



150 ACRE

DEVELOPMENT OPPORTUNITY

FM 2720 LOCKHART TX 78644



# INVESTMENT OVERVIEW

- Exceptional 150+/- acre development opportunity located off FM 2720 in Lockhart, TX. There is no shortage of investment strategies for this unrestricted tract, from large-scale commercial and industrial developments to multifamily and single-family homes. To assist your development efforts, there is a conceptual plan provided based on the proposed highest and best use. With its prime location near Austin, this property offers a range of possibilities, making it a smart choice for anyone looking for a solid investment opportunity in a growing region. The region's economically-stimulating projects and high-paying tech jobs, combined with Lockhart's popularity among artists and musicians, will only drive demand for housing further along with rapid growth.

## OFFERING SUMMARY

LISTING PRICE: \$9,000,000

TOTAL SIZE: 150.322 ACRES

PRICE/ACRE: ~ \$60,000

ZONING: CITY OF LOCKHART ETJ

MIXED USE DEVELOPMENT POTENTIAL



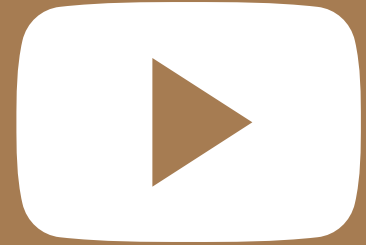


# PROPERTY PICTURES + VIDEO

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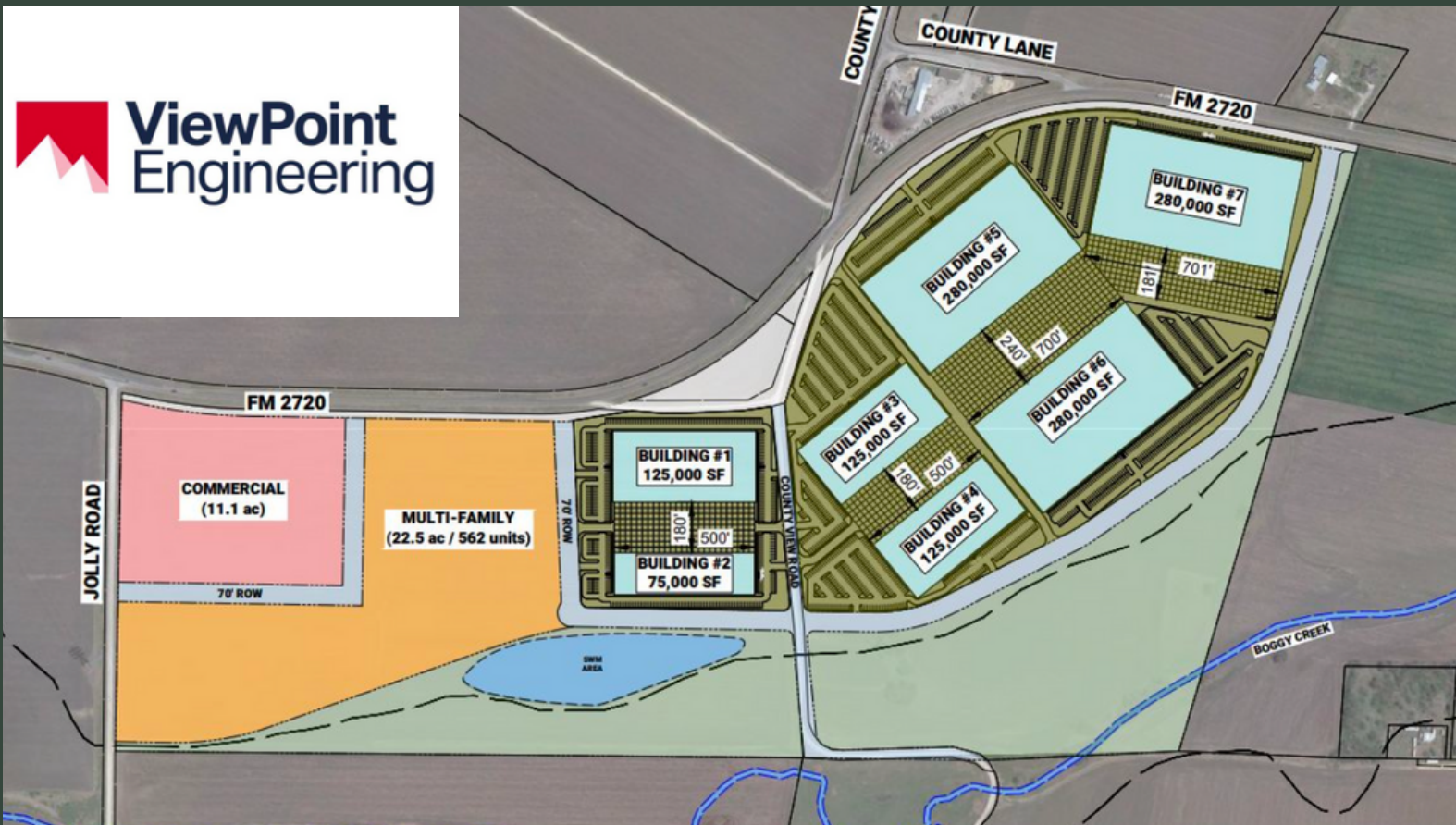
YOUTUBE VIDEO



COMING SOON

# PROPOSED HIGHEST & BEST USE

- Mixed Use Master Community consisting of:
  - +/- 70 acres for industrial
  - +/- 11 acres for commercial
  - +/- 22 acres for multi-family
  - +/- 47 acres for parks and trails





# FEASIBILITY OVERVIEW

FEASIBILITY	STATUS
WATER	<ul style="list-style-type: none"><li>Expected to be served by City of Lockhart</li></ul>
WASTEWATER	<ul style="list-style-type: none"><li>Expected to be served by City of Lockhart OR a future wastewater treatment facility by County Line SUD</li></ul>
ELECTRICITY	<ul style="list-style-type: none"><li>Currently served by Blue Bonnet</li></ul>
TOPOGRAPHY	<ul style="list-style-type: none"><li>Slope is between 0.75% to 1.5%</li></ul>
ROAD ACCESS	<ul style="list-style-type: none"><li>+/- 3,800 ft of road frontage on FM 2720</li><li>+/- 1,250 ft of road frontage on Jolly Road</li><li>+/- 1,800 ft of road frontage on County View</li></ul>
CURRENT USE	<ul style="list-style-type: none"><li>Used for agricultural purposes with AG exemption in place</li></ul>
PARCEL ID	<ul style="list-style-type: none"><li>Caldwell County Parcel ID 14692</li></ul>
LEGAL DESCRIPTION	<ul style="list-style-type: none"><li>A068 CRENSHAW, CORNELIUS, ACRES 150.5</li></ul>



# PROPERTY MAPRIGHT LINK

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Click to go to the MapRight Link

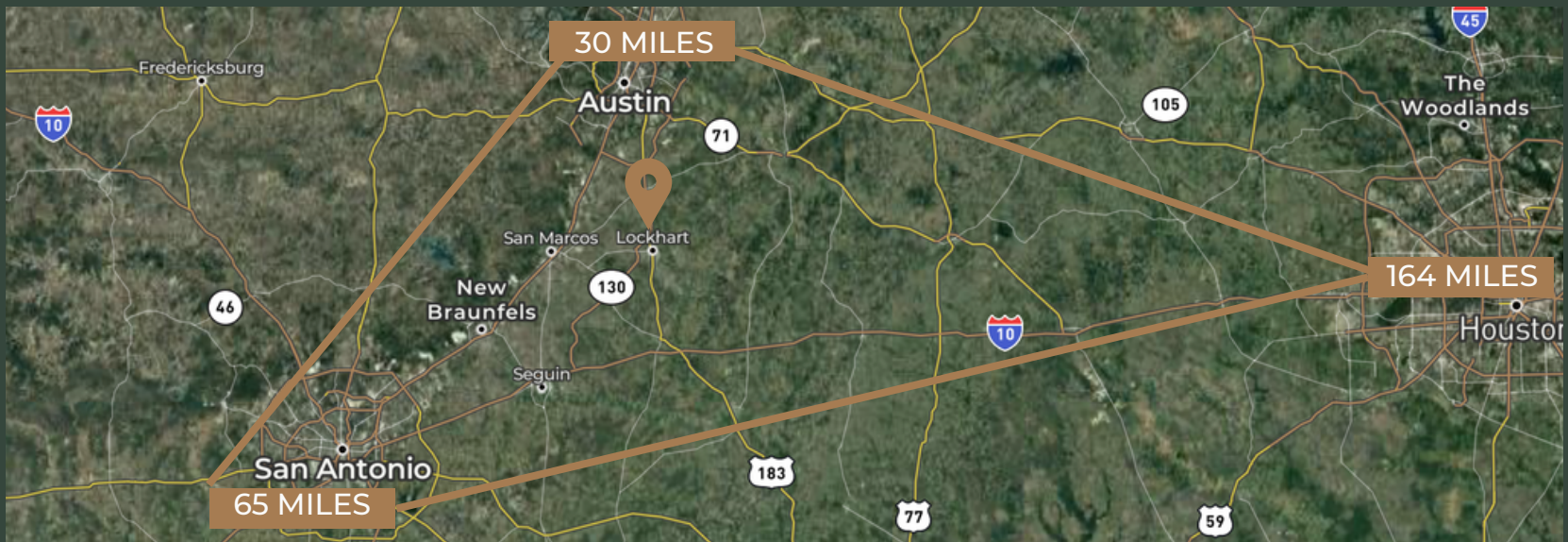


# LOCKHART OVERVIEW

- Lockhart is the county seat and largest city in Caldwell County located around 30 miles south of Austin, 65 miles northeast of San Antonio, and 164 miles east of Houston.

The population of Caldwell County in 2020 was 43,979, 15.5% up from the 38,087 who lived there in 2010. For comparison, the US population grew 6.5% and Texas' population grew 16.3% during that period.

Lockhart's prime position in Central Texas and its accessibility to major highways, intermodal transportation via the Union Pacific Railway, and international transportation outlets, including air and Texas' deepwater ports, make Lockhart a great place to start, relocate or expand a business, as well as distribute goods on a regional, national and international scale.







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**DATAPOINT**



DATE: July 27, 2022  
BY: MATTHEW TOMERLIN  
Dakota Surveying & Mapping



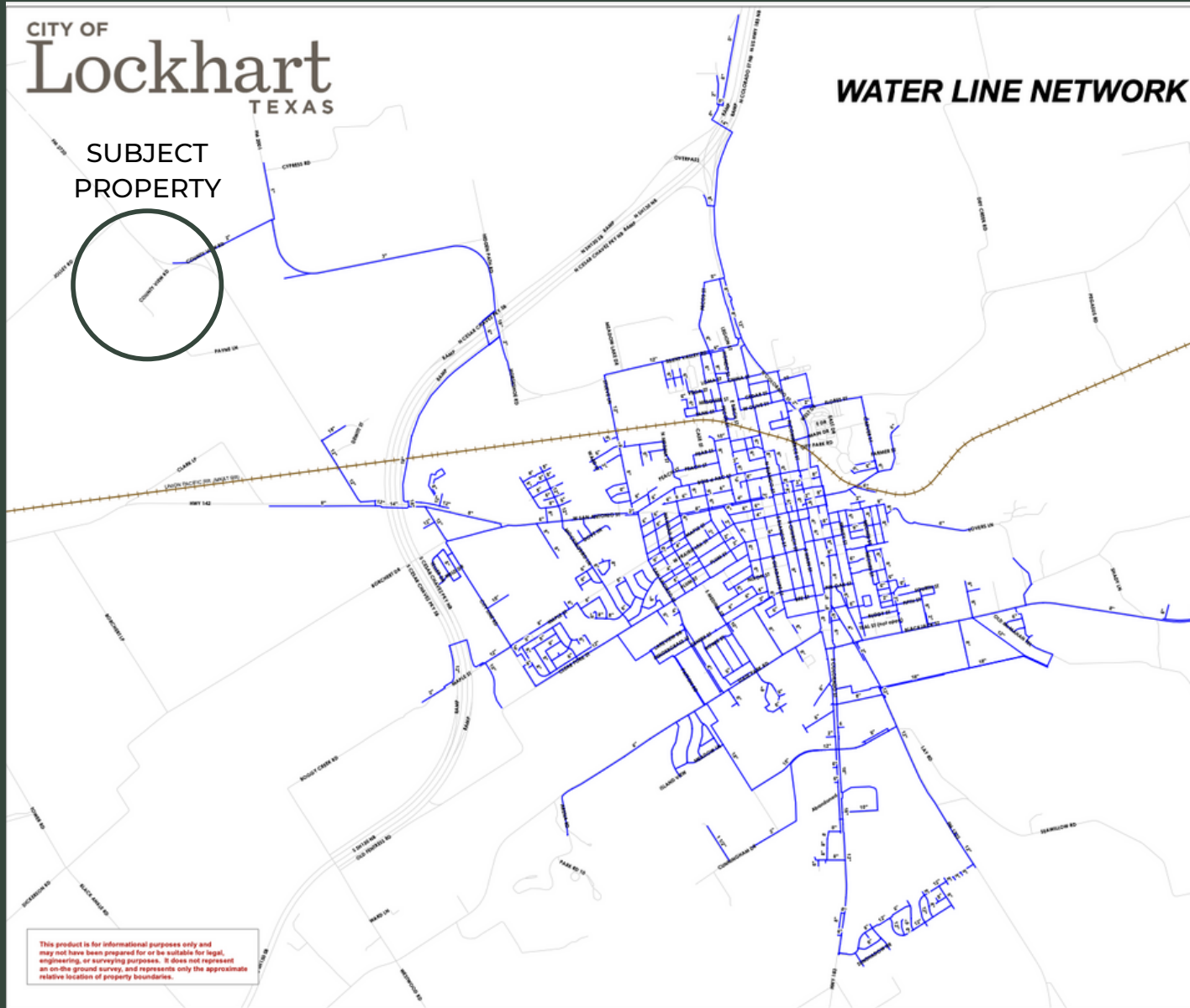
# FUTURE ROAD WIDENING

- TxDOT is currently in the preliminary stages of design to widen FM 2720 from two lanes to a four-lane divided roadway. This road widening between SH 21 and SH 142 is anticipated to be a \$48.5M project. As of April 2023, TxDOT did not have final construction plans and funding has not been secured.



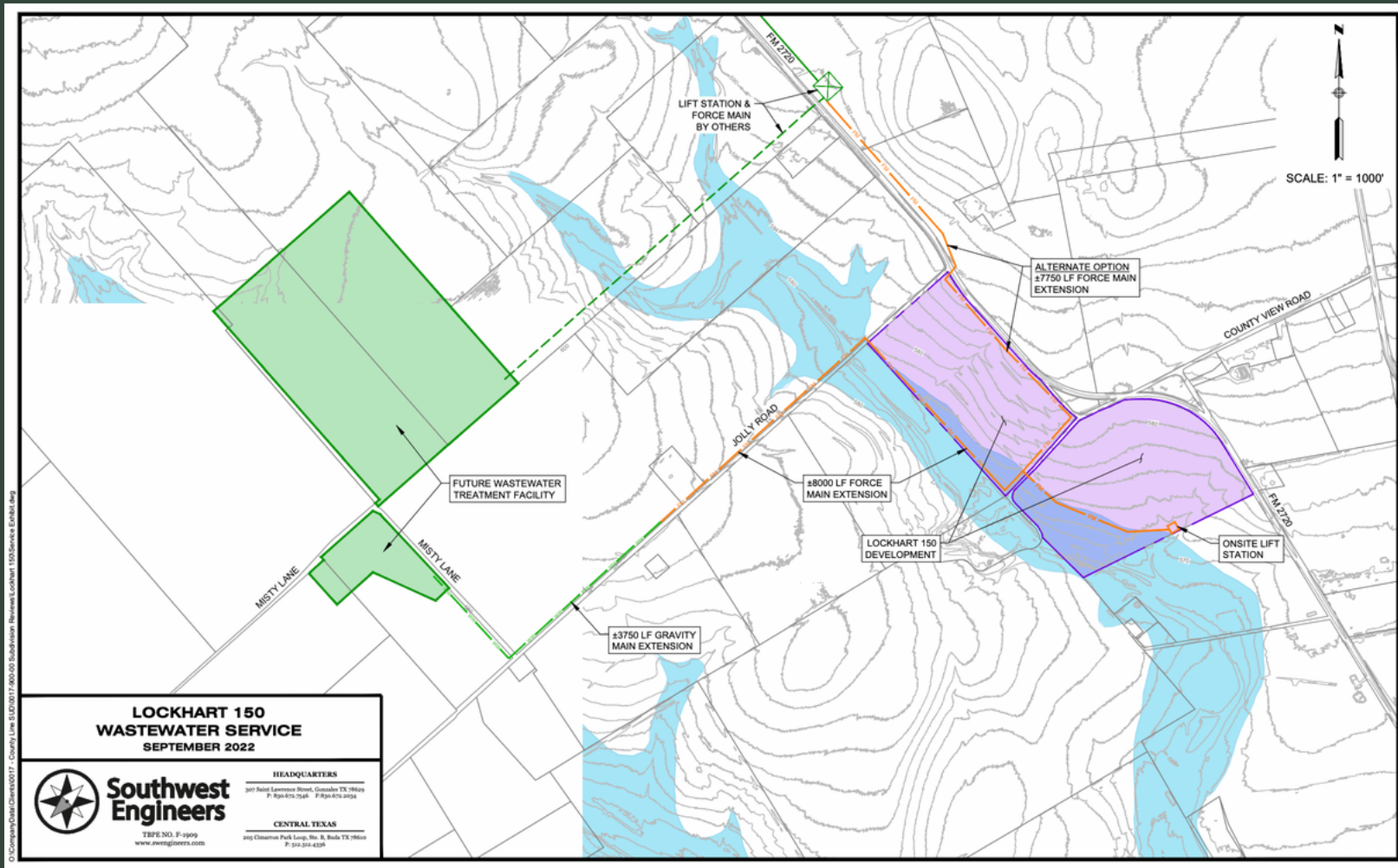


# WATER LINE MAP

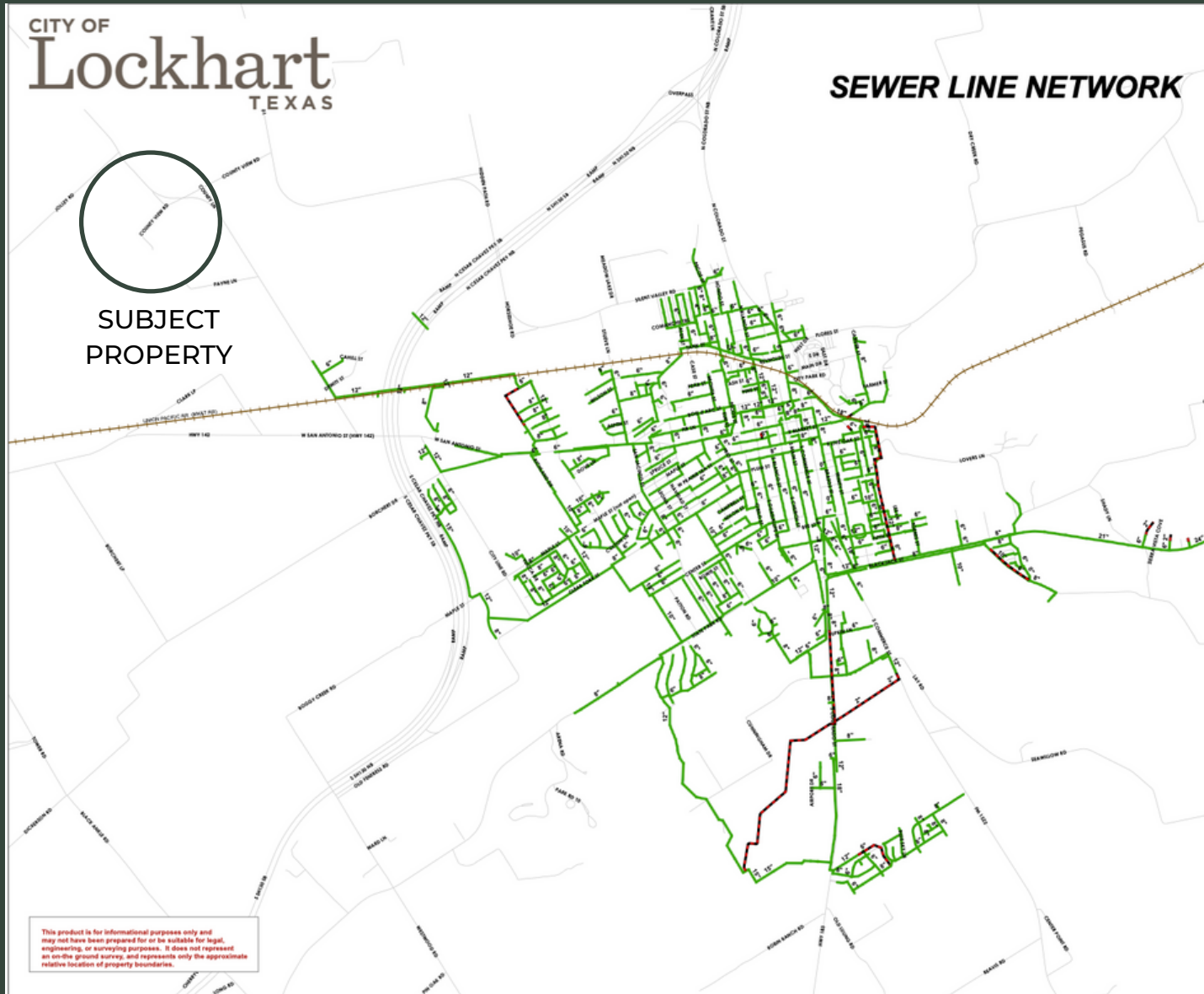




# FUTURE WASTEWATER SERVICE MAP



# SEWER LINE MAP



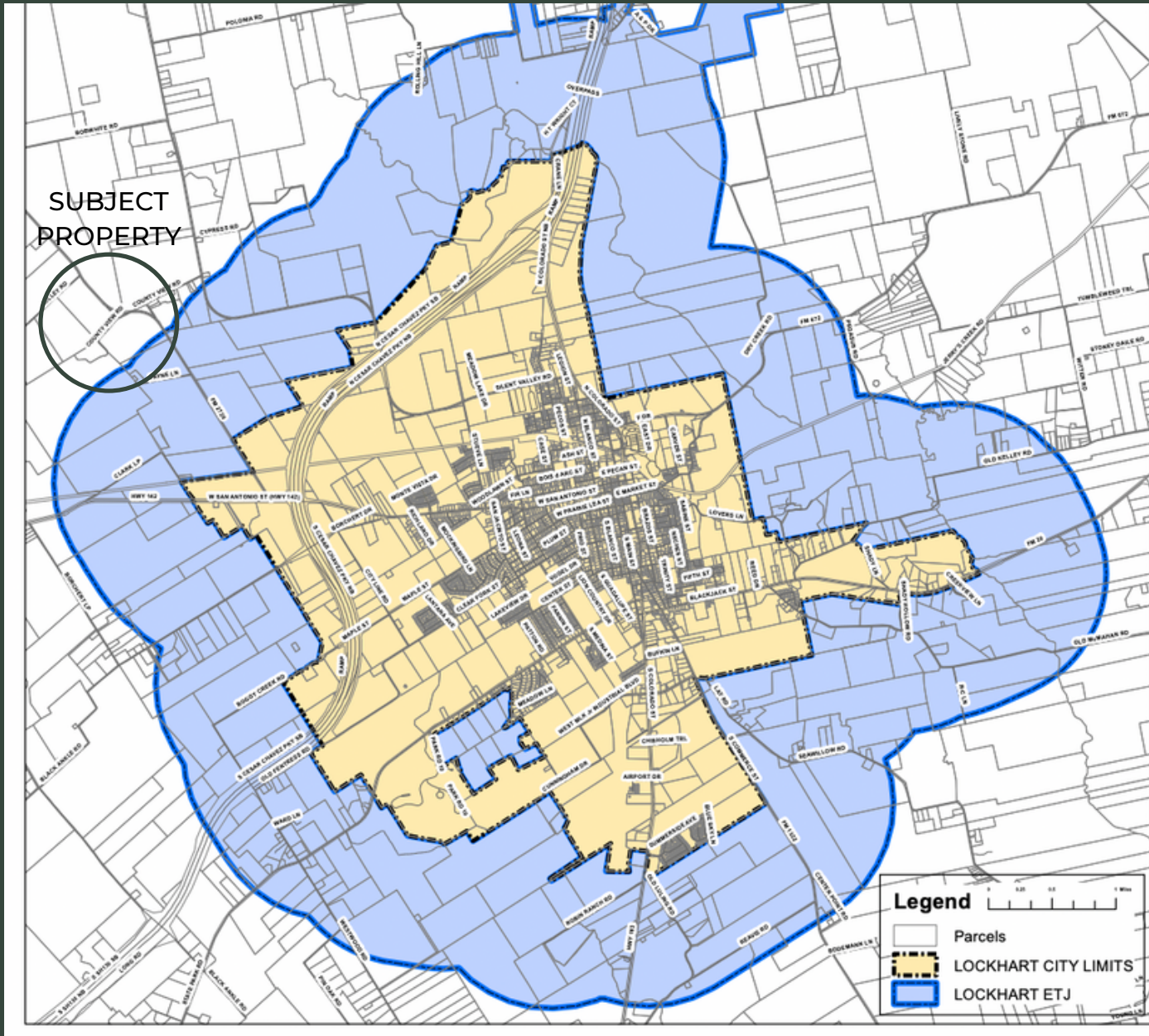


# FLOOD PLAIN MAP



Approximately 27 acres are located in the 100 YR FEMA Flood Zone

# CITY OF LOCKHART MAP





# DEVELOPMENT HIGHLIGHTS

## Lockhart Industrial Park III

The 75-acre industrial park is located adjacent to SH 130 and less than 1 mile from the subject property

### CURRENT SITES SECURED BY:

#### **ZIEGENFELDER COMPANY**

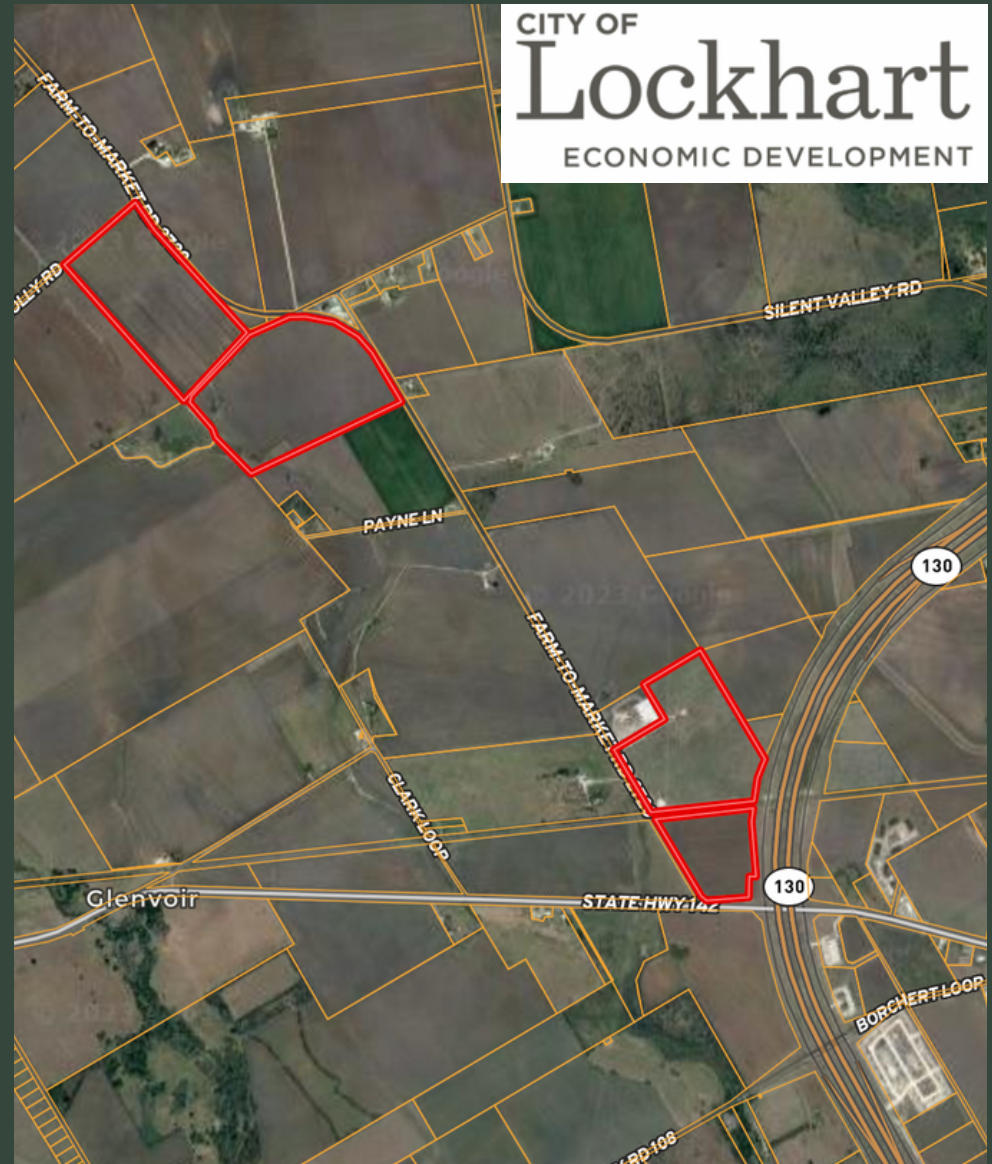
100,000 SQFT FACILITY (\$29M)

#### **HERSHEY CREAMERY COMPANY**

20,000 SQFT FACILITY

#### **ARDESIA STORAGE PROJECT**

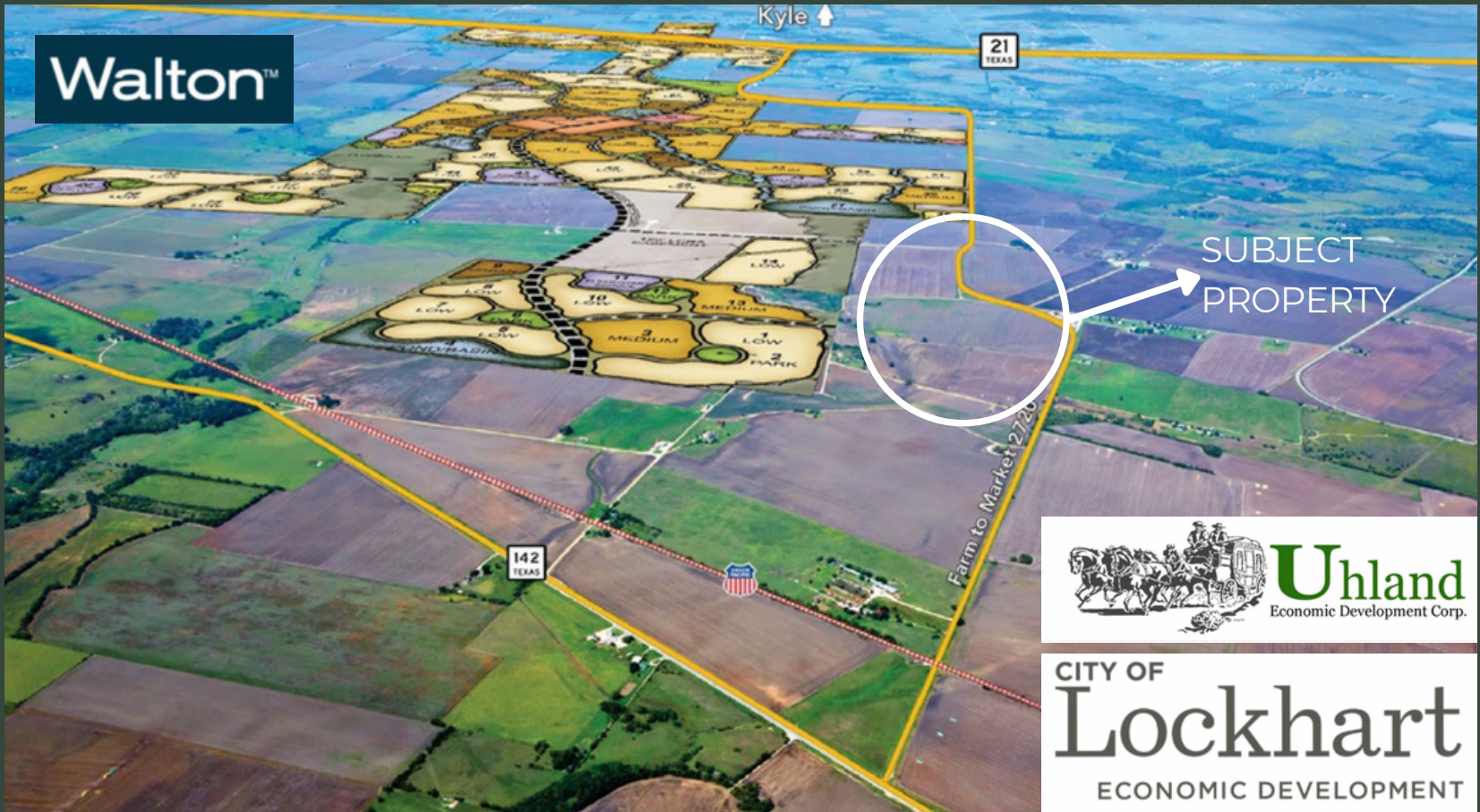
\$85M BATTERY STORAGE FACILITY



# DEVELOPMENT HIGHLIGHTS

- Caldwell Valley - Lockhart, TX

The subject property is adjacent to the 3,634+/- acre mixed use master planned community offering neighborhood retail, office, single family residential, school sites, parks, and amenity center





# DEVELOPMENT HIGHLIGHTS

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- Cherryville Project - Lockhart, TX

The 3,173-acre mixed use master planned community is located south of the subject property off SH 130 and SH 80. The development is planned to include about 4,000 single-family homes, 3,900 multifamily units and 280 garden homes, 1,270 senior living units; two hotels and a 70,000 sqft conference center, about 1 million sqft of retail, about 2 million sqft of office, medical office space, about 1.8 million sqft of industrial space, a satellite campus for a university, a hospital, elementary, middle and high schools, about 650 acres of landscaped area, parks and trails.



# DEVELOPMENT HIGHLIGHTS

- ## Possible Multibillion-Dollar Deal

The adjacent 800-1200 acres was once known as the highly anticipated \$80B Micron site. Since Micron did not commit and according to Judge Haden [stated in an article], the County is already discussing 'other multibillion-dollar deals with other companies waiting to invest on the same property Micron desired.'



READ THE ARTICLE:

**KVUE**abc

Property lines shown are not exact and are not gaurenteed

Disclaimer: Land Unlimited makes no representations, warranties, or guarantees as to the correctness or completeness of the information presented in this document. The information was collected from sources deemed reliable. It is strongly recommended that interested parties conduct their own proper due diligence.

LAND UNLIMITED





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