

For Sale: Lockhart 48 Acres



PRIME COMMERCIAL DEVELOPMENT SITE | SILENT VALLEY ROAD, LOCKHART, TEXAS





GOLD TIER

EXCLUSIVELY LISTED BY

Matt Oliva
210.383.5903
matt@goldtier.net

Taylor Golden
512.626.4424
taylor@goldtier.net

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gold Tier Real Estate and should not be made available to any other person or entity without the written consent of Gold Tier Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

PROPERTY HIGHLIGHTS

ADDRESS: Silent Valley Road, Lockhart, Texas 78644

ACREAGE: 48.387 acres

PRICING: \$14,754,164 (\$7/sqft)

ZONING: Agriculture

PROPOSED ZONING: Commercial

UTILITIES:

- » 2 Inch Waterline at Silent Valley Road
- » 12 Inch Waterline at Silent Valley Road and Stueve Lane
- » Future 18 Inch Gravity Main at Stueve Lane (Contact agent for more details)

FRONTAGE:

- » 1,700' SH 130 Frontage
- » 1,100' Silent Valley Road Frontage

SCHOOL DISTRICT: Lockhart ISD

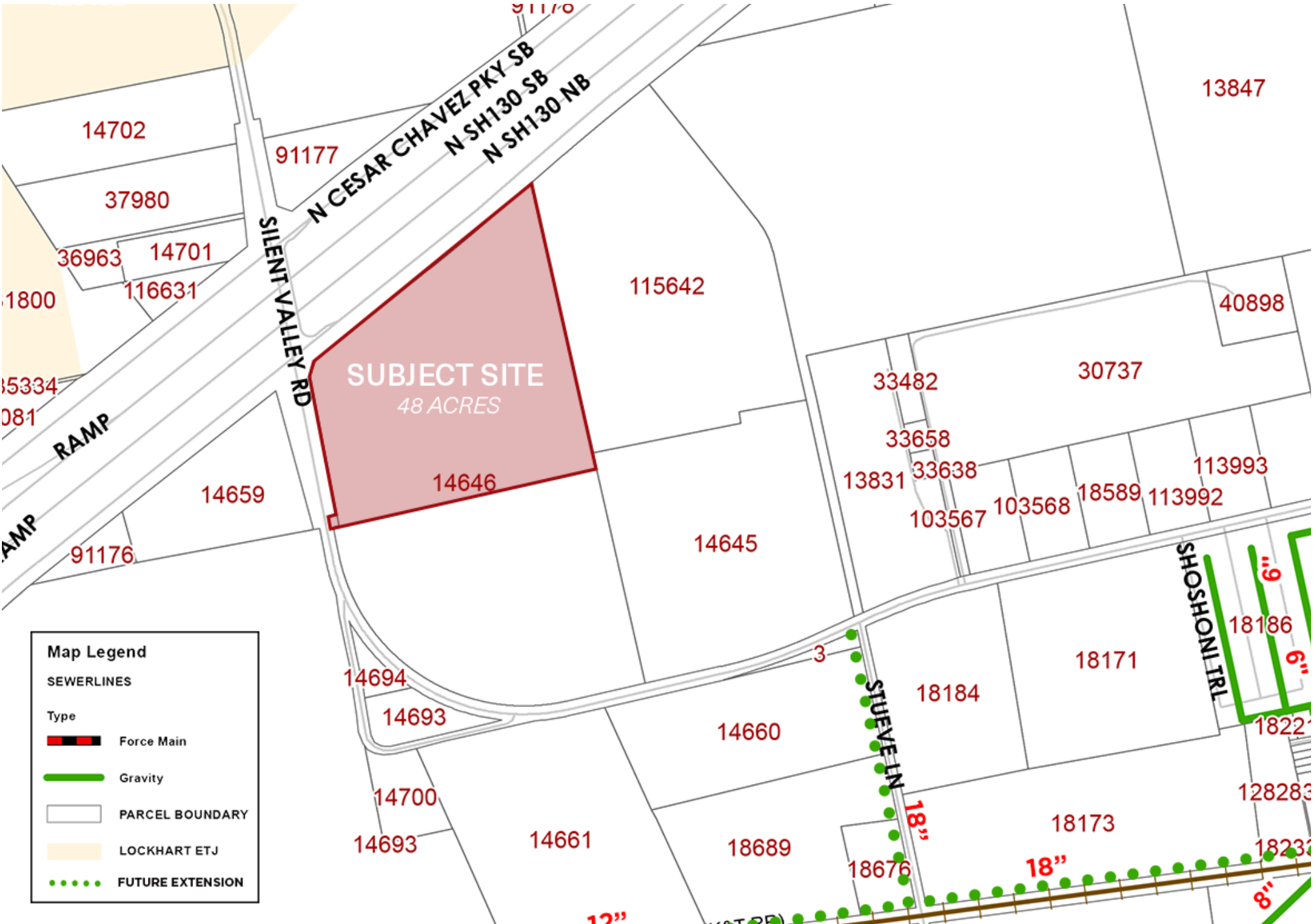
REMARKS:

- » Hard Corner of Toll Road 130 and Silent Valley Road. One of four remaining uncommitted major hard corners on Toll Rd 130 in Lockhart
- » The City of Lockhart has access to 3.25 million gallons a day via a recent agreement with Guadalupe-Blanco River Authority (GBRA).
- » Economic opportunity zone
- » Relatively level site
- » No wetlands
- » Future surrounding development
- » Possible additional land available for purchase (contact broker)



 **WATERLINES**
 **PARCEL BOUNDARY**
 **LOCKHART ETJ**

WASTEWATER



VICINITY MAP - not to scale

LOCKHART CITY LIMITS

STUEVE LN. EXTENSION

130 TOLL

183

BARTH LAKE

6.5 ac

HIGH DENSITY

MEDIUM DENSITY

50.77 ac

112 ac

PROP. STUEVE LN. EXTENSION

LOW DENSITY

40 ac

HIGH DENSITY

40 ac

16 ac

FM 2001

FM 2001

STUEVE LN.

N PECOS ST.

SILENT VALLEY RD.

183

LEGEND

SINGLE FAMILY	
127.82	127.82

MEC

Trinity Engineering Company
Texas Registered Engineering Firm F-355

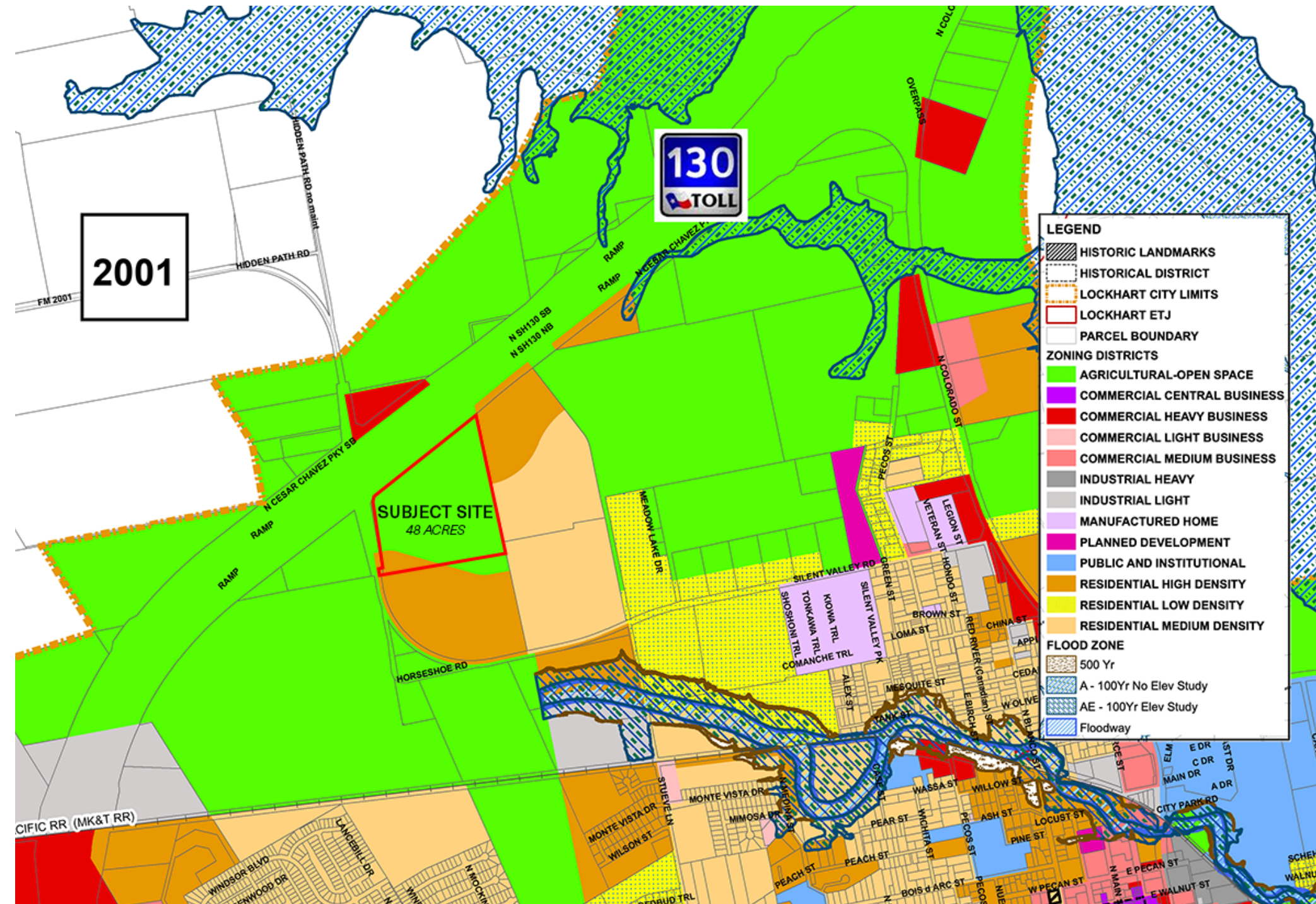
1000 Coastal at Texas Highway, Suite 110, Austin, Texas 78748, 2010 10/10/2010

LOCKHART VILLAGE
DEVELOPMENT PLAN ALTERNATIVE 4
LOCKHART, TEXAS

DATE: 08/10/2010
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN

LEGEND		
SINGLE FAMILY	ACREAGE	
127.82	127.82	
MEC		
Inlets Engineering Company Texas Municipal and Engineering Firm, C-553		
1331 Coastal at Texas Avenue, Suite, Building 5, Suite 110, Austin, Texas 78704, (512) 574-0000		
LOOK-AT VILLAGE		
DEVELOPMENT PLAN ALTERNATE 4		
LOOK-AT TEXAS		
DATE: 10/01/02	JOB NO. 104743	TAB: 000000.tbl
DESIGNED BY: KRM	CHECKED BY: ALK/MS	CREATED BY: KRM

CURRENT ZONING







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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date