

# 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:** \$12,646,426 (\$6/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

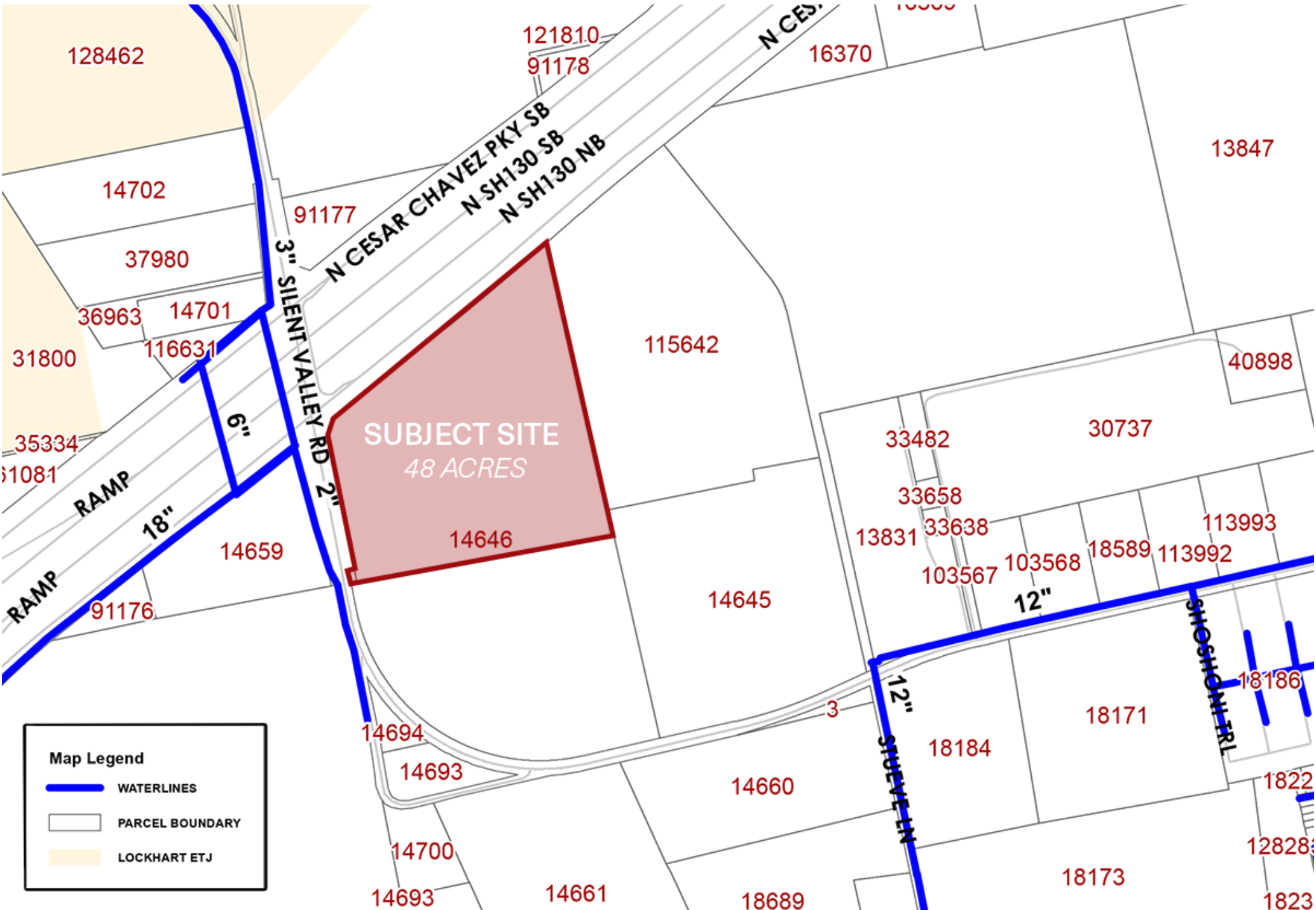
**SCHOOL DISTRICT:** Lockhart ISD

## REMARKS:

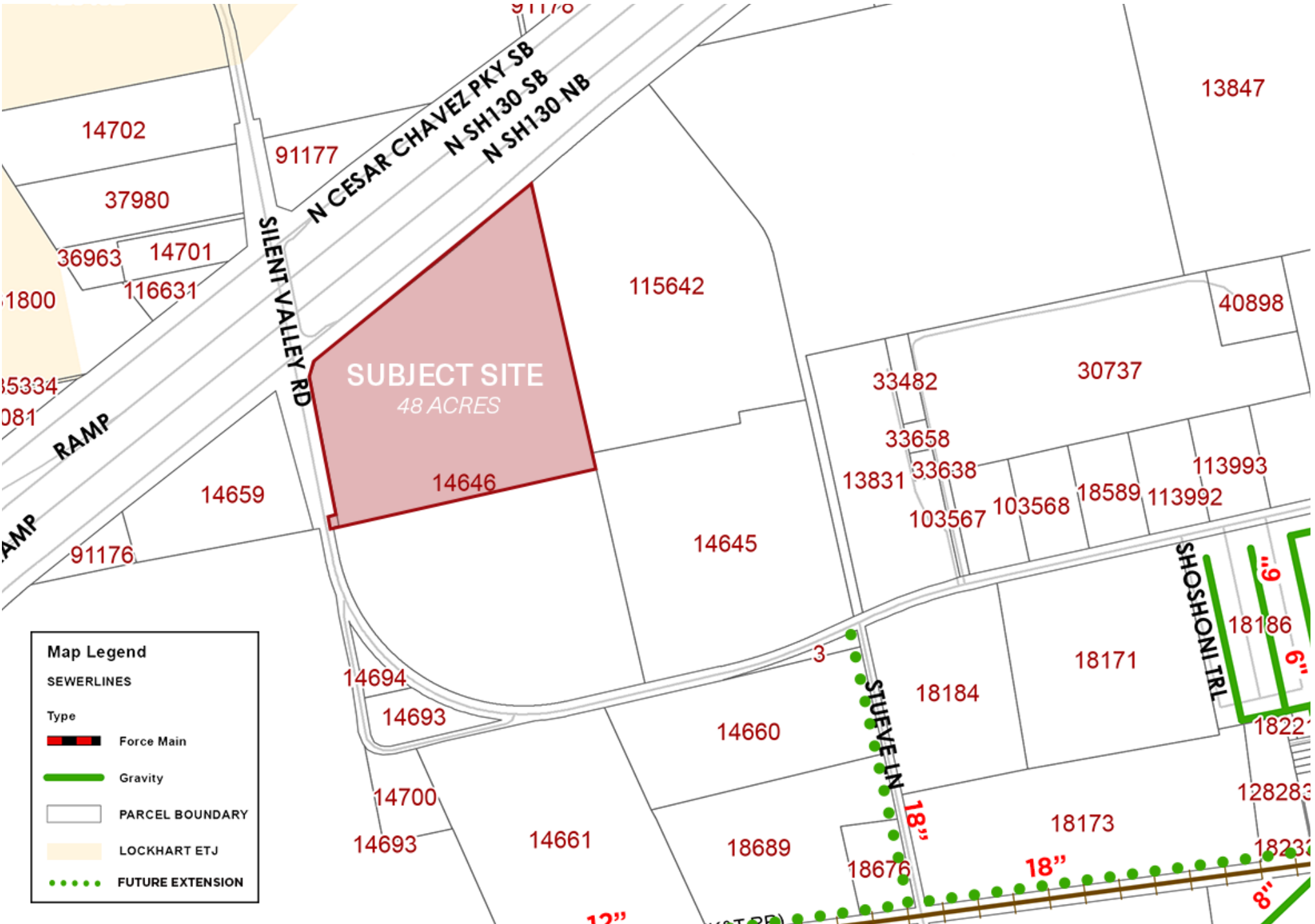
- » Hard Corner of Toll Road 130 and Silent Valley Road. One of four remaining uncommitted major hard corners on Toll Rd 130 in Lockhart
- » The City of Lockhart has access to 3.25 million gallons a day via a recent agreement with Guadalupe-Blanco River Authority (GBRA).
- » Economic opportunity zone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



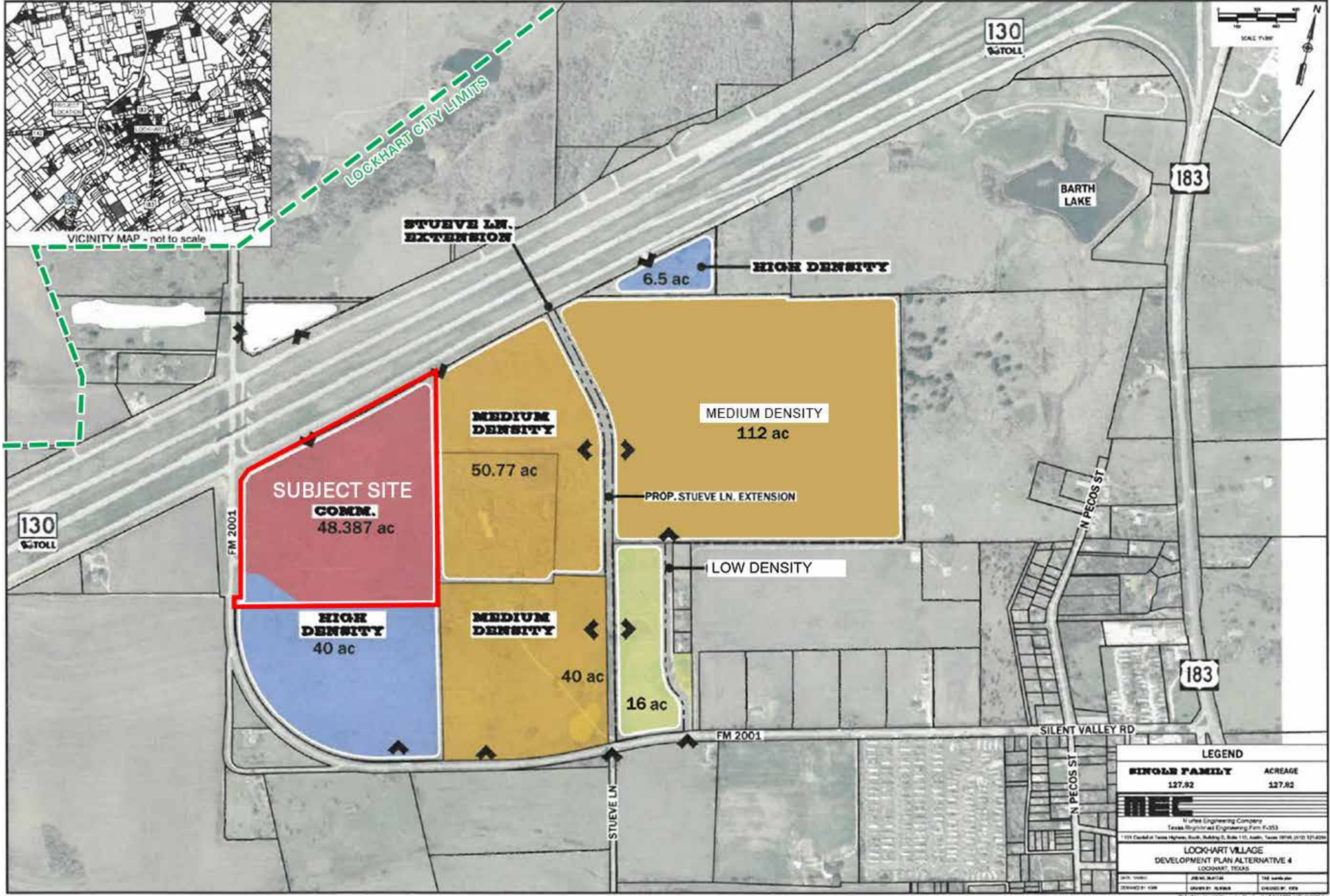
# WATER



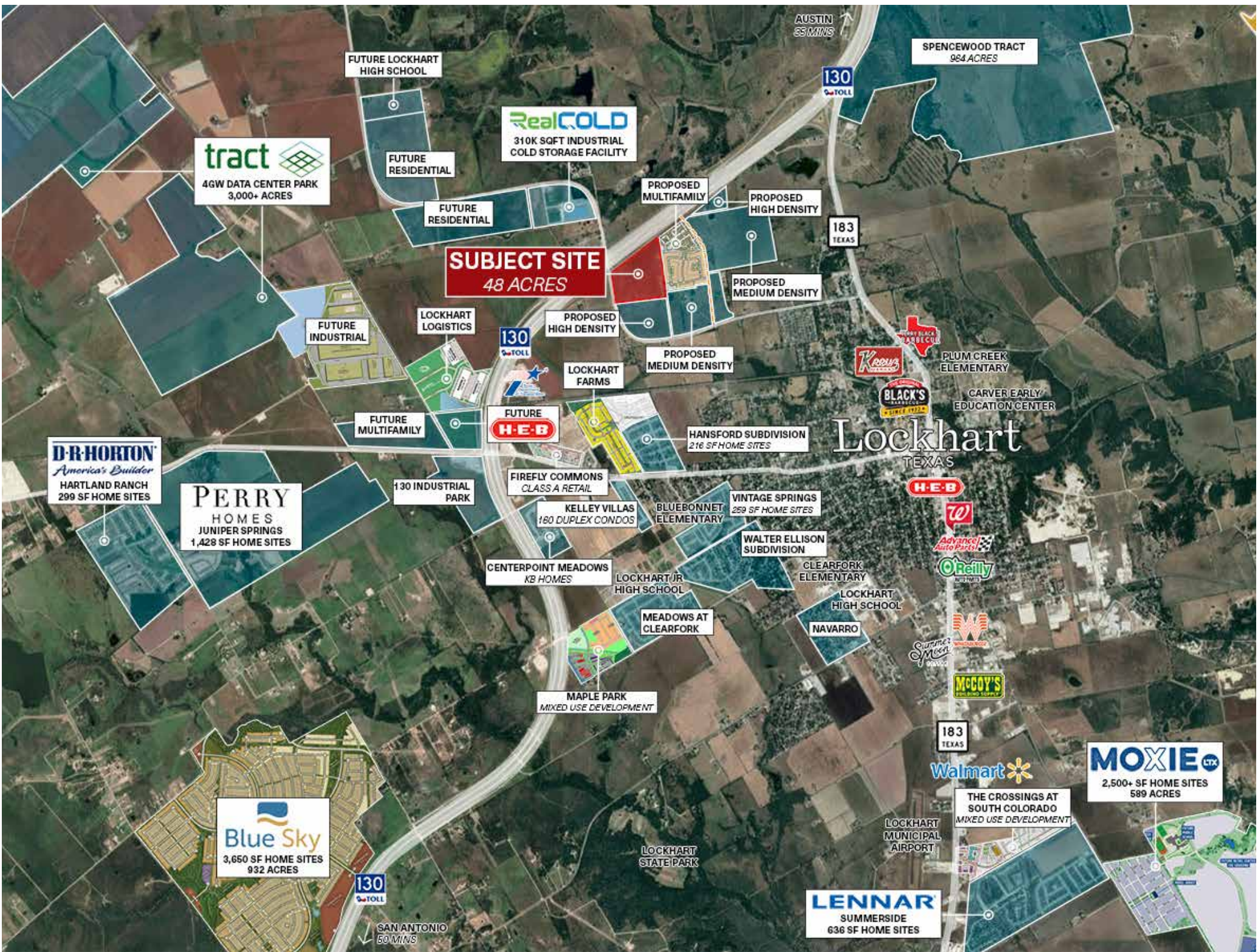
# WASTEWATER



# PROPOSED ZONING







AUSTIN  
35 MINS

SPENCEWOOD TRACT  
964 ACRES

130  
TOLL

**tract**  
4GW DATA CENTER PARK  
3,000+ ACRES

FUTURE LOCKHART  
HIGH SCHOOL

**RealCOLD**  
310K SQFT INDUSTRIAL  
COLD STORAGE FACILITY

FUTURE  
RESIDENTIAL

PROPOSED  
MULTIFAMILY

PROPOSED  
HIGH DENSITY

FUTURE  
RESIDENTIAL

183  
TEXAS

**SUBJECT SITE**  
48 ACRES

PROPOSED  
MEDIUM DENSITY

FUTURE  
INDUSTRIAL

LOCKHART  
LOGISTICS

PROPOSED  
HIGH DENSITY

PROPOSED  
MEDIUM DENSITY

130  
TOLL

LOCKHART  
FARMS

**Krewe's**  
**BLACK'S**  
CLASSIC PIZZA  
PIZZERIA

PLUM CREEK  
ELEMENTARY

CARVER EARLY  
EDUCATION CENTER

**D-R-HORTON**  
America's Builder  
HARTLAND RANCH  
299 SF HOME SITES

FUTURE  
MULTIFAMILY

**H-E-B**

HANSFORD SUBDIVISION  
216 SF HOME SITES

Lockhart  
TEXAS

**PERRY**  
HOMES  
JUNIPER SPRINGS  
1,428 SF HOME SITES

130 INDUSTRIAL  
PARK

FIREFLY COMMONS  
CLASS A RETAIL

VINTAGE SPRINGS  
259 SF HOME SITES

**H-E-B**

KELLEY VILLAS  
180 DUPLEX CONDOS

BLUEBONNET  
ELEMENTARY

**W**

WALTER ELLISON  
SUBDIVISION

**Advance**  
Auto Parts

CENTERPOINT MEADOWS  
KB HOMES

LOCKHART JR  
HIGH SCHOOL

CLEARFORK  
ELEMENTARY

**O'Reilly**  
Auto Parts

LOCKHART  
HIGH SCHOOL

MEADOWS AT  
CLEARFORK

NAVARRO

**Summer**  
Moon

MAPLE PARK  
MIXED USE DEVELOPMENT

**McCoy's**  
Meat Market

183  
TEXAS

**Walmart**

**MOXIE** LTX  
2,500+ SF HOME SITES  
589 ACRES

**Blue Sky**  
3,650 SF HOME SITES  
932 ACRES

130  
TOLL

SAN ANTONIO  
50 MINS

LOCKHART  
STATE PARK

LOCKHART  
MUNICIPAL  
AIRPORT

**LENNAR**  
SUMMERSIDE  
636 SF HOME SITES

THE CROSSINGS AT  
SOUTH COLORADO  
MIXED USE DEVELOPMENT



# 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