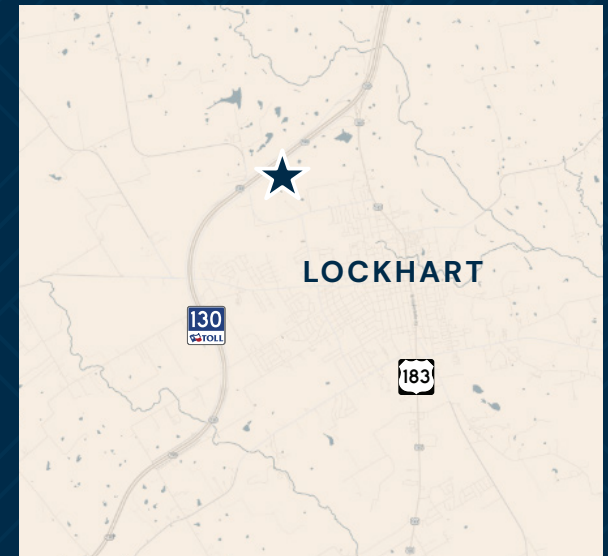


FM 2001 & CESAR CHAVEZ PKWY LOCKHART, TX

±50.77 ACRES

PRIME DEVELOPMENT OPPORTUNITY AT TX-130 & US-183 INTERCHANGE



Ty Walsh, Senior Associate
ty.walsh@dmre.com
254.493.9982

Tripp Rich, Principal
tripp.rich@dmre.com
512.575.5125

dmre.com

PROPERTY DETAILS

DUE DILIGENCE LINK



ADDRESS

N Cesar Chavez Pkwy
Lockhart, TX 78644

SIZE

±50.77 Acres

LAT., LONG.

29.90091955728661, -97.69464905365588

PARCEL

0300068-114-100-00

ZONING

RHD - Residential High Density - 20 Acres
RMD - Residential Medium Density - 31 Acres

OPPORTUNITY ZONE

Site is located within Opportunity Zone

UTILITIES

Available to Site

TAX

2.134%

SCHOOLS

Lockhart ISD

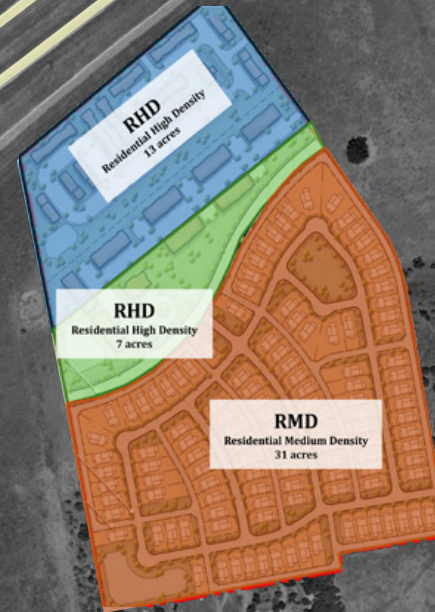
Bluebonnet Elementary School
Lockhart Junior High School
Lockhart High School

LEGAL




A068 CRENSHAW, CORNELIUS, ACRES 50.77

PRICE

Call for Pricing



Land Use Summary

	13-acre MF Site
Allowable Uses:	
<ul style="list-style-type: none">- SF-1- SF-2- DF-1- DF-2- PH-1- PH-2- CF-1- TH-1- CM-1- MF-1- MF-2 (SUP Approved)	
	7-acre MF/BTR Site
Allowable Uses:	
<ul style="list-style-type: none">- SF-1- SF-2- DF-1- DF-2- PH-1- PH-2- CF-1- TH-1- CM-1- MF-1	
	31-acre BTR Site
Allowable Uses:	
<ul style="list-style-type: none">- SF-1- SF-2- DF-1- DF-2- PH-1- PH-2- CF-1- TH-1- CM-1	

SILENT VALLEY RD

RHD CONCEPT PLAN



LOCKART								22454
UNIT TABULATION - 3 STORY RESIDENTIAL (PHASE I)								2/7/23
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1-EU	1br/1ba	750	48	48	20%	36,000	43%	
A2-EU	1br/1ba	780	54	54	23%	42,120		
B1-EU	2br/2ba	1,079	54	108	23%	58,266	48%	
B2-EU	2br/2ba	1,086	12	24	5%	13,032		
B3-EU	2br/2ba	1,152	48	96	20%	55,296		
C1-EU	3br/2ba	1,314	22	66	9%	28,908	9%	
TOTALS			238	396	100%	233,622		

UNIT AVERAGE NET SF : **982**

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA
 UNIT AVERAGE NET SF : **982 S.F.**
 ACREAGE: **9.95 GROSS ACRES**
 DENSITY: **24 UNITS/ACRE**

RESIDENTIAL PARKING:
 REQUIRED: **476 SPACES AT 2 PER UNIT**
 PROVIDED: **480 SURFACE SPACES**
2.02 SPACES / UNIT

LOCKART								22454
UNIT TABULATION - 3 STORY RESIDENTIAL (PHASE II)								2/7/23
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1-EU	1br/1ba	750	48	48	20%	36,000	43%	
A2-EU	1br/1ba	780	54	54	23%	42,120		
B1-EU	2br/2ba	1,079	54	108	23%	58,266	48%	
B2-EU	2br/2ba	1,086	12	24	5%	13,032		
B3-EU	2br/2ba	1,152	48	96	20%	55,296		
C1-EU	3br/2ba	1,314	22	66	9%	28,908	9%	
TOTALS			238	396	100%	233,622		

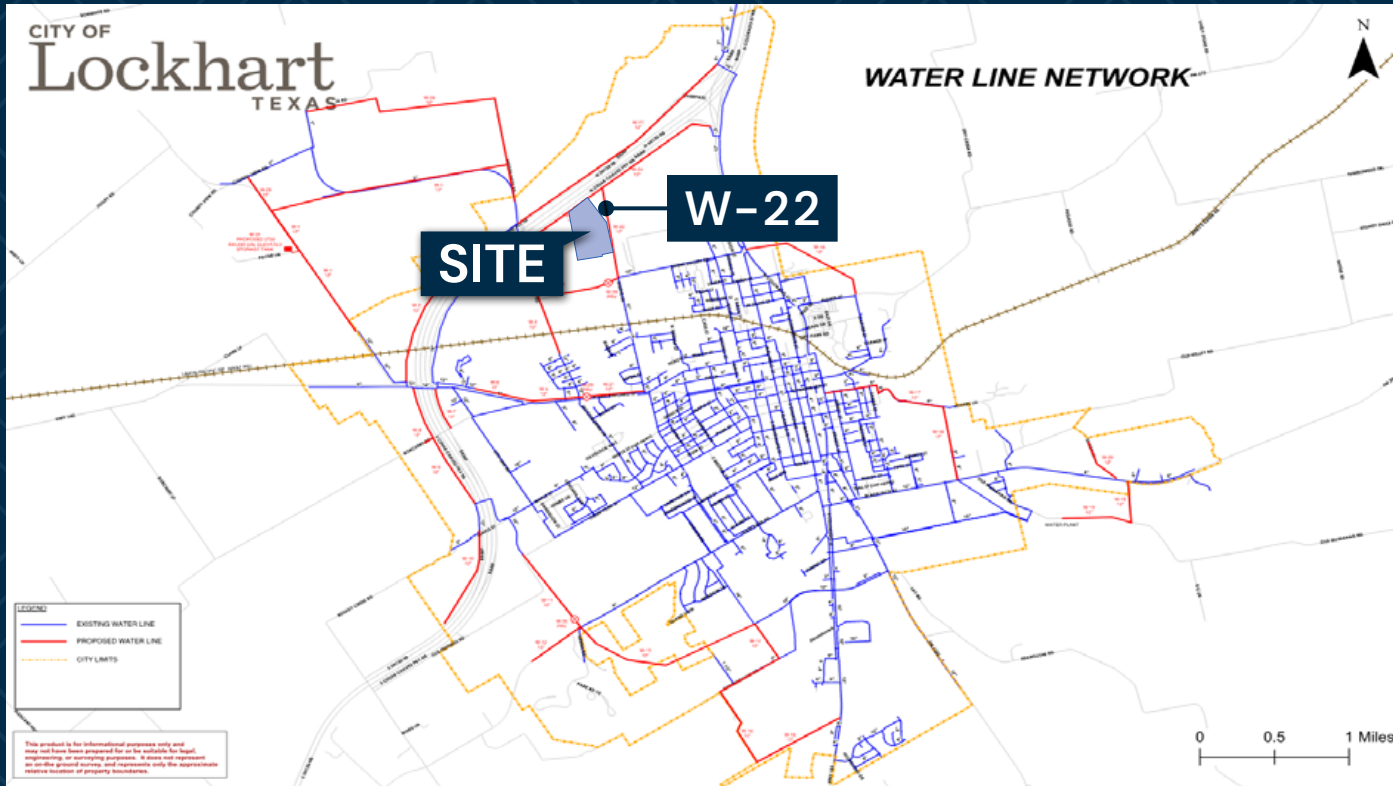
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 REQUIRED: **476 SPACES AT 2 PER UNIT**
 PROVIDED: **480 SURFACE SPACES**
2.02 SPACES / UNIT

WATER

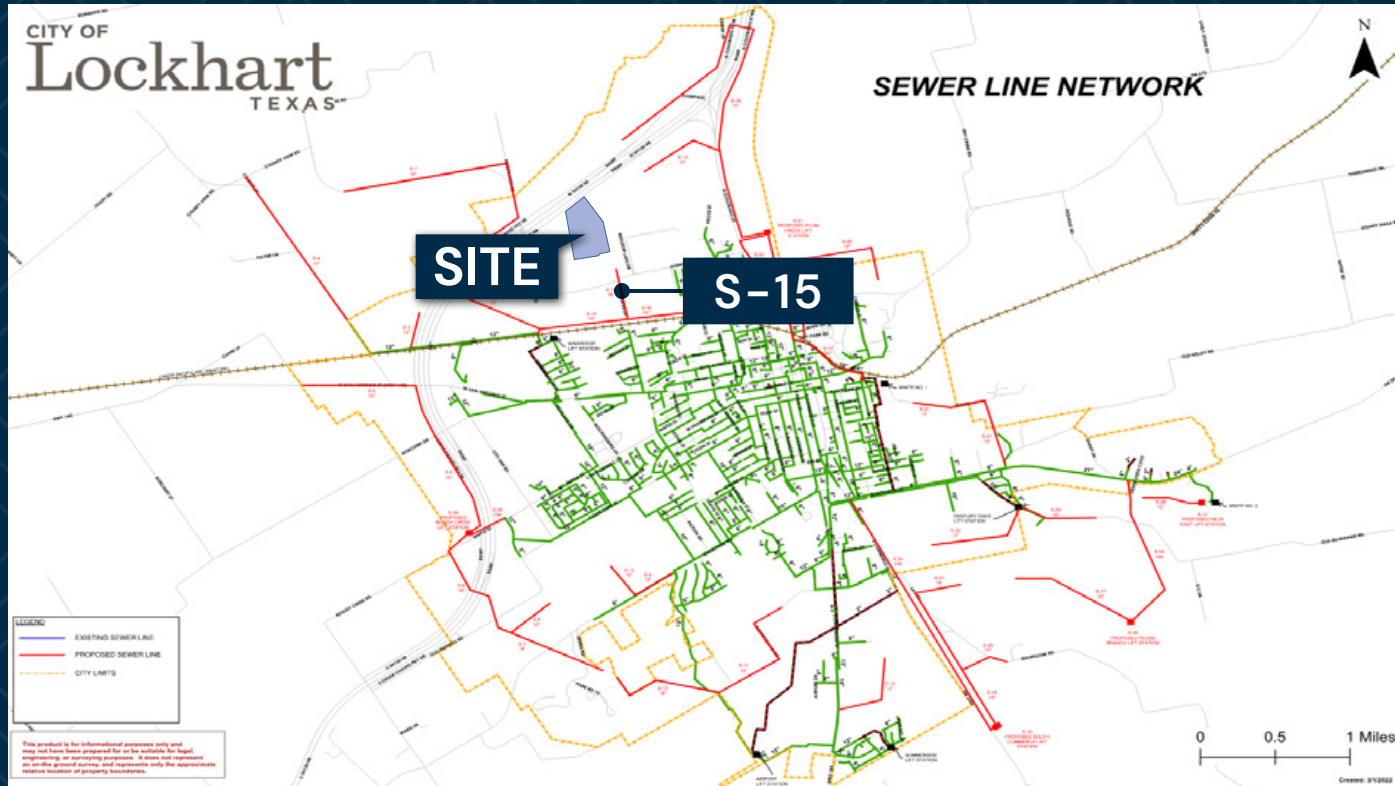


COST OF NEW WATER FACILITIES

Name	Quantity	Description	Unit Price ⁽¹⁾	Cost
W-22	3,500 Feet	12" Pipe from Stueve Ln to SH 130	\$175	\$612,500

*Cost Sharing Agreement with surrounding landowners is in place

WASTEWATER

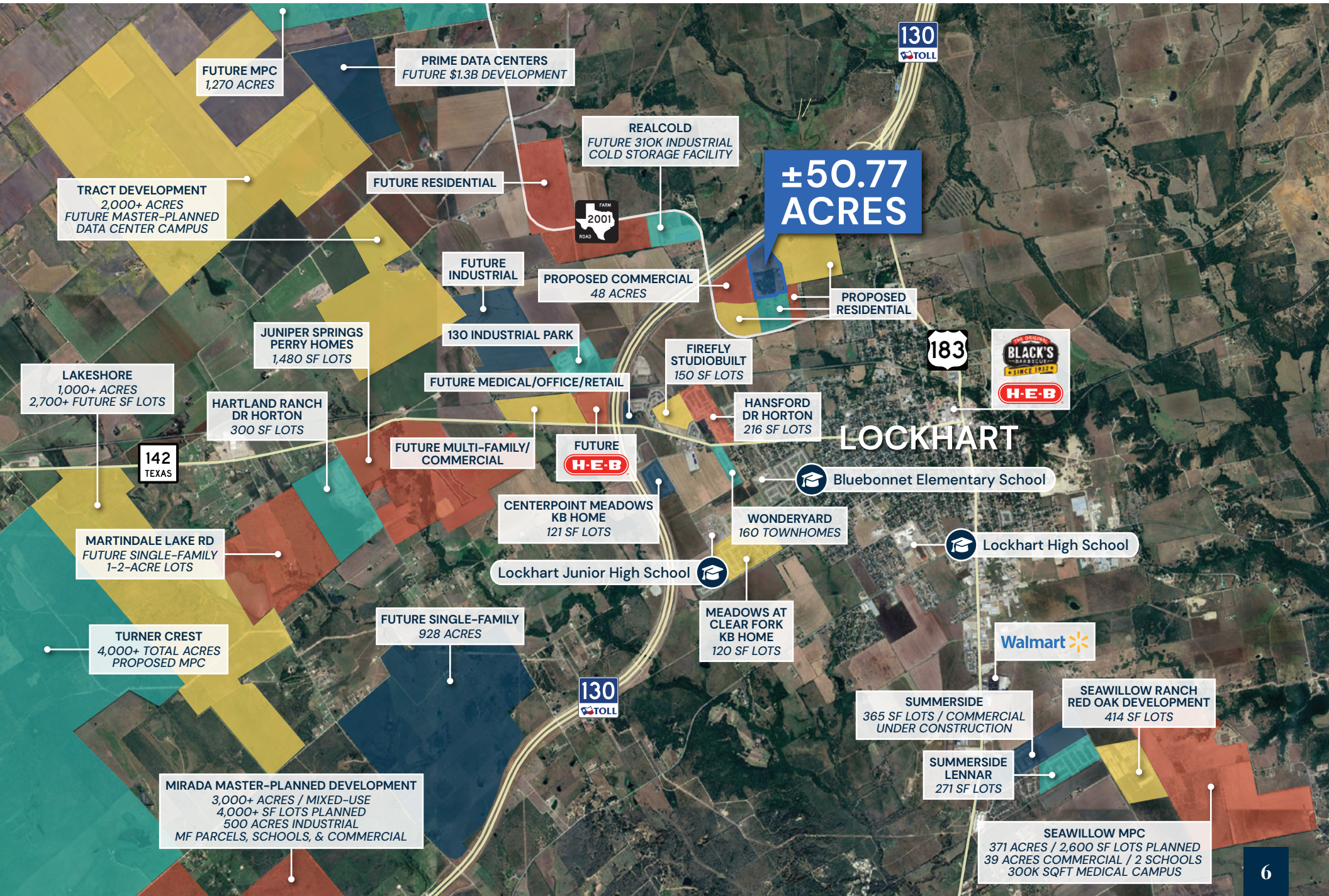


COST OF NEW WASTEWATER FACILITIES

Name	Quantity	Description	Unit Price ⁽¹⁾	Cost
S-15	2,200 Feet	18" Pipe along Stueve Ln.	\$250	\$550,000

*Cost Sharing Agreement with surrounding landowners is in place

AREA ACTIVITY



**±50.77
ACRES**

FUTURE MPC
1,270 ACRES

PRIME DATA CENTERS
FUTURE \$1.3B DEVELOPMENT

REALCOLD
FUTURE 310K INDUSTRIAL
COLD STORAGE FACILITY

TRACT DEVELOPMENT
2,000+ ACRES
FUTURE MASTER-PLANNED
DATA CENTER CAMPUS

FUTURE RESIDENTIAL



FUTURE INDUSTRIAL

PROPOSED COMMERCIAL
48 ACRES

PROPOSED RESIDENTIAL

**JUNIPER SPRINGS
PERRY HOMES**
1,480 SF LOTS

130 INDUSTRIAL PARK

**FIREFLY
STUDIOBUILT**
150 SF LOTS



LAKESHORE
1,000+ ACRES
2,700+ FUTURE SF LOTS

**HARTLAND RANCH
DR HORTON**
300 SF LOTS

FUTURE MEDICAL/OFFICE/RETAIL

**HANSFORD
DR HORTON**
216 SF LOTS

LOCKHART



**FUTURE MULTI-FAMILY/
COMMERCIAL**



Bluebonnet Elementary School

MARTINDALE LAKE RD
FUTURE SINGLE-FAMILY
1-2-ACRE LOTS

**CENTERPOINT MEADOWS
KB HOME**
121 SF LOTS

WONDERYARD
160 TOWNHOMES



Lockhart High School

Lockhart Junior High School



**MEADOWS AT
CLEAR FORK
KB HOME**
120 SF LOTS



TURNER CREST
4,000+ TOTAL ACRES
PROPOSED MPC

FUTURE SINGLE-FAMILY
928 ACRES

SUMMERSIDE
365 SF LOTS / COMMERCIAL
UNDER CONSTRUCTION

**SEAWILLOW RANCH
RED OAK DEVELOPMENT**
414 SF LOTS



MIRADA MASTER-PLANNED DEVELOPMENT
3,000+ ACRES / MIXED-USE
4,000+ SF LOTS PLANNED
500 ACRES INDUSTRIAL
MF PARCELS, SCHOOLS, & COMMERCIAL

**SUMMERSIDE
LENNAR**
271 SF LOTS

SEAWILLOW MPC
371 ACRES / 2,600 SF LOTS PLANNED
39 ACRES COMMERCIAL / 2 SCHOOLS
300K SQFT MEDICAL CAMPUS

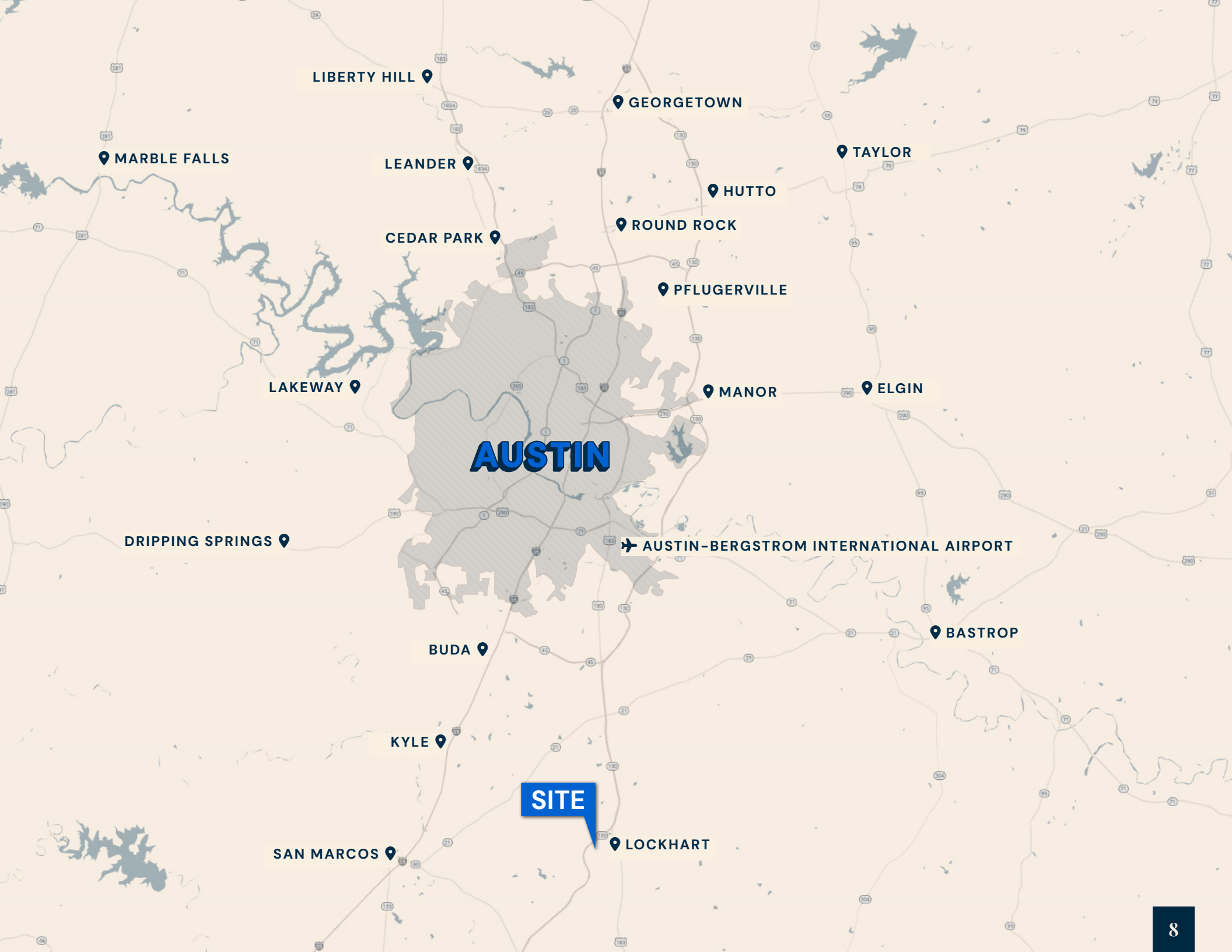


2025 TAX RATES

CALDWELL COUNTY ESD #5	0.100000
CITY OF LOCKHART	0.509300
FARM TO MARKET ROAD	0.000100
CALDWELL COUNTY	0.439000
ACC COLLEGE	0.101300
LOCKHART ISD	0.954600
PLUM CREEK CONS. DIST.	0.014000
PLUM CREEK UNDERGR. WATER	0.015800
TOTAL	2.134100

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION ESTIMATE	2,310	13,169	17,813
5 YEAR EST. POPULATION GROWTH	17.5%	16.8%	17.3%
AVERAGE HOUSEHOLD INCOME	\$81,686	\$89,560	\$89,895
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$112,950	\$196,039	\$198,352



LIBERTY HILL

GEORGETOWN

TAYLOR

MARBLE FALLS

LEANDER

HUTTO

CEDAR PARK

ROUND ROCK

PFLUGERVILLE

LAKEWAY

MANOR

ELGIN

AUSTIN

DRIPPING SPRINGS

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

BUDA

BASTROP

KYLE

SITE

LOCKHART

SAN MARCOS

Caldwell County Courthouse – Lockhart, TX



PRIME LOCATION

Lockhart, TX

- The site is strategically centered between the Austin and San Antonio MSAs, which ranked first and seventh respectively of the fastest growing MSAs in the US (2025). The region is expected to collectively grow to over 8 million people by 2050.
- Lockhart has attracted a growing number of companies to its industrial parks within the last 15 years. These include FGM, Iron Ox, McElroy Metal, Pure Castings, and Visionary Fiber Technologies, among others. This new industrial growth is spread across a diverse array of industries including: bio-diesel, metalworking, sustainable agriculture and food production.

Close Proximity to Major Thoroughfares

- The site is located along TX-130
- Less than 1 mile West of US-183
- 1 mile North of TX-142
- 7 miles Southeast of TX-21
- 13 miles East of I-35
- 17 miles North of I-10

Convenient Access Across Central Texas

- Luling: 20 minutes
- Kyle: 25 minutes
- San Marcos: 25 minutes
- Austin-Bergstrom Int. Airport: 25 minutes
- Downtown Austin: 35 minutes



Black's BBQ – Lockhart, TX



Lockhart High School

WHY AUSTIN?

The Austin metropolitan area stands out as one of the strongest job markets in the country and consistently ranks among the top-performing metros nationwide. Surpassing national averages in multiple categories, Austin has sustained an impressively low unemployment rate of 3.50%, which is 14% lower than the U.S. average of 4.10%.

Major projects like Apple's campus expansion, the completion of Samsung's fabrication plant in nearby Taylor, and the ongoing growth of Tesla's Gigafactory are key contributors that further accelerate the region's economic trajectory and reinforce its strong foundation for sustained growth.



3.6M

2040 FORECASTED
POPULATION

\$8.7B

ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING

75,800

NEW JOBS ADDED
SINCE JAN. 2023



LAKE AUSTIN



TEXAS CAPITOL

#1

FASTEST GROWING
METRO
(Brookings Institute, 2024)

#1

HOTTEST JOB MARKET
IN TEXAS
(Wall Street Journal, 2024)

#1

HOT SPOT FOR
CORPORATE HEADQUARTERS
(Business Facilities, 2024)

#1

BEST CITY TO
START A BUSINESS
(USA Today, 2024)

#1

5-YEAR JOB GROWTH
FORECAST
(Greenstreet, 2024)

#1

TOP CITY FOR
REAL ESTATE INVESTMENT
(DLA Piper, 2023)

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary

between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

CONTACT US



Tripp Rich

Principal
tripp.rich@dmre.com
512.575.5125



Ty Walsh

Senior Associate
ty.walsh@dmre.com
254.493.9982



Ryan Parker

Director
ryan.parker@dmre.com
512.582.0931

Hungry. Humble. Smart.

Houston

777 Post Oak Blvd,
Suite 255
Houston, TX 77056
713.955.3120

Dallas-Fort Worth

14951 N Dallas Pkwy,
Suite 400
Dallas, TX 75254
214.206.4154

Central Texas

901 S Mopac Expressway,
Bldg. 3, Suite 120
Austin, TX 78746
254.913.1931

Phoenix

2801 E Camelback Rd,
Suite 200
Phoenix, AZ 85016
214.919.3912

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