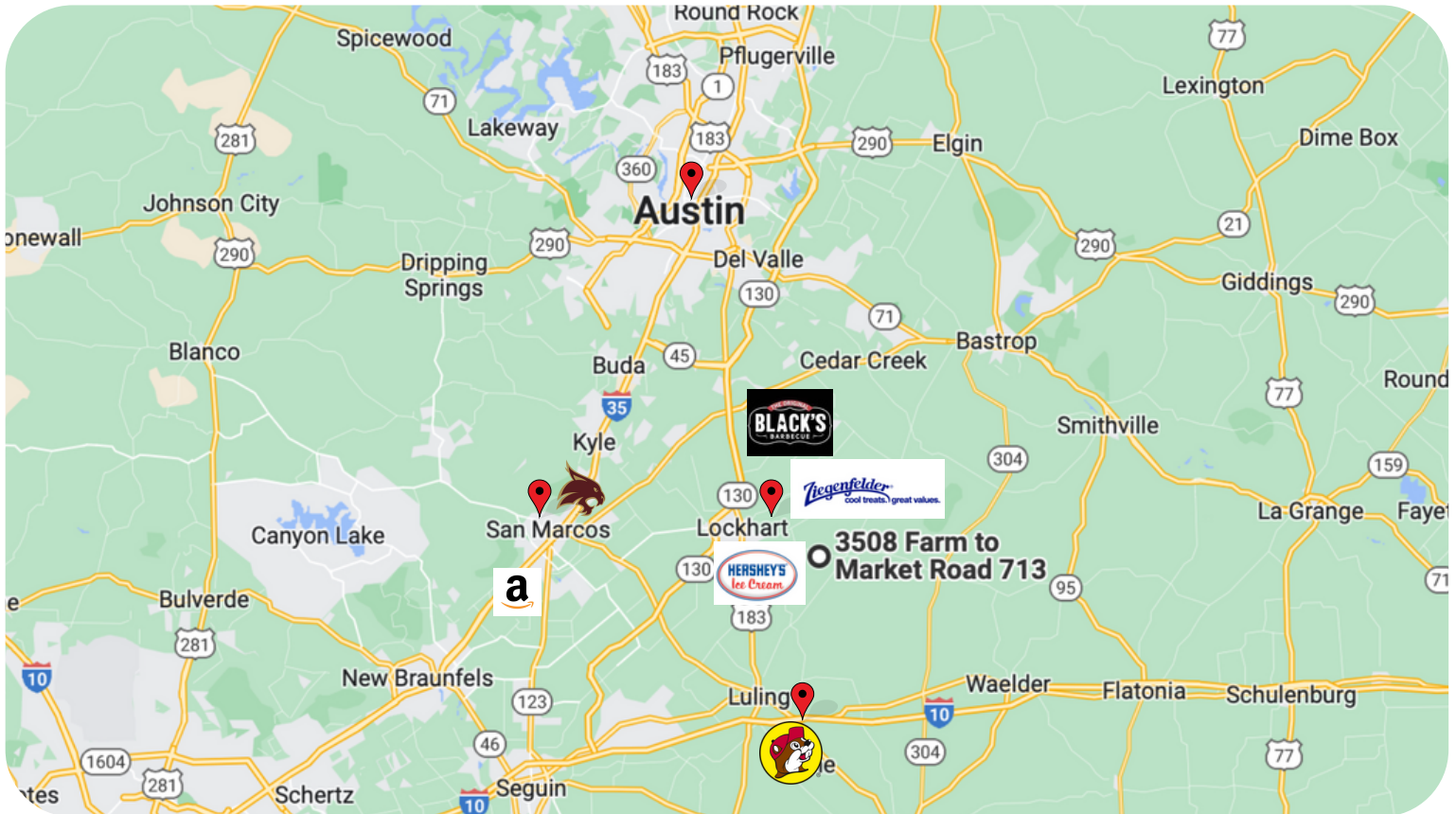


## OFFERING SUMMARY

ZONING	NONE
ACRES	54.790
CURRENT USE	Residential & Agricultural Use
OCCUPANCY	Owner
UTILITIES	Water, Septic & Electric are Connected Cable Available
BUILDING AREA	2,353



## PROPERTY LOCATION



## PROXIMITY TO MAJOR CITIES AND EMPLOYERS

- Austin - 42 miles
- Lockhart - 8 miles
- San Antonio - 74 miles
- Houston - 150 miles
- San Marcos - 27 miles
- Innovation Corridor - 27 miles
- Amazon Warehouse - 29 miles
- World's Largest Buc-ee's - 20 miles
- Lockhart Bar-B-Q - 9 miles
- HEB - 8 miles
- Ziegenfelder Co. - 14 miles
- Hershey's Company - 9 miles
- Caterpillar Inc. - 40 miles
- Texas State University - 26 miles



PROPERTY FLOODPLAIN MAP



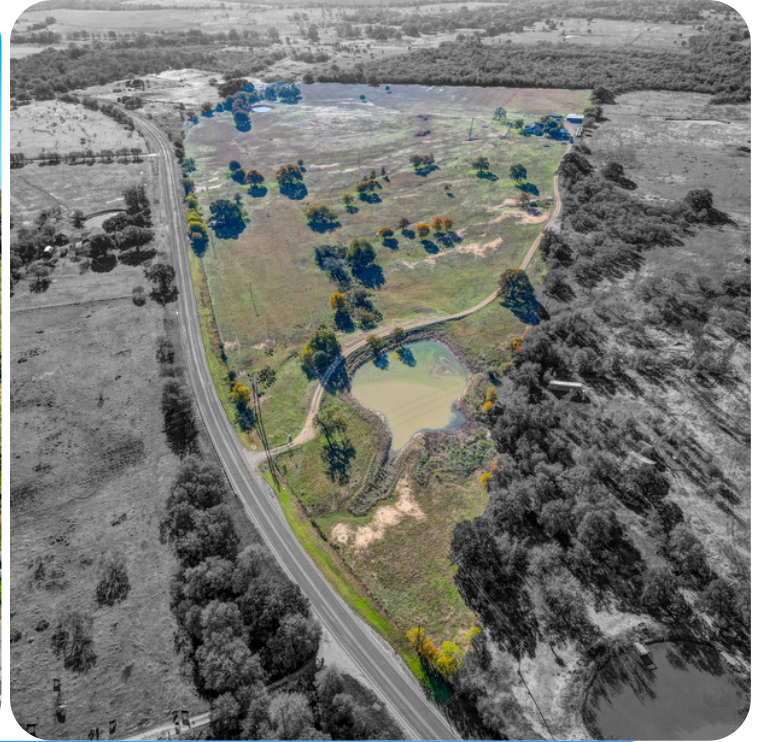
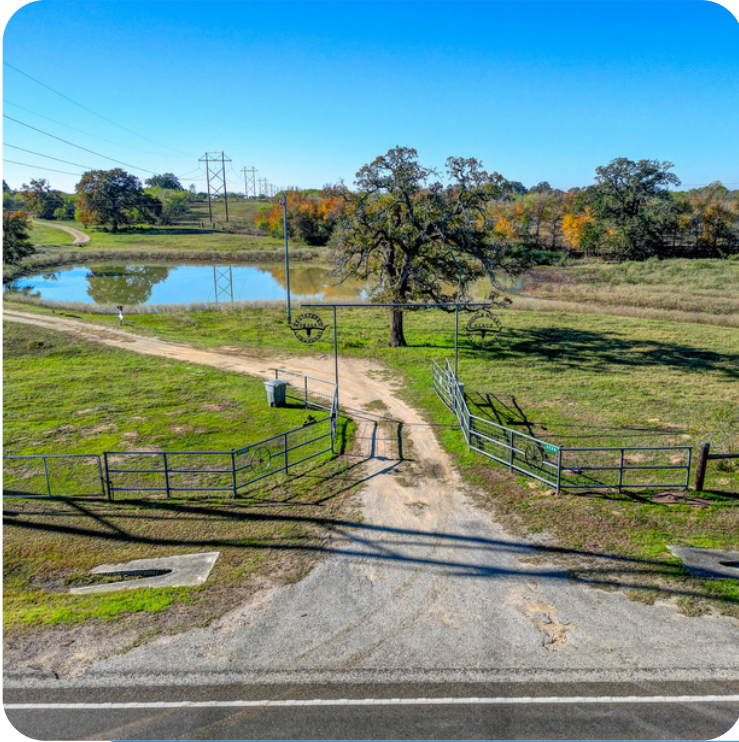


EXTERIOR PHOTOS





EXTERIOR PHOTOS





INTERIOR PHOTOS







FOR SALE

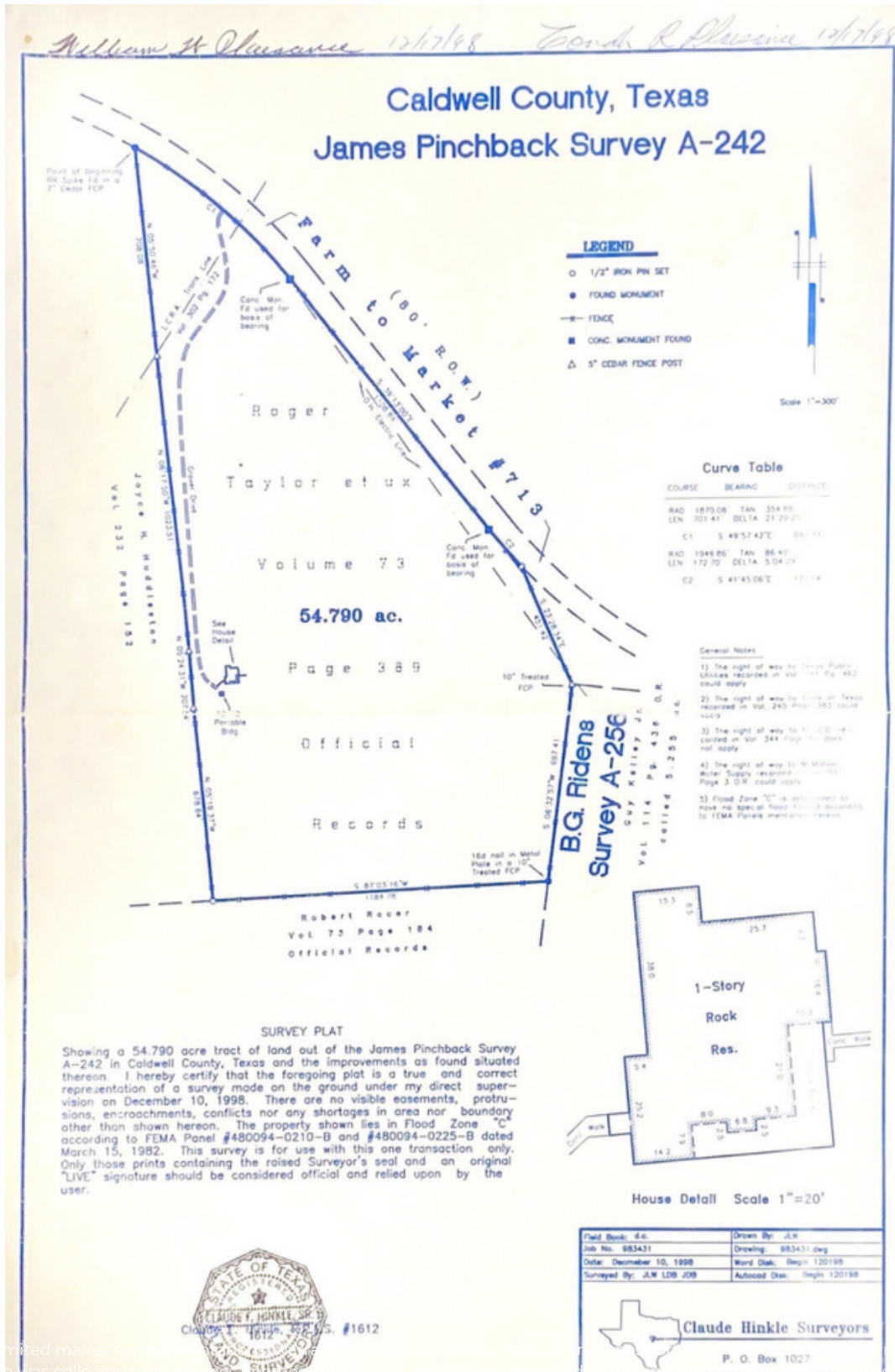
3508 FM 713 Lockhart, Texas 78644

## INTERIOR PHOTOS





## MOST RECENT SURVEY





## DEVELOPMENT HIGHLIGHTS



According to recent area statistics, the city of Lockhart has an unemployment rate of 6.0% and recent and future job growth of 3.4% and 44.4%, all significantly ahead of national averages of 3.9%, 1.6%, and 33.5% respectively.

Lockhart's fantastic Central Texas location allows residents to leverage exciting nearby expansions of large businesses in the area. In 2022, frozen treat suppliers Ziegenfelder Co. and Hershey Creamery Company, announced their plans to expand.

### ZIEGENFELDER CO. \$37 MILLION FACTORY

» The company will be building their new manufacturing facility in Lockhart's 130 Industrial Park. The new location will create 100 jobs and bring millions in capital investment.

### HERSHEY CREAMERY COMPANY 20,000 SQFT FACILITY

» Across 7 acres in Industrial Park II will be Hershey Creamery Company's 20,000 sqft facility. This will be the distribution point for their products across Central and South Texas.







# FOR SALE

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## DEVELOPMENT HIGHLIGHTS CHEM ENERGY

Situated in Caldwell county, the Innovation Corridor is known as "**The Next Great Metropolis**" for commercialized innovation. The area is a launching point for entrepreneurs, industry leaders, and economic development. Chem-Energy, a California-based energy company, recently announced their expansion and investment to this innovation hub.

### CHEM-ENERGY \$1 BILLION CAPITAL INVESTMENT

- » Chem-Energy invested over \$1 billion to develop two innovative solar and battery power plant facilities located in Caldwell Valley Ranch and Martindale. This is the **largest capital investment in the Innovation Corridor's history**.
- » The expansion of the corporation is projected to bring **400 full-time positions** in the first year, as well as entered an agreement with the county to provide **\$22.4 million in tax revenue** over the next 10 years.

## PROJECTS HIGHLIGHTS

- The Caldwell Valley Ranch location construction began in spring 2022 on 3,511 acres
- Opening date will be determined in 2023
- Martindale complex construction will follow the completion of the first facility
- Additional facilities are planned across Central Texas







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## BROKERAGE INFORMATION



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