

Prime 272-Acre Development Tract


OLD SPANISH TRAIL, UHLAND, TX 78656




GOLD TIER
REAL ESTATE


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Executive Summary

This 272-acre tract along Old Spanish Trail in rapidly growing Umland, TX presents a rare opportunity for large-scale development in one of Central Texas's most active corridors. With dual water line access, three-phase power, and proximity to major transportation routes including SH 130, I-35, and SH 21, the site is well-positioned for residential, mixed-use, or industrial expansion. Located within a 30-minute drive to both Austin and San Marcos, and surrounded by ongoing residential and commercial growth, this site offers scale, utility access, and strategic positioning in the path of regional development.

Property Overview

Property	Details
Location	79 Old Spanish Trail, Umland, TX 78656
Land Size	272 Acres
Water	16" and 4" County Line SUD Water lines
Wastewater	Country Line SUD installing WW Line on FM 2720 (1,600' from site) or potential Onsite WWTP
Power	3 Phase Power- provided by BlueBonnet Electric
School District	Hays Consolidated ISD
Jurisdiction	Partial Umland ETJ; Caldwell County
Asking Price	\$16,344,600 (\$60,000/Acre)

Investment Highlights



272 Acres of Usable Land

Prime scale for residential, industrial, or mixed-use development.

Strategic Growth Corridor

Positioned between Austin, San Marcos, and Lockhart—areas experiencing rapid population and infrastructure growth.

Robust Utility Access

Equipped with 16" and 4" water lines, 3-phase power, and road frontage—ready for development.

Flexible Development Potential

Majority of property in Caldwell County or Umland ETJ with option to de-annex.

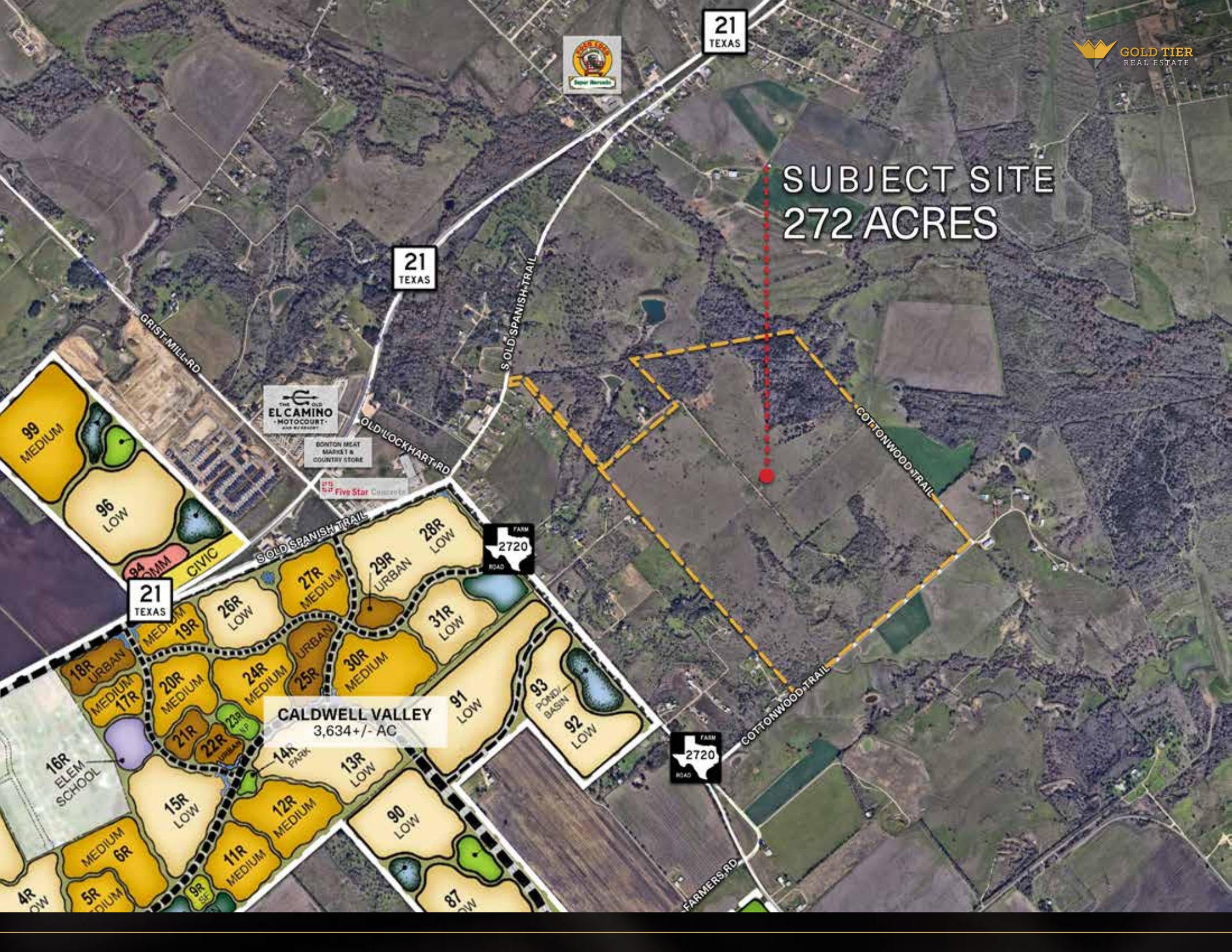
Proximity to Major Highways

Near SH 130, SH 21, and I-35 for excellent regional access and logistics connectivity.

Surrounded by Expansion Activity

Close to emerging master-planned communities, industrial parks, and infrastructure investment zones.

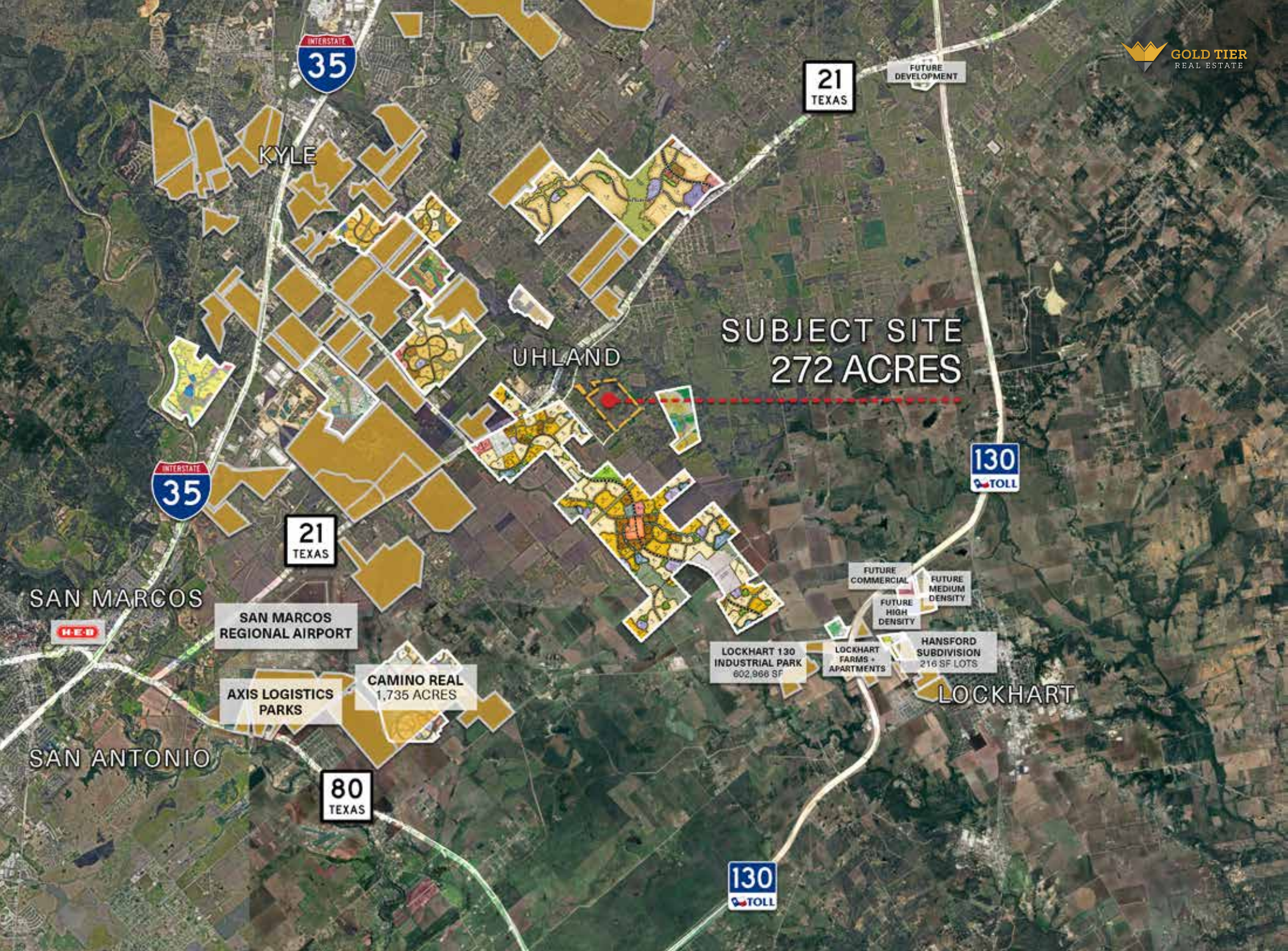
SUBJECT SITE 272 ACRES





SUBJECT SITE
272 ACRES

SAN MARCOS



21
TEXAS

FARM
2720
ROAD

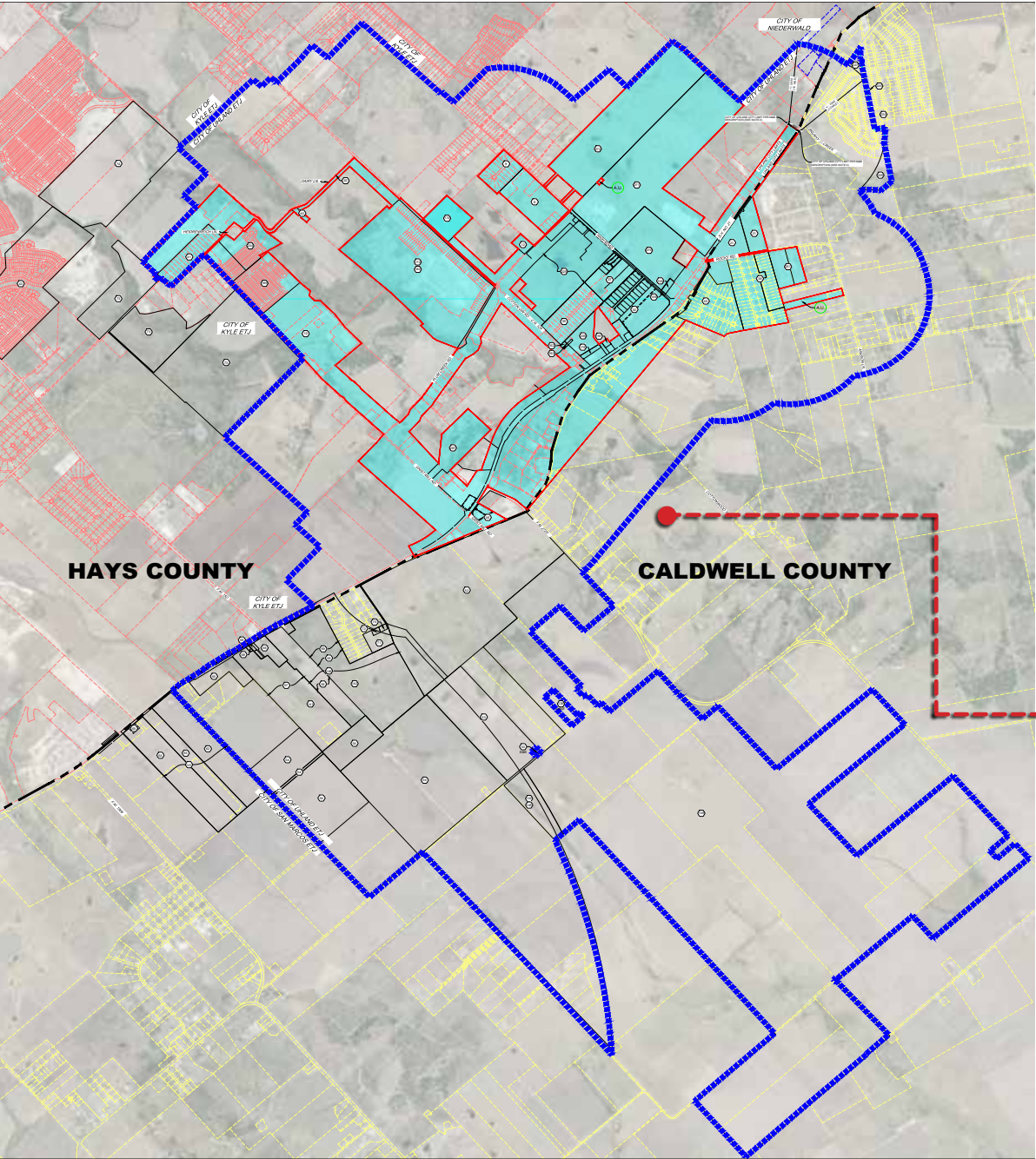
S OLD SPANISH TRAIL

SUBJECT SITE
272 ACRES

COTTONWOOD TRAIL

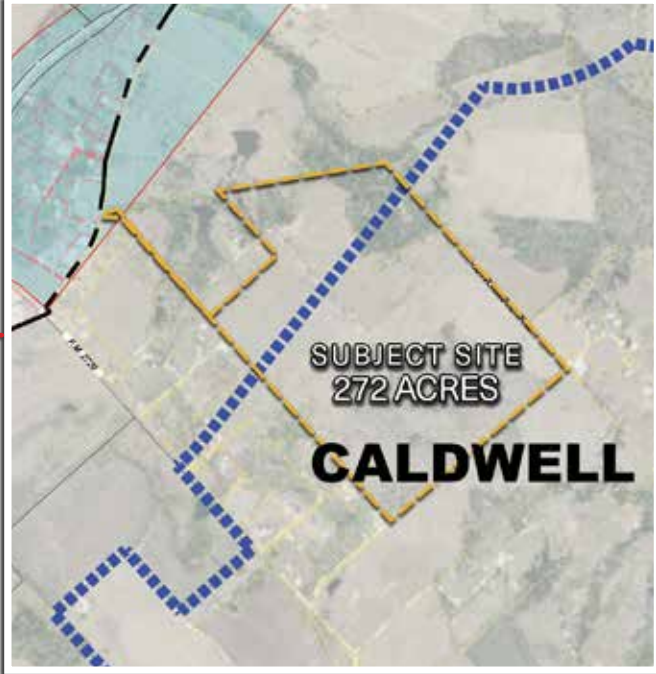
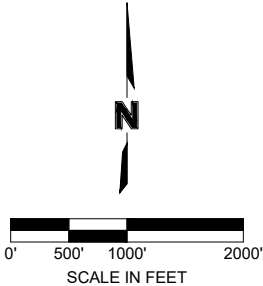
COTTONWOOD TRAIL

Uhland City Limits Map

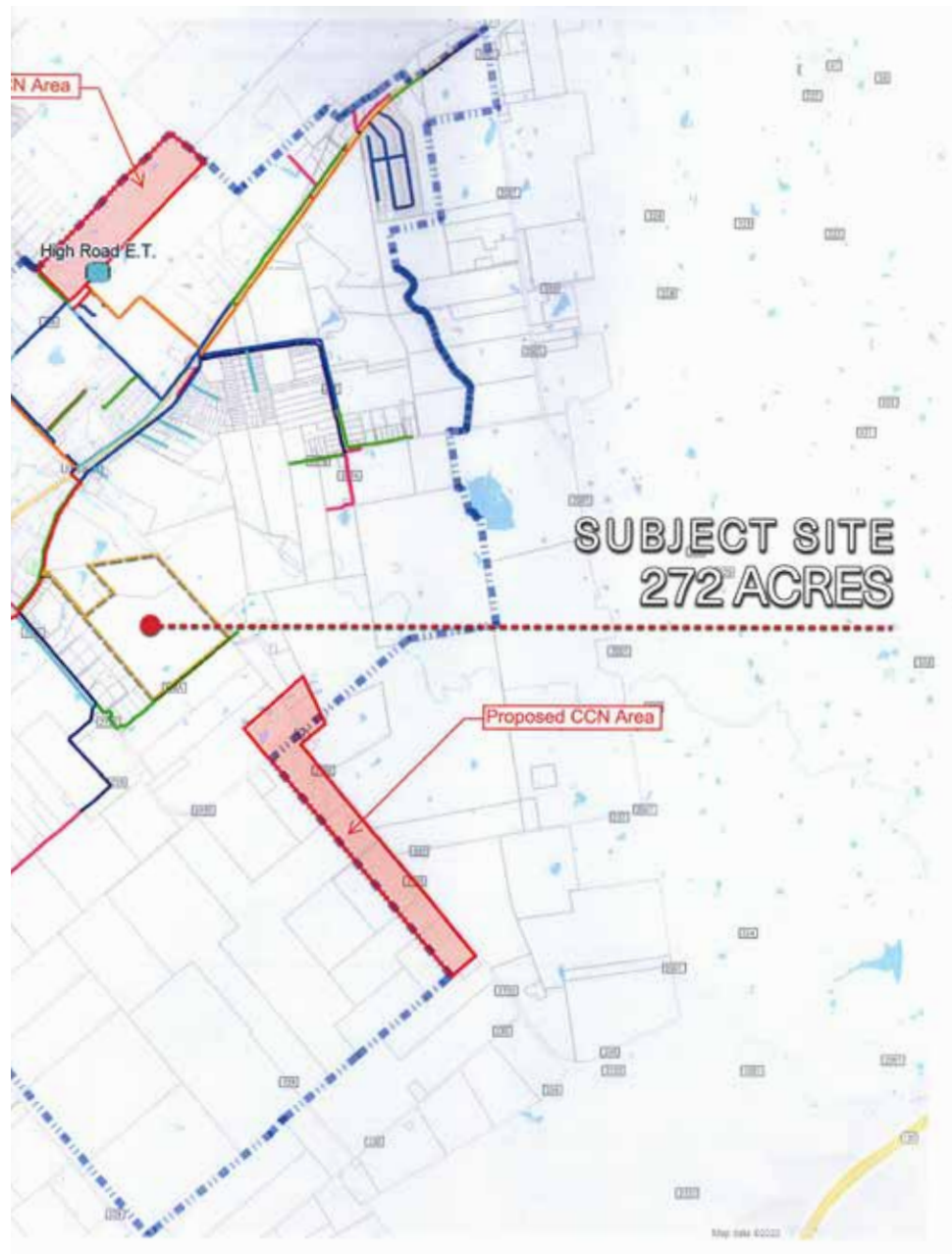
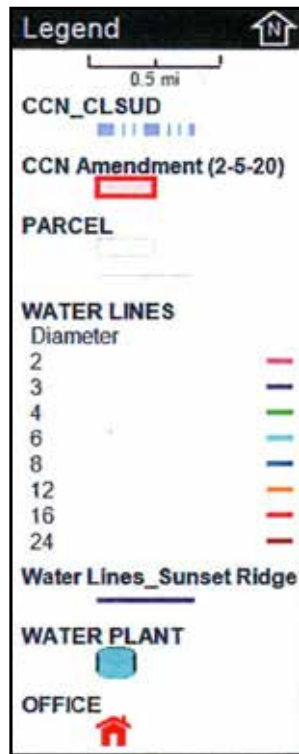


LEGEND

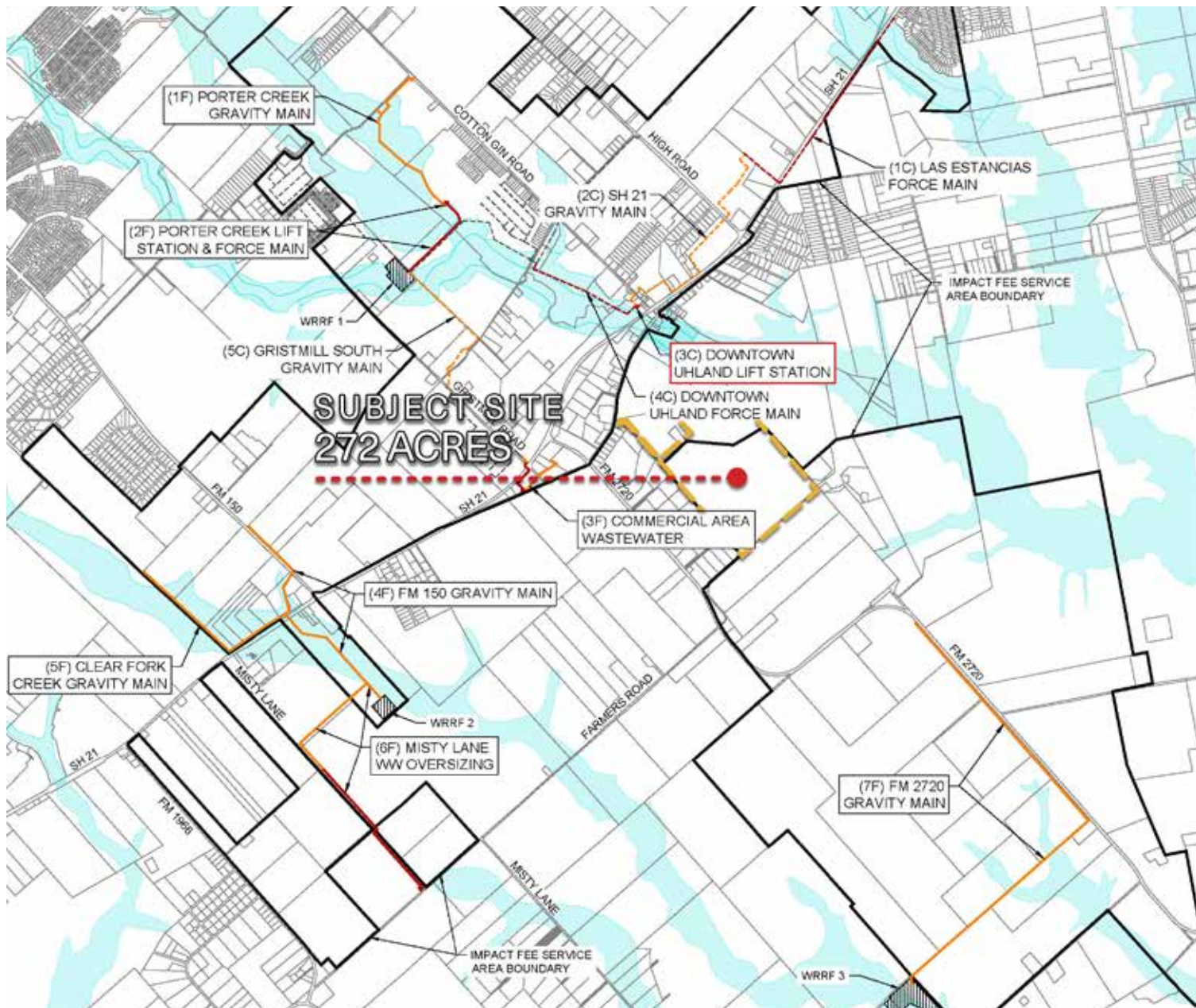
- COUNTY LINE
- HAYS COUNTY PARCEL DATA
- CALDWELL COUNTY PARCEL DATA
- CITY LIMITS - CITY OF UHLAND
- ET AL - CITY OF UHLAND
- CITY OF UHLAND
- A.U.
- AREA OF UNCERTAINTY
- XX
- CITY ORDINANCE CALL-OUT



Waterline Map



Wastewater





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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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