

For Sale: 215 Acres on Toll 130 in Lockhart

PRIME MIXED-USE DEVELOPMENT OPPORTUNITY | SH-130, LOCKHART, TEXAS





GOLD TIER

EXCLUSIVELY LISTED BY

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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.



CITY OF LOCKHART
2 MINUTES

SUBJECT SITE

128 ACRES

FUTURE STUDY LANE EXTENSION

PROPOSED MEDIUM DENSITY
40 ACRES

PROPOSED MULTIFAMILY
50 ACRES

SUBJECT SITE

87 ACRES



20 MINUTES



25 MINUTES



30 MINUTES

← AUSTIN, TX - 35 MINUTES



SAN ANTONIO, TX - 50 MINUTES
SAN MARCOS, TX - 15 MINUTES →

SILENT VALLEY ROAD



1 MINUTE





CITY OF LOCKHART
2 MINUTES

183
TEXAS

SILENT VALLEY ROAD

STEUVE LANE

PROPOSED
MEDIUM DENSITY
40 ACRES

SUBJECT SITE

128 ACRES

PROPOSED MULTIFAMILY
50 ACRES

FUTURE STEUVE LANE

130
TOLL

PROPERTY HIGHLIGHTS

ADDRESS: Silent Valley Road, Lockhart, Texas

ACREAGE: ±215.8 acres (128.4 & 87.4 acres)

PRICING: \$39,951,054 (\$4.25/sf. \$185,130/acre)

UTILITIES:

- » 12" waterline at Silent Valley Road and Stueve Lane
- » 18" sewer gravity main at Stueve Lane planned for 2026

ZONING: Proposed Commercial, Industrial, High Density, Mid Density and Low Density Residential

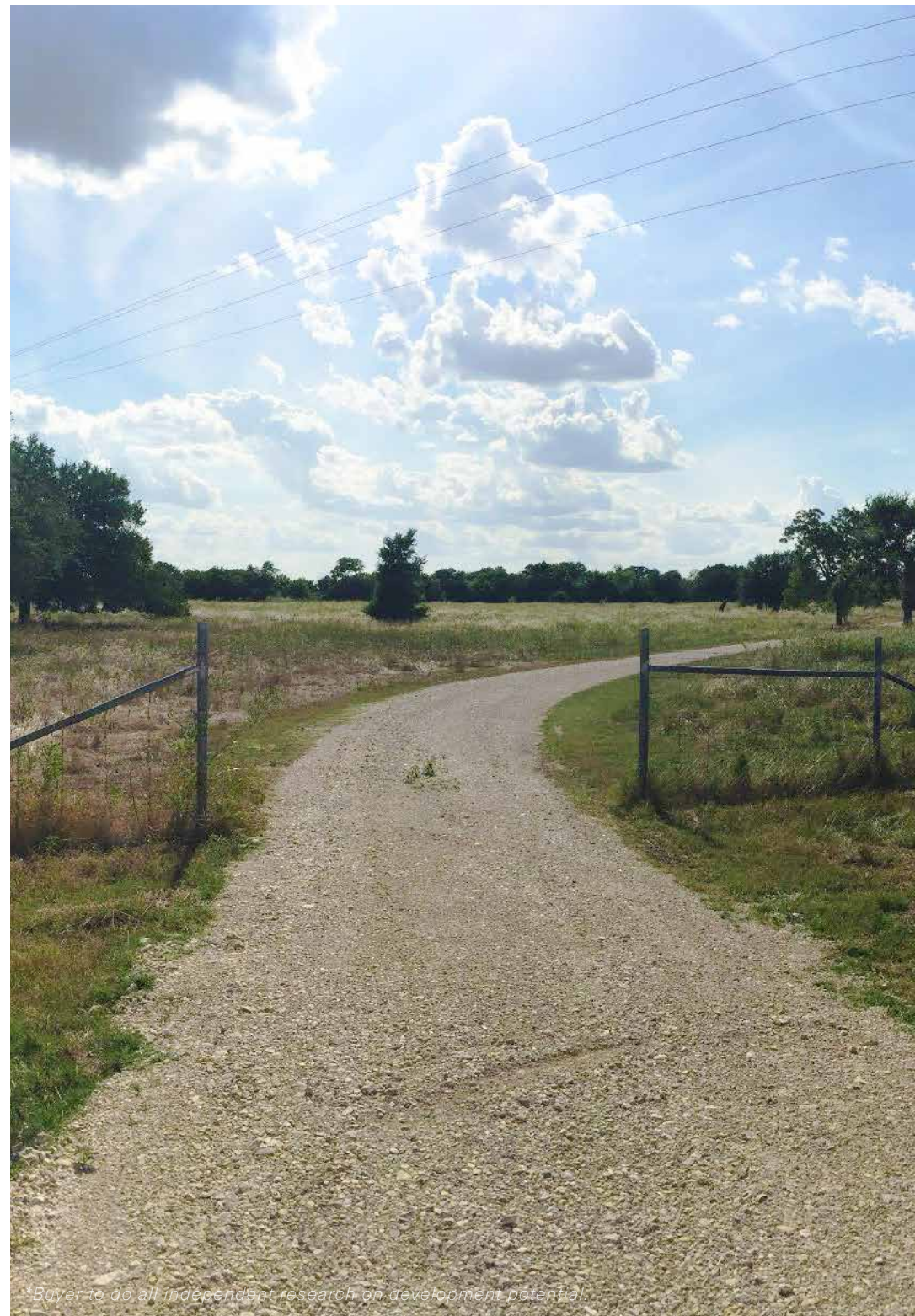
FRONTAGE:

- » 3,100' Toll 130 frontage
- » 3,300' future Stueve Lane frontage
- » 3,900' Silent Valley Road frontage

SCHOOL DISTRICT: Lockhart ISD

REMARKS:

- » Seller willing to subdivide property
- » Proposed road extension of Stueve Ln connecting to Toll 130
- » Economic opportunity zone
- » Relatively level site
- » Future surrounding development



Buyer to do all independent research on development potential.

Real GOLD
1.1M SQFT INDUSTRIAL
COLD STORAGE FACILITY

183

130
TOLL

SUBJECT SITE
128 ACRES

ADDITIONAL
LAND FOR SALE
50.77 ACRES

FUTURE STUDY ROAD

130
TOLL

SUBJECT SITE
87 ACRES

ADDITIONAL
LAND FOR SALE
40 ACRES

183



PLUM CREEK
ELEMENTARY



CARVER EARLY
EDUCATION CENTER

FIREFLY
LOCKHART
147 HOMES

LOCKHART
FARMS

HANSFORD
216 HOMES



Lockhart

TEXAS

W SAN ANTONIO STREET



BLUEBONNET
ELEMENTARY

VINTAGE SPRINGS
278 HOMES

183



tract
4GW DATA CENTER PARK
3,000+ ACRES

FUTURE LOCKHART HIGH SCHOOL

RealCOLD
310K SQFT INDUSTRIAL COLD STORAGE FACILITY

SPENCEWOOD TRACT
964 ACRES

FUTURE RESIDENTIAL

ALSO FOR SALE

SUBJECT SITE
215 ACRES

FUTURE RESIDENTIAL

COMMERCIAL AND HIGH DENSITY

130 TOLL

130 TOLL

183 TEXAS

FUTURE INDUSTRIAL

LOCKHART LOGISTICS

LOCKHART FARMS

ALSO FOR SALE

Krewe's
BLACK'S
SINCE 1922

PLUM CREEK ELEMENTARY

CARVER EARLY EDUCATION CENTER

FUTURE MULTIFAMILY

H-E-B

HANSFORD SUBDIVISION
216 SF HOME SITES

Lockhart
TEXAS

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

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

MEADOWS AT CLEARFORK

LOCKHART HIGH SCHOOL

LOCKHART HIGH SCHOOL

W

NAVARRO

Summer Moon

MAPLE PARK
MIXED USE DEVELOPMENT

McCOY'S

183 TEXAS

Walmart

MOXIE LTX
2,500+ SF HOME SITES
589 ACRES

Blue Sky
3,650 SF HOME SITES
932 ACRES

130 TOLL

LOCKHART STATE PARK

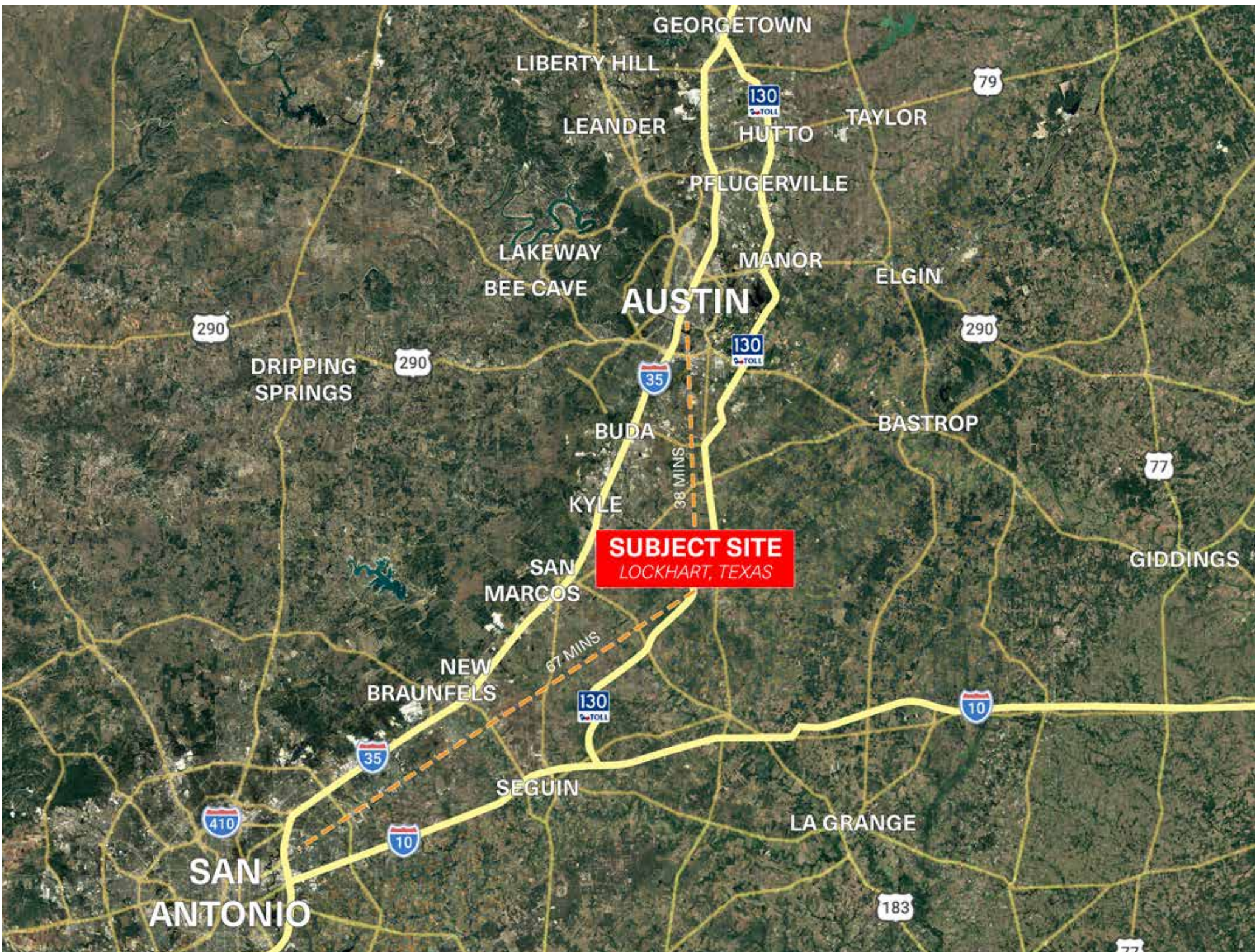
LOCKHART MUNICIPAL AIRPORT

THE CROSSINGS AT SOUTH COLORADO
MIXED USE DEVELOPMENT

LENNAR
SUMMERSIDE
636 SF HOME SITES

SAN ANTONIO
50 MINS

AUSTIN
65 MINS



SUBJECT SITE
LOCKHART, TEXAS

38 MINS

67 MINS

SAN ANTONIO

AUSTIN

GEORGETOWN

LIBERTY HILL

LEANDER

HUTTO

TAYLOR

PFLUGERVILLE

MANOR

ELGIN

LAKEWAY
BEE CAVE

DRIPPING SPRINGS

BASTROP

BUDA

KYLE

SAN MARCOS

GIDDINGS

NEW BRAUNFELS

SEGUIN

LA GRANGE



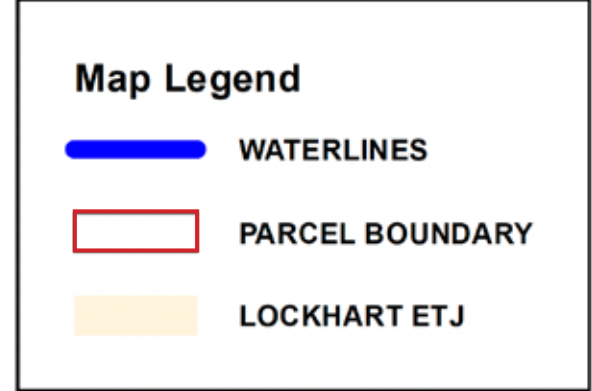
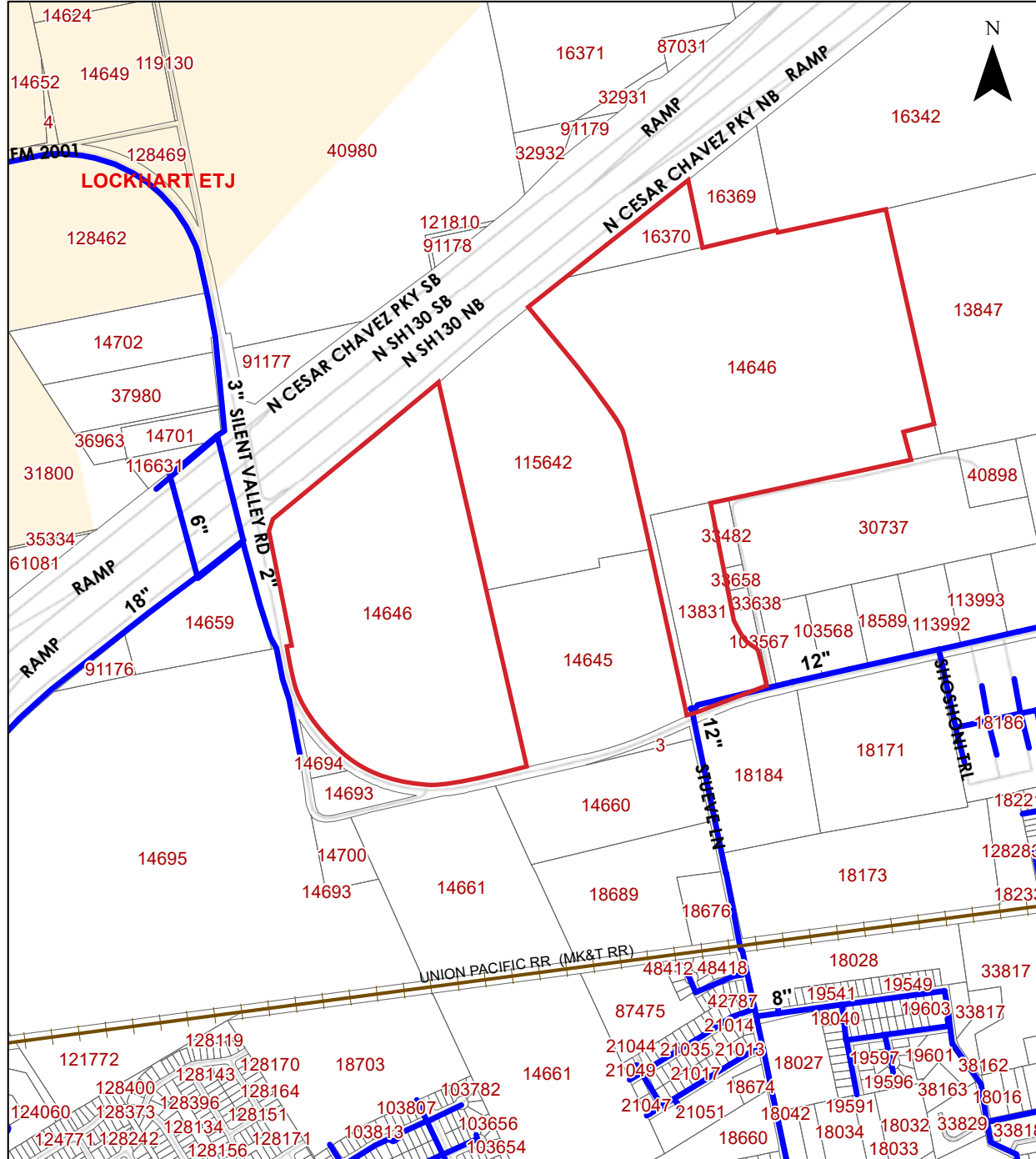
Lockhart

TEXAS

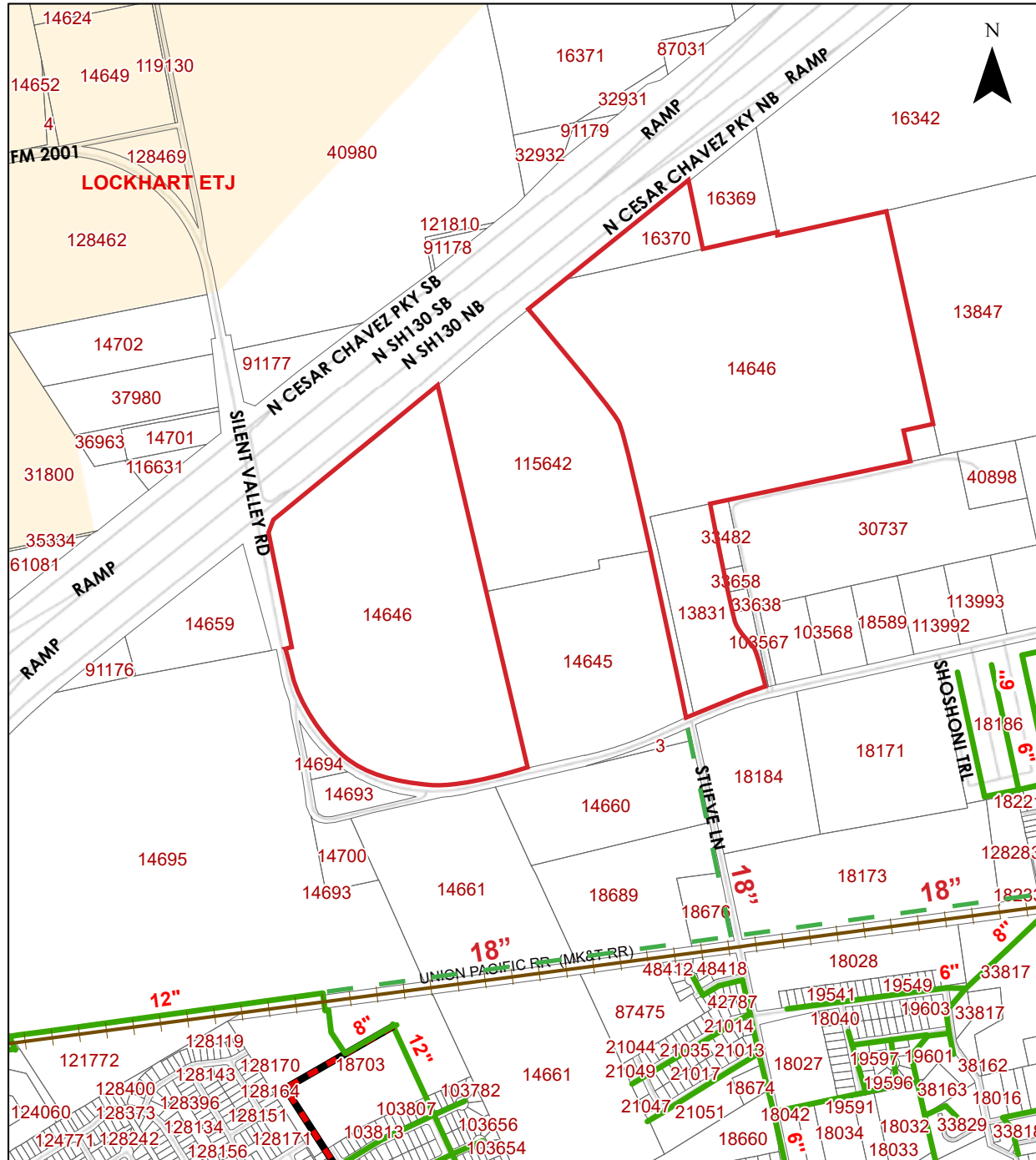
Lockhart, Texas is a charming small city located in Caldwell County along the rapidly growing Austin-San Antonio corridor. Known as the “BBQ Capital of Texas,” Lockhart combines rich historical character with small-town warmth and an increasingly dynamic economic outlook. The city sits along toll road SH-130, providing convenient access to Austin (38 minutes), San Marcos (20 minutes), and San Antonio (1 hour), making it an attractive option for residents seeking a quieter pace of life while remaining connected to major urban centers. With a projected job growth rate of 41% over the next decade and a growing base of major nearby employers – including Dell, IBM, Amazon, and H-E-B – Lockhart is well-positioned as one of Central Texas’s most compelling emerging communities.



WATER






WASTEWATER





Map Legend

SEWERLINES

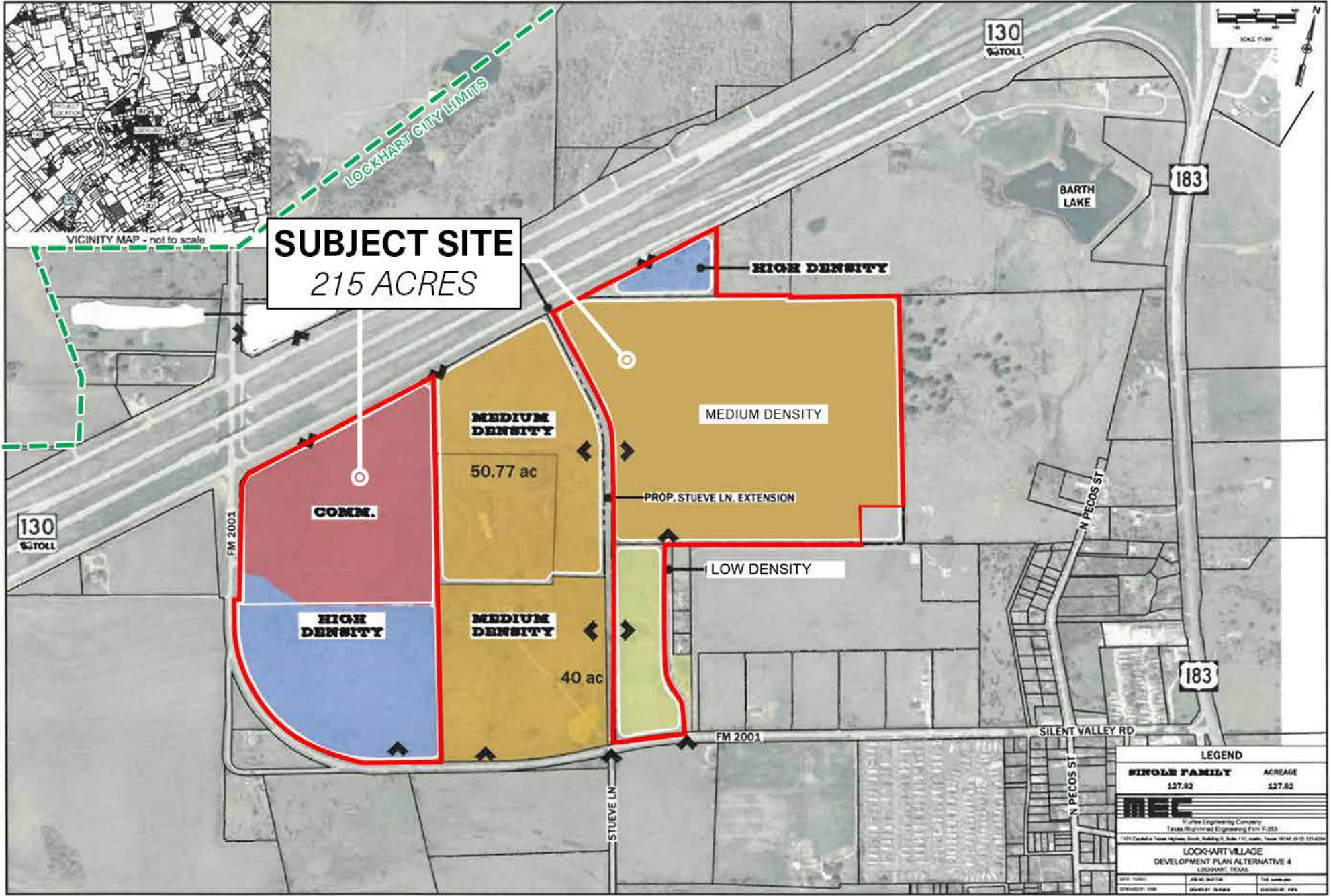
Type

-  Force Main
-  Current Gravity
-  Proposed Gravity

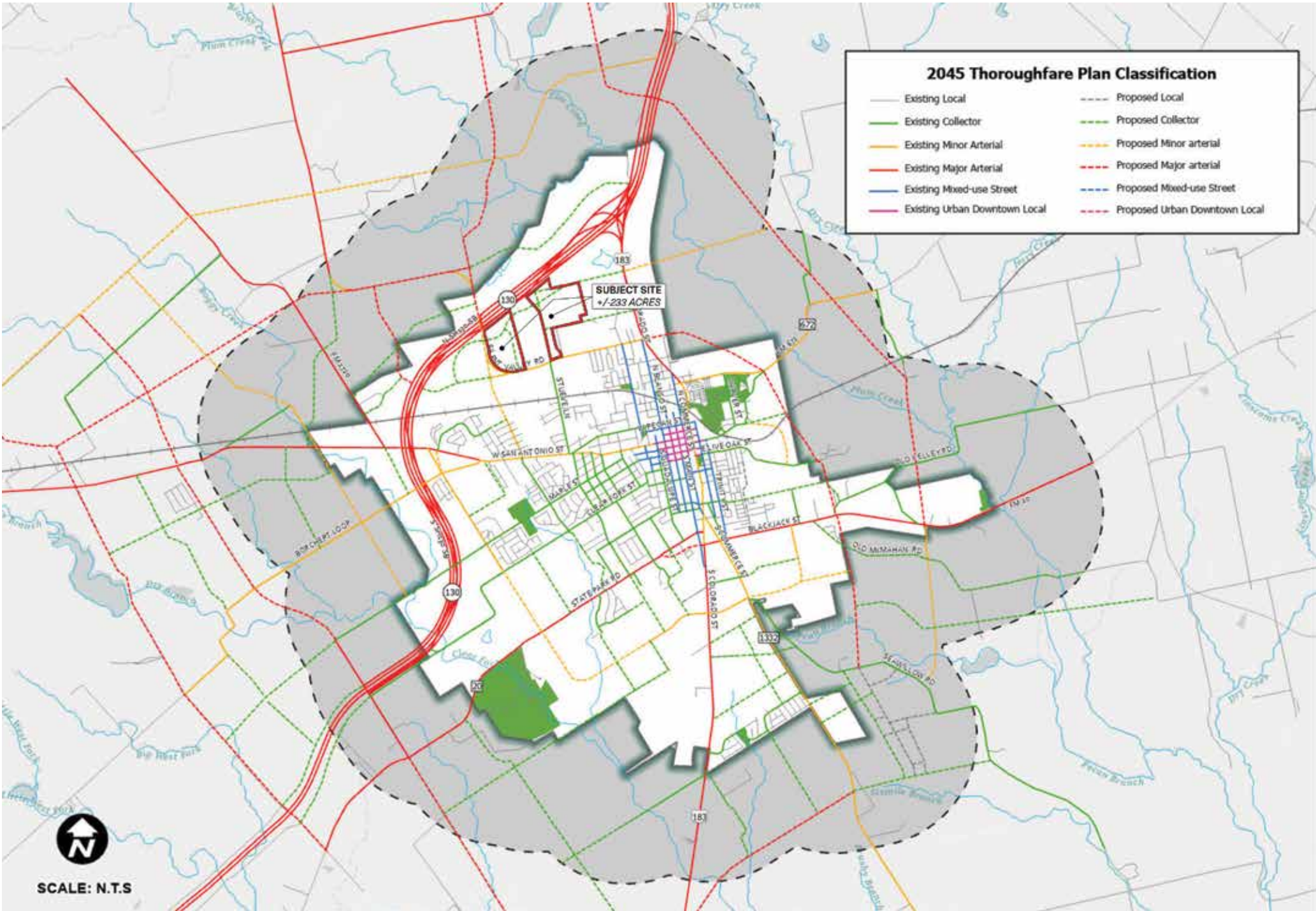
 PARCEL BOUNDARY

 LOCKHART ETJ

POTENTIAL ZONING



2045 THOROUGHFARE PLAN



130
TOLL

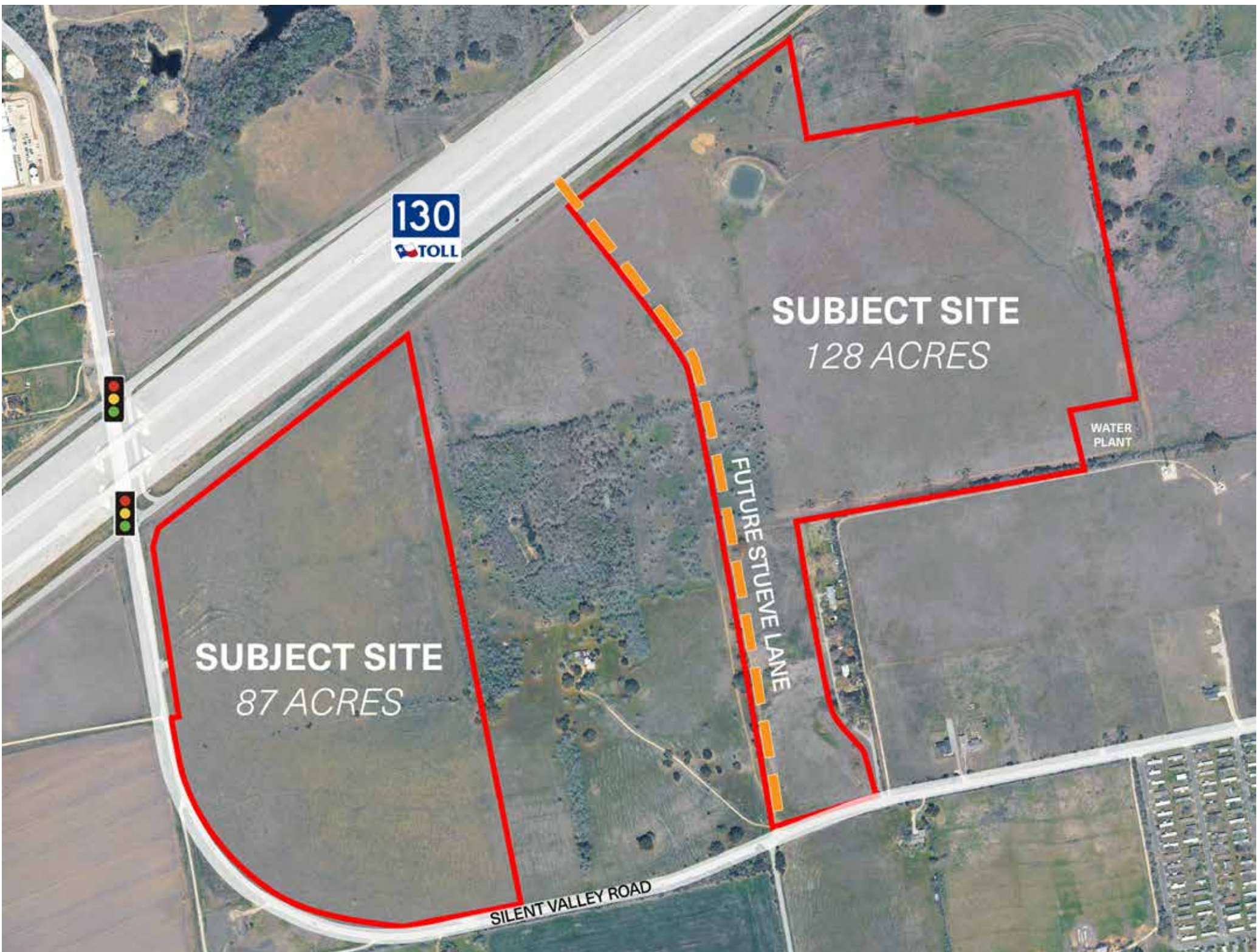
SUBJECT SITE
128 ACRES

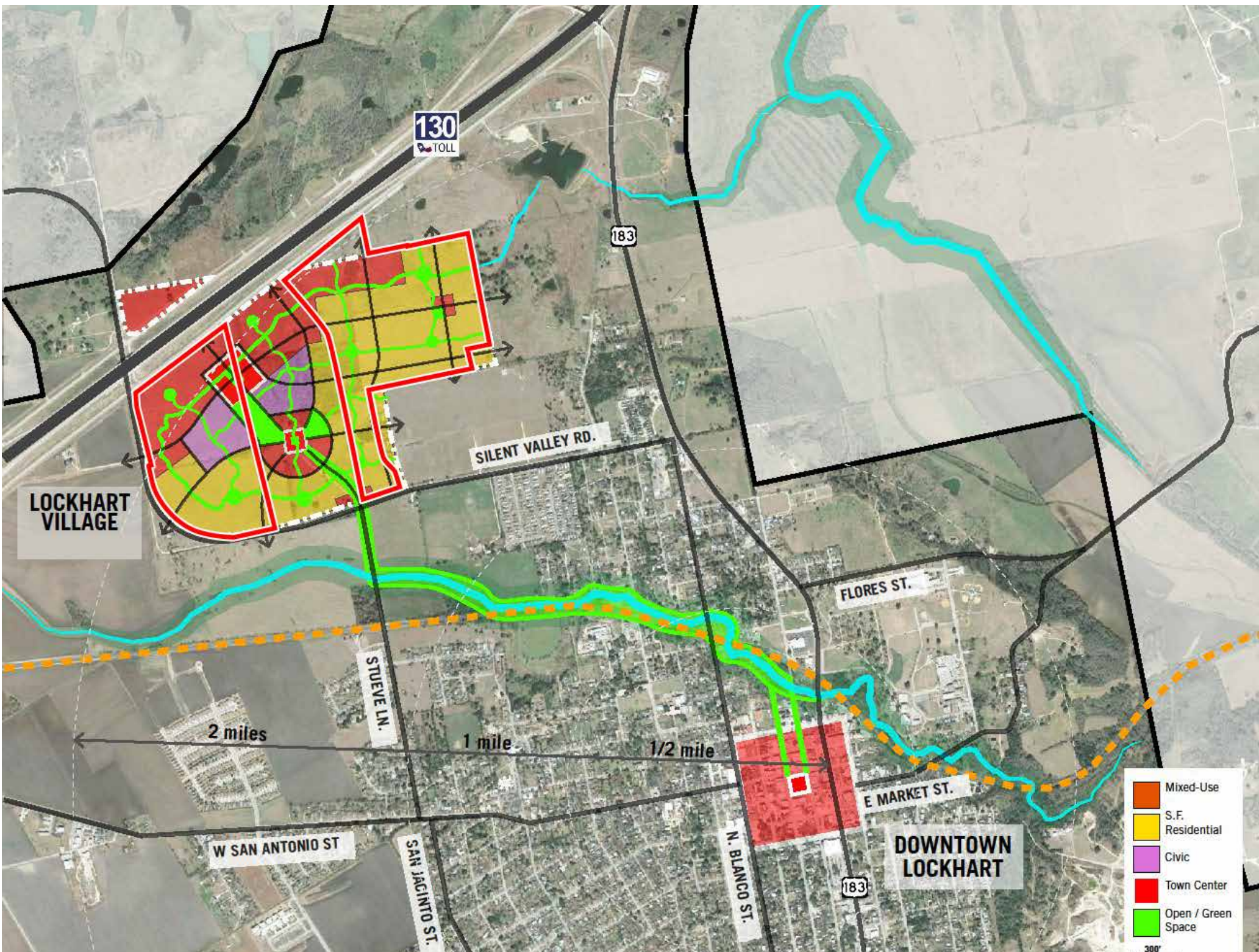
WATER
PLANT

FUTURE STUEVE LANE

SUBJECT SITE
87 ACRES

SILENT VALLEY ROAD





LOCKHART VILLAGE

130
TOLL

183

SILENT VALLEY RD.

FLORES ST.

2 miles

STUVE LN.

1 mile

1/2 mile

W SAN ANTONIO ST

SAN JACINTO ST.

N. BLANCO ST.

183

E MARKET ST.

DOWNTOWN LOCKHART

- Mixed-Use
- S.F. Residential
- Civic
- Town Center
- Open / Green Space

300'



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
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