

FOR SALE: LOCKHART 135.7 ACRES

SILENT VALLEY ROAD & SH-130, LOCKHART, TEXAS



AUSTIN
35 MINUTES

130
TEXAS

183
TEXAS

FUTURE
COLD STORAGE
310,000 SF

SUBJECT SITE
135.7 ACRES

130
TEXAS

COMM.
48.387 ac

HIGH
DENSITY
40 ac

MEDIUM
DENSITY
40 ac

FUTURE STUEVE LANE

STUEVE LANE

SILENT VALLEY ROAD



1 MINUTE

LOCKHART
2 MINUTES



GOLD TIER

EXCLUSIVELY LISTED BY

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AUSTIN
35 MINUTES

BARTH LAKE

183
TEXAS

FUTURE RESIDENTIAL
16.4 ACRES

FUTURE REAL COLD
COLD STORAGE
20,000 SF, 240V +

FUTURE RESIDENTIAL
11.4 ACRES

SUBJECT SITE
135.7 ACRES

FUTURE
MEDIUM DENSITY

FUTURE
COMMERCIAL

FUTURE
HIGH DENSITY

FUTURE
MEDIUM DENSITY

130
TEXAS

183
TEXAS

LOCKHART 130
INDUSTRIAL PARK
802,166 SF

TXDOT
MAINTENANCE FACILITY

LEGACY LOCKHART
APARTMENTS

LOCKHART FIELDS

HANSFORD SUBDIVISION
216 SF LOTS

LOCKHART PRIDE
HIGH SCHOOL

FUTURE MULTI-FAMILY
62 ACRES

H-E-B

WALSH STEAK CO.

PLUM CREEK
ELEMENTARY

Kroger

BLACK'S
STEAK HOUSE

CITY OF
LOCKHART

W

H-E-B

O'Reilly

Auto Zone

142
TEXAS

142
TEXAS

FUTURE
DEVELOPMENT

LOCKHART SPRINGS
APARTMENTS

LOCKHART FIELDS
APARTMENTS

KELLEY VILLAS
160 DUNLAP STYLE CONDOS

VINTAGE SPRINGS SUBDIVISION
219 SF LOTS

JUNIPER SPRINGS
1,490 SF LOTS

CENTERPOINT MEADOWS
82 HOMES - 121 SF LOTS

BLUEBONNET
ELEMENTARY

WALTER ELLISON
DR

CLEAR FORK
ELEMENTARY

SAN ANTONIO
60 MINUTES

130
TEXAS

183
TEXAS

LOCKHART JR
HIGH SCHOOL

LOCKHART
HIGH SCHOOL

Summit
Smiles

PROPERTY HIGHLIGHTS

ADDRESS: Silent Valley Road, Lockhart, Texas

ACREAGE: 135.7 Acres

PRICING: \$17,733,276 (\$3/sf)

UTILITIES:

- 12 Inch Waterline at Silent Valley Road and Stueve Lane
- 18 Inch Gravity Main at Stueve Lane

ZONING: High, Medium, & Low Density *(See Map)*

FRONTAGE:

- 1,050' SH 130 Frontage
- 3,300' Future Stueve Lane Frontage
- 550' Silent Valley Road Frontage

SCHOOL DISTRICT: Lockhart ISD

REMARKS:

- Economic Opportunity Zone
- Relatively Level Site
- Future Surrounding Development

**Buyer to do all independent research on development potential.*





CITY OF LOCKHART
2 MINUTES

183
TEXAS

SILENT VALLEY ROAD

STEUVE LANE



1 MINUTE

SUBJECT SITE
135.7 ACRES

FUTURE MULTI FAMILY

FUTURE STEUVE LANE

130
TEXAS

130
TEXAS



183
TEXAS

130
TEXAS

183
TEXAS

SUBJECT SITE
135.7 ACRES

FUTURE STUEVE LANE



AUSTIN, TX

24 MINUTES



130
TEXAS

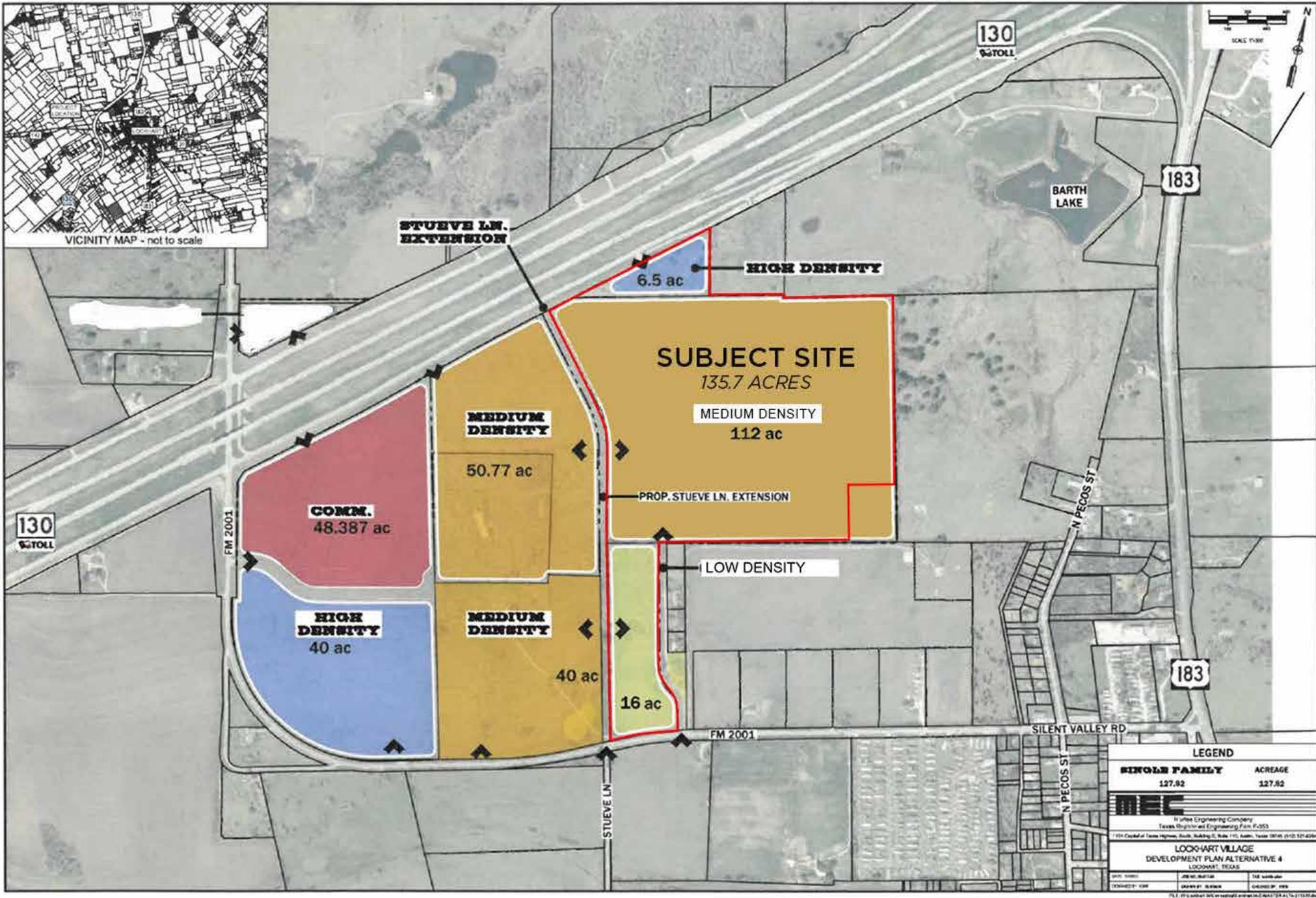
183
TEXAS

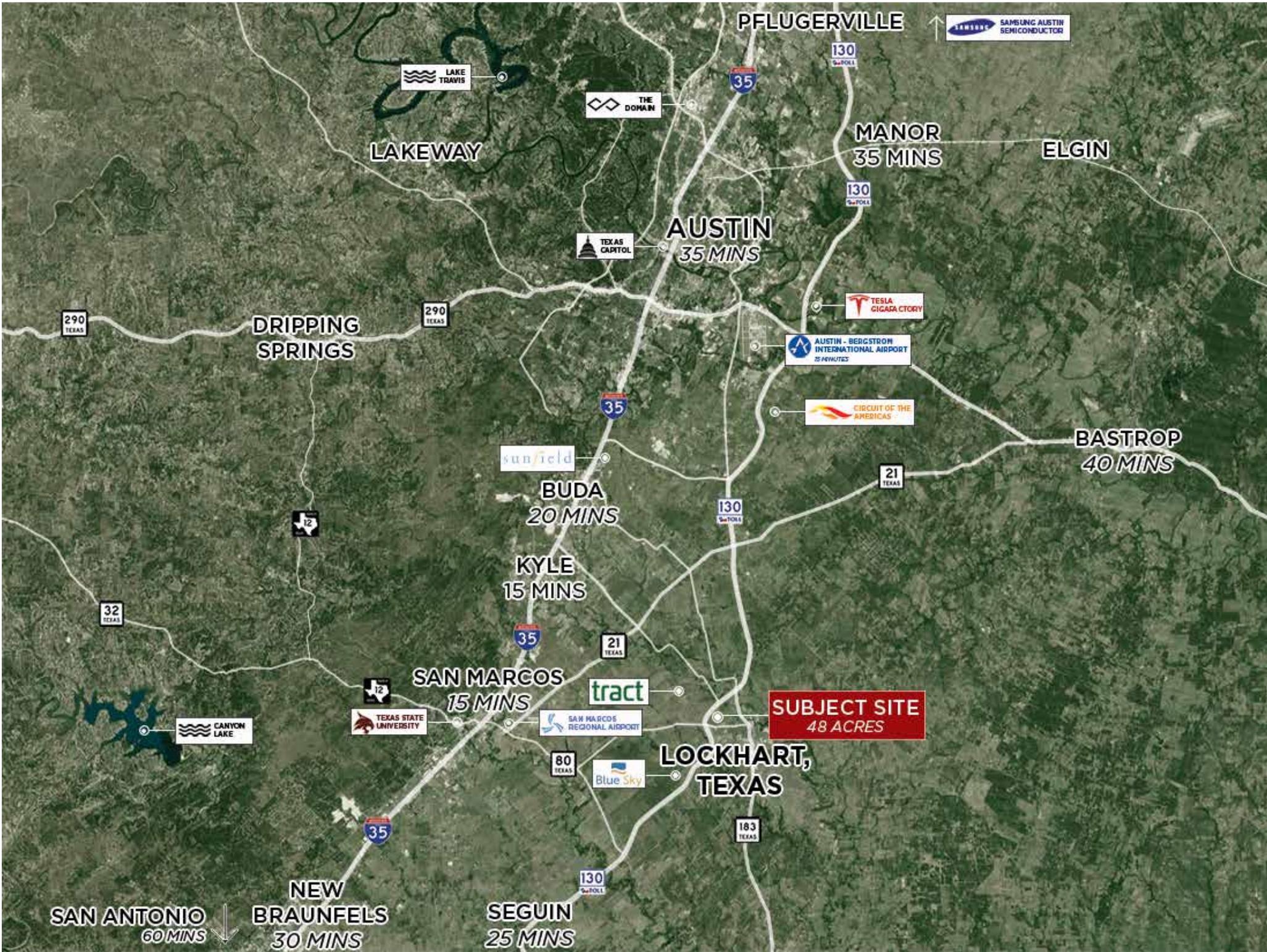
130
TEXAS

SUBJECT SITE
135.7 ACRES

FUTURE STEUVE LANE

PROPOSED ZONING MAP







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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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date