GOLD TIER
REAL ESTATE



Prime 312.41-Acre Development Tract

OLD SPANISH TRAIL, UHLAND, TX 78656

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EXCLUSIVELY LISTED BY

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Executive Summary

This 312.41-acre tract along Old Spanish Trail in rapidly growing Uhland, 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, Uhalnd, TX 78656
Land Size	312.41 Acres
Water	16" and 4" County Line SUD Water lines
Wastewater	Country Line SUD lift station less than a mile from the site or potential Onsite WWTP
Power	3 Phase Power- provided by BlueBonnet Electric
School District	Hays Consolidated ISD
Jurisdiction	Partial Uhland ETJ; Caldwell County
Asking Price	$16,401,525 ($52,500) /Acre)

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Investment Highlights

312.41 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 Uhland ETJ with option to de-annex.

Proximity to Major Highways
Near SH130, SH21, 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.



LOT MIX SUMMARY				
USE	LOTS	ACREAGE	% LOT COUNT	DU/Ac
40' LOTS	607	70.85	43.26%	8.57
50' LOTS	578	86.94	41.20%	6.65
60' LOTS	218	39.15	15.54%	5.57
ROW	N/A	72.68	N/A	N/A
AMENITY	N/A	7.43	N/A	N/A
OPEN SPACE	N/A	36.31	N/A	N/A
TOTAL	1403	313.36	100.00%	4.48

UHLAND TRACT / MASTER LAND PLAN EXHIBIT

UHLAND ETJ, TEXAS | DECEMBER 2025

SCALE: 1"=400'

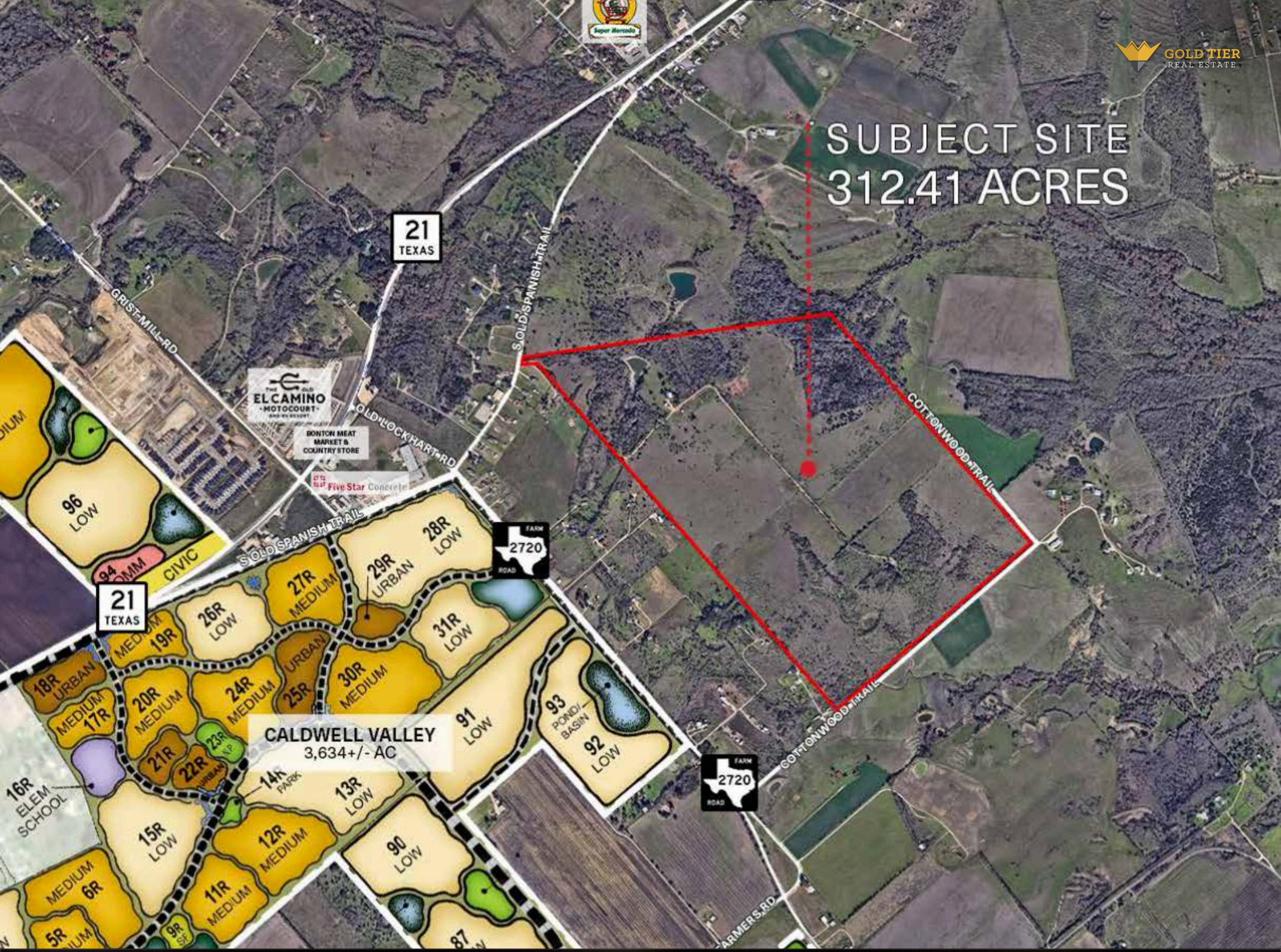
CUDE ENGINEERS
8240 N. MOPAC EXPRESSWAY, SUITE 110
AUSTIN, TEXAS 78759

ANDY LOWRY, P.E.
P: (210) 392-9937

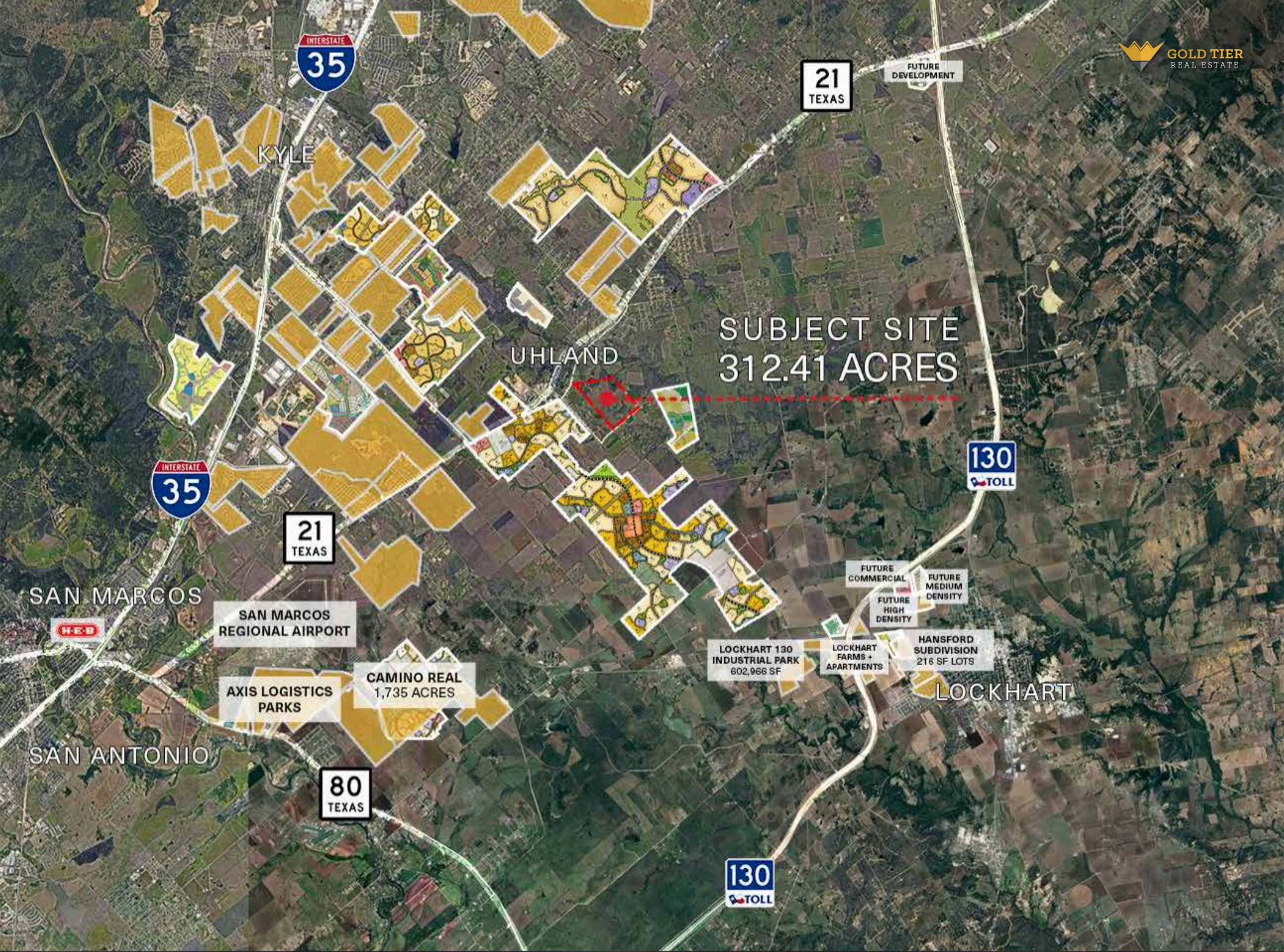
CAMDEN CORZINE
P: (720) 255-6014

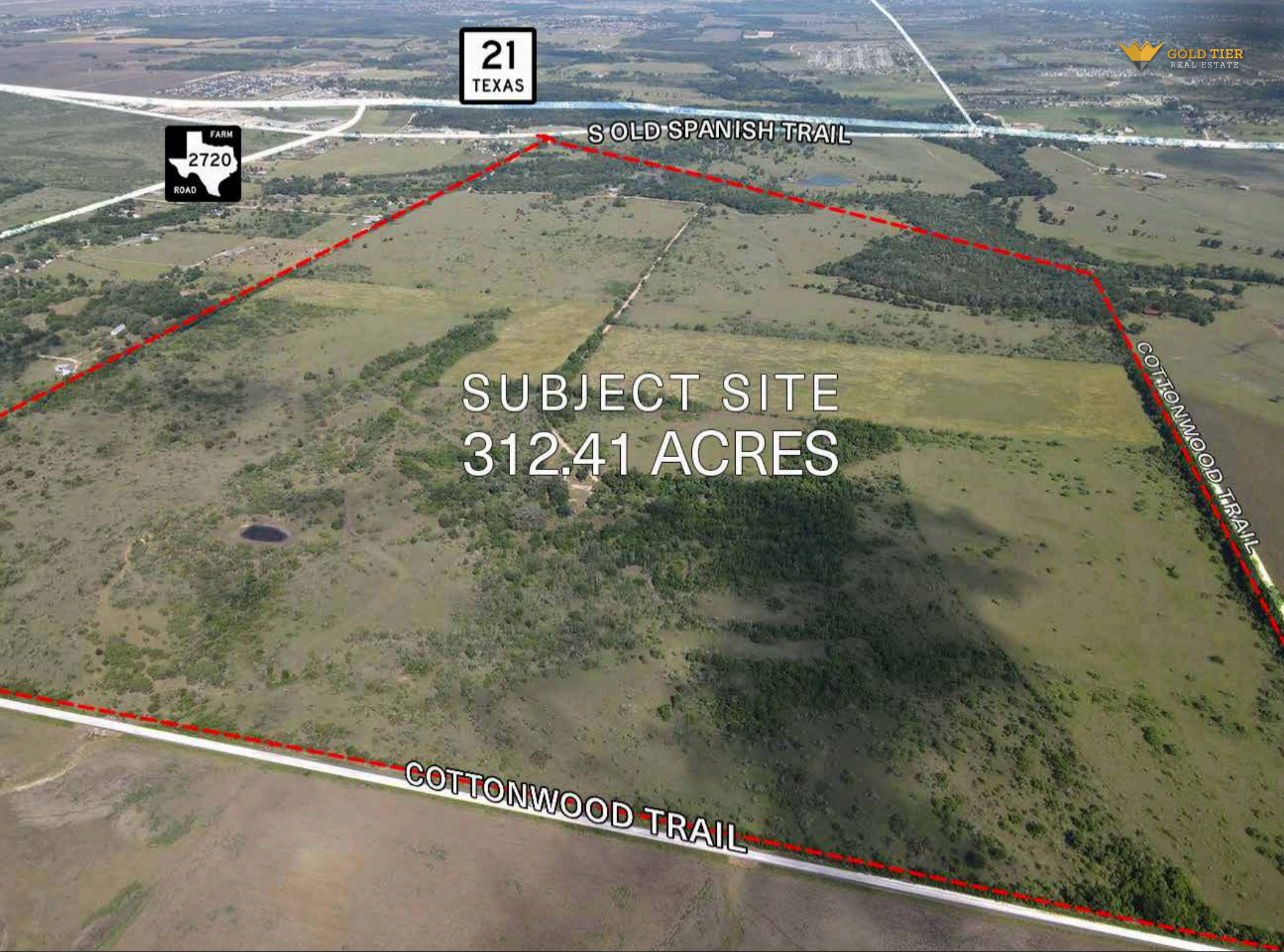
SAN ANTONIO AUSTIN SAN MARCOS

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SUBJECT SITE
312.41 ACRES
21
TEXAS
GRIST MILL RD
OLD SPANISH TRAIL
OLD LOCKHART RD
COTTONWOOD TRAIL
THE OLD EL CAMINO MOTOCOURT
BONTON MEAT MARKET & COUNTRY STORE
Five Star Concrete
CALDWELL VALLEY
3,634+/- AC
FARM 2720 ROAD
96 LOW
94 COMM
CIVIC
28R LOW
29R URBAN
27R MEDIUM
26R LOW
31R LOW
19R MEDIUM
18R URBAN
17R MEDIUM
20R MEDIUM
24R MEDIUM
25R URBAN
30R MEDIUM
91 LOW
93 POND/ BASIN
92 LOW
21R
22R URBAN
23R NP
14R PARK
13R LOW
16R ELEM SCHOOL
15R LOW
12R MEDIUM
11R MEDIUM
90 LOW
6R MEDIUM
5R
9R SF
87
FARMERS RD

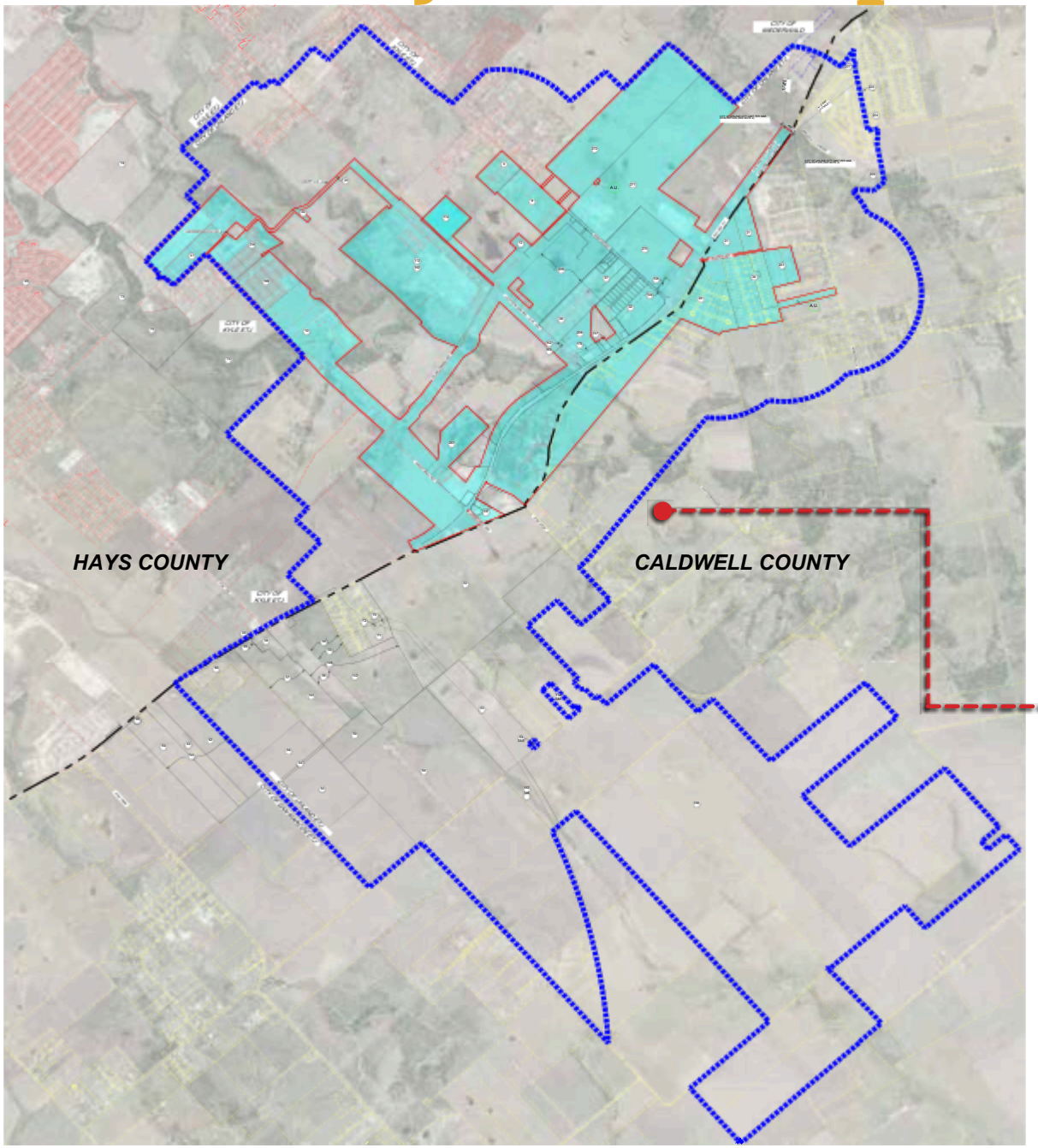

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SUBJECT SITE
312.41 ACRES
SIX CREEKS
4,221 SF HOMES
BROOKS RANCH
SPRING BRANCH
HOMETOWN
KYLE
BROOKS CROSSING
SILVERADO
STEEPLE CHASE
CYPRESS
FOREST
GREGG GARDENS
213 UNITS
PRAIRIE
ON THE CREEK
KYLE
THE TRAILS
STAGE COACH
FOUR SEASONS
BROOKSIDE
KSO
131 SF HOMES
POST OAK
SUNSET
RIDGE
BULLOCK
400 SF HOMES
PARAMOUNT
539 SF HOMES
WOODMERE
MIXED USE
LIMESTONE CREEK
494 SF HOMES
COOL
SPRINGS
QUAIL RIDGE
THE
WOODLANDS
BLANCO VISTA
HIGH
MEADOWS
WATERSTONE PHASE I
7,600 SF HOMES
WATERSTONE PHASE II
7,600 SF HOMES
HYMEADOW BY
BROHN HOMES
WHISPER HOMES
1,000 SF HOMES
LEANNAR
LGI HOMES
BROOKFIELD
RESIDENTIAL
SADDLEBROOK
SAN MARCOS
KENSINGTON
TRAILS
SOUTHLAKE
RANCH
TALAVERA
400 SF HOMES
CASETTA RANCH
375 SF HOMES
KYLE ESTATES
2,600 SF HOMES
KYLE ESTATES
2,500 SF HOMES
BUNTON
CREEK
BUNTON
RESERVE
700 BURTON LN
2,600 SF HOMES
WATERLEAF
GRIST MILL HIGHLANDS
PECAN WOODS
2,600 SF HOMES
FUTURE
GROCERY STORE
DR HORTON
UHLAND
GREAT
HILLS
CAMINO REAL
1,735 ACRES
RED ROW
WAYSIDE
HAYS
ISD
CREEK
CROSSING
ANDERSON
82 ACRES
BOLLINGER
DATA CENTER
21
TEXAS
35
35
amazon


GOLD TIER
REAL ESTATE
INTERSTATE 35
21 TEXAS
FUTURE DEVELOPMENT
KYLE
UHLAND
SUBJECT SITE
312.41 ACRES
130 TOLL
INTERSTATE 35
21 TEXAS
SAN MARCOS
H-E-B
SAN MARCOS REGIONAL AIRPORT
FUTURE COMMERCIAL
FUTURE MEDIUM DENSITY
FUTURE HIGH DENSITY
LOCKHART 130 INDUSTRIAL PARK
602,966 SF
LOCKHART FARMS + APARTMENTS
HANSFORD SUBDIVISION
216 SF LOTS
LOCKHART
AXIS LOGISTICS PARKS
CAMINO REAL
1,735 ACRES
SAN ANTONIO
80 TEXAS
130 TOLL


21
TEXAS
FARM
2720
ROAD
S OLD SPANISH TRAIL
COTTONWOOD TRAIL
SUBJECT SITE
312.41 ACRES
COTTONWOOD TRAIL

Uhland City Limits Map

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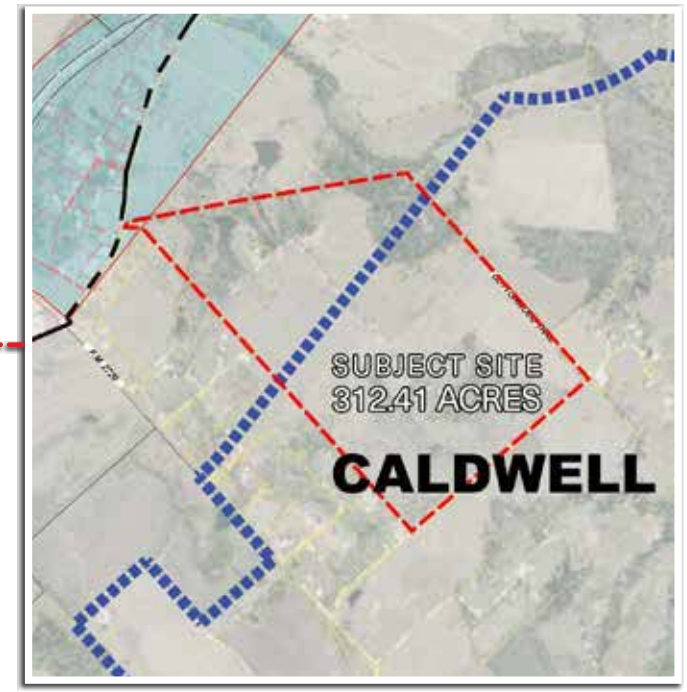
LEGEND

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

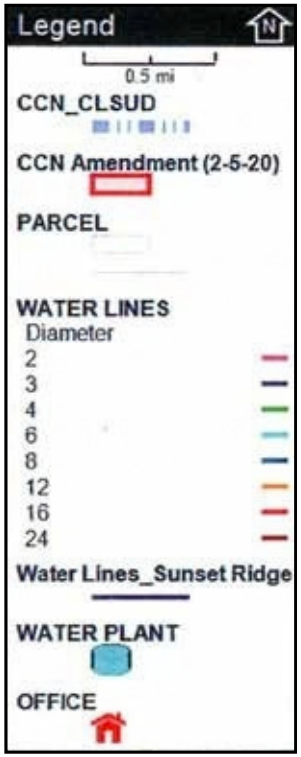
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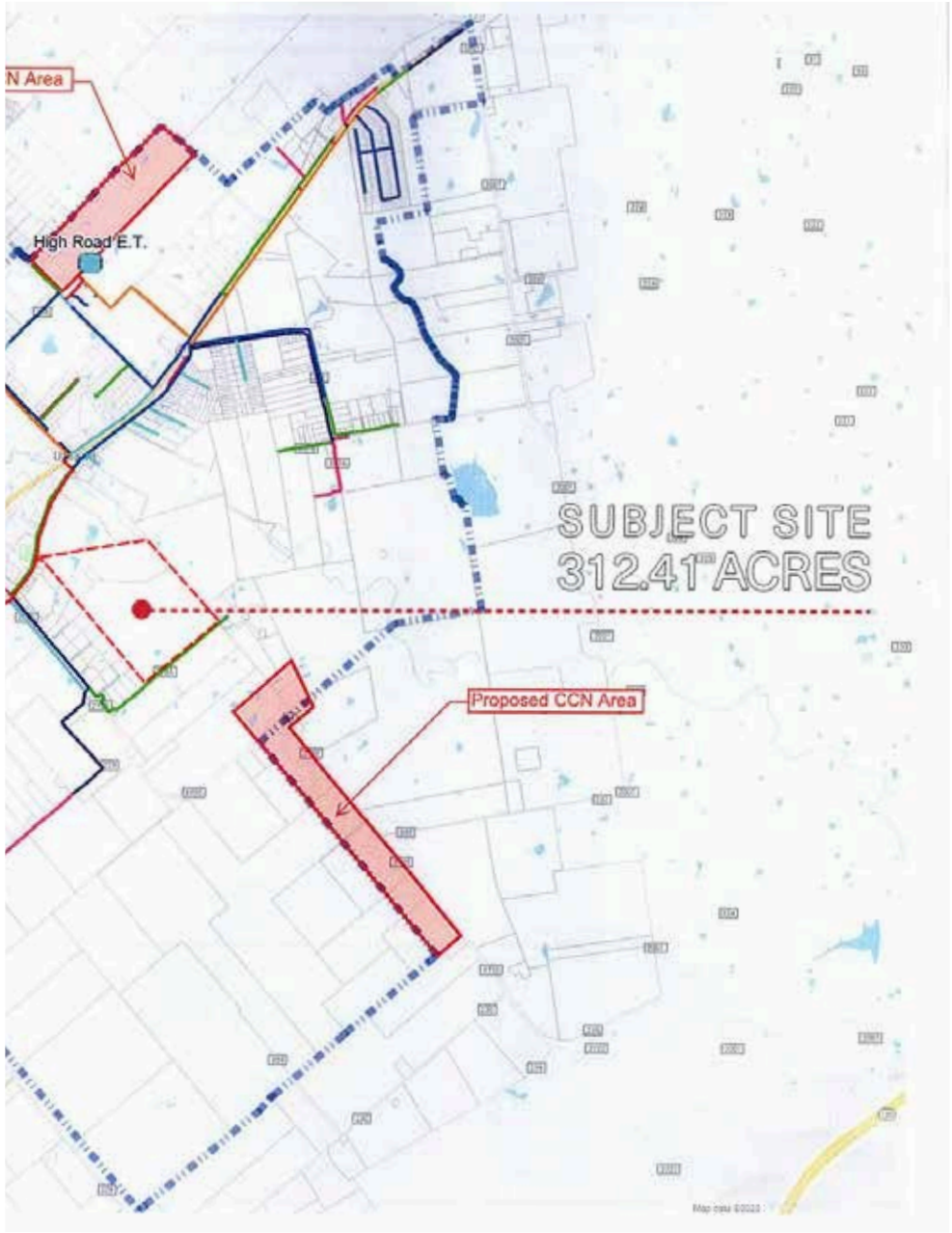
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SCALE IN FEET

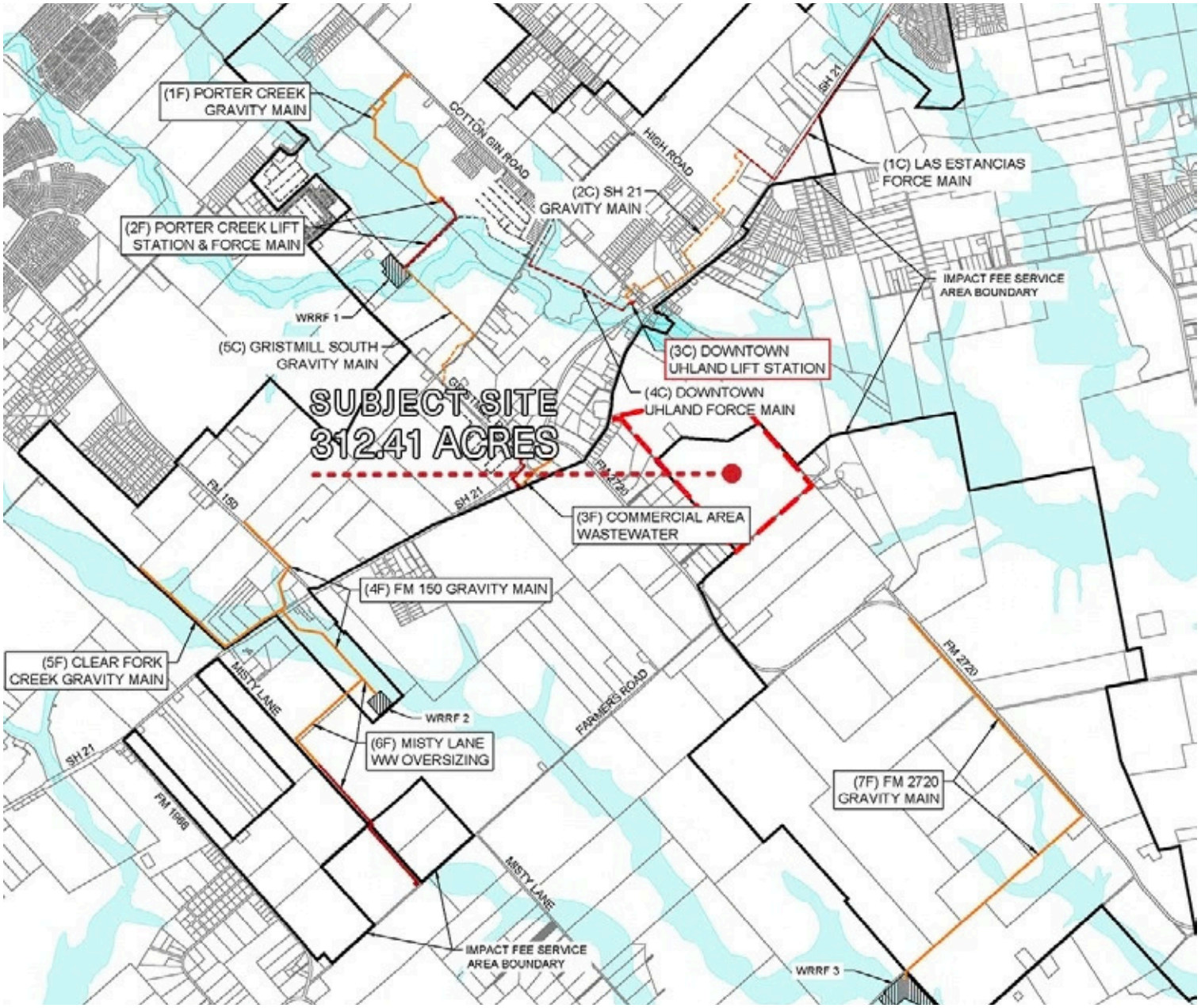


Waterline Map





Wastewater


(1F) PORTER CREEK GRAVITY MAIN
COTTON GIN ROAD
HIGH ROAD
SH 21
(1C) LAS ESTANCIAS FORCE MAIN
(2C) SH 21 GRAVITY MAIN
(2F) PORTER CREEK LIFT STATION & FORCE MAIN
IMPACT FEE SERVICE AREA BOUNDARY
WRRF 1
(5C) GRISTMILL SOUTH GRAVITY MAIN
(3C) DOWNTOWN UHLAND LIFT STATION
(4C) DOWNTOWN UHLAND FORCE MAIN
SUBJECT SITE
312.41 ACRES
FM 150
SH 21
FM 2720
(3F) COMMERCIAL AREA WASTEWATER
(4F) FM 150 GRAVITY MAIN
(5F) CLEAR FORK CREEK GRAVITY MAIN
MISTY LANE
WRRF 2
FARMERS ROAD
(6F) MISTY LANE WW OVERSIZING
SH 21
FM 1068
(7F) FM 2720 GRAVITY MAIN
MISTY LANE
IMPACT FEE SERVICE AREA BOUNDARY
WRRF 3

Information About Brokerage Services

Texas law requires all real estate license holderstogivethefollowinginformationaboutbrokerageservicestoprospective 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 _____