

**±62.98 ACRES**

**FM 2720 & PAYNE LANE**

**LOCKHART, TEXAS**

Strategic Development Opportunity in the SH-130 Growth Corridor

CALDWELL COUNTY

LOCKHART ISD

**SITE**

Payne Ln

# A Strategic Position in Central Texas

Evolve Real Estate is pleased to present approximately 62.98 acres at the northwest corner of FM 2720 and Payne Lane in Lockhart, Texas. Positioned near SH-130 and US-183, the property offers convenient regional access and sits within an expanding Central Texas growth corridor.

The tract provides scale and flexibility for residential, industrial, mixed-use, build-to-rent, business park, or long-term investment strategies, subject to buyer due diligence, governmental approvals, and utility availability. Its proximity to Downtown Lockhart, major transportation routes, and surrounding development activity makes it a compelling opportunity for developers and land investors seeking a strategic position southeast of Austin.

Address reference: 4497 FM 1322, Lockhart, Texas 78644

## PROPERTY HIGHLIGHTS

- ±62.98 contiguous acres
- Frontage along FM 2720 and Payne Lane
- Minutes from SH-130 and US-183
- Approximately four miles from Downtown Lockhart
- Caldwell County | Lockhart ISD
- Regional access to Austin, San Marcos, Kyle, Buda and AUS
- Potential residential, industrial, mixed-use, BTR, business park or land-banking opportunity
- Large-scale tract with flexible development potential

# Local Aerial

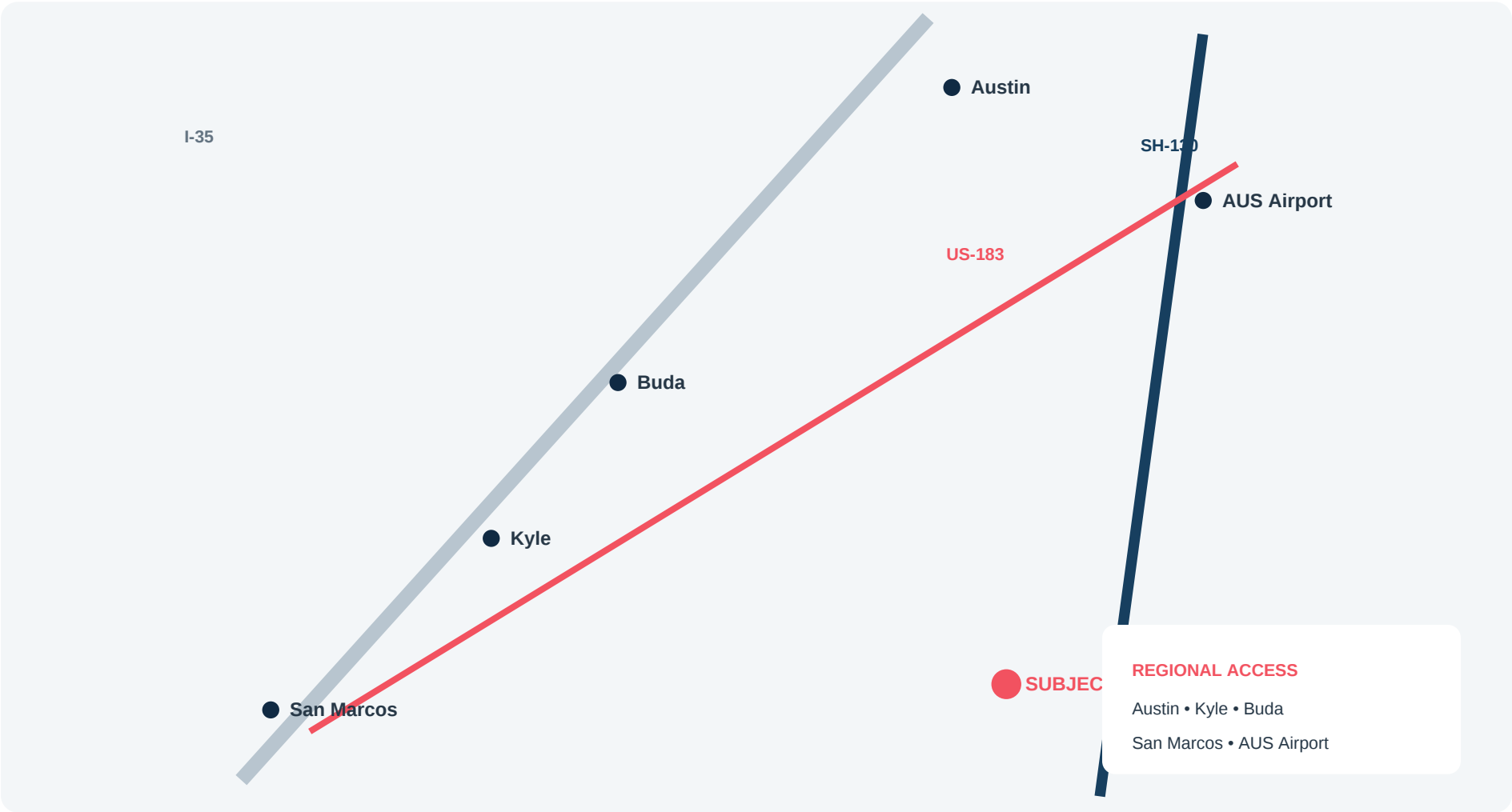
Subject outline retained from the existing survey-derived marketing exhibit; nearby uses require independent verification.



SUBJECT PROPERTY

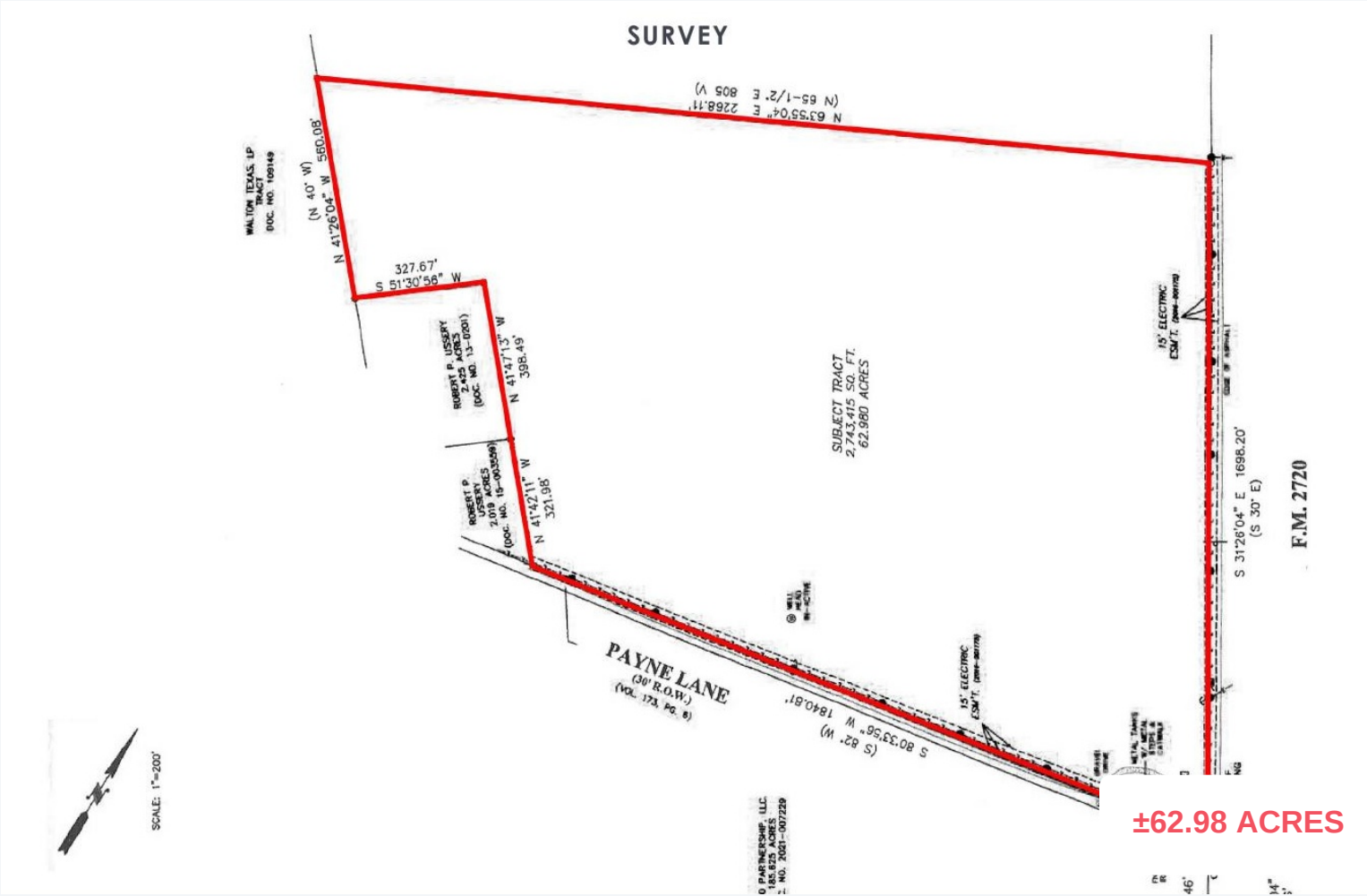
# The SH-130 Growth Corridor

Schematic regional orientation; distances and routes should be independently confirmed.



# Survey-Derived Property Boundary

Original exhibit retained to avoid approximating or distorting the tract geometry.



# Flexible Development & Investment Potential

Illustrative positioning only. No use, density, zoning, utility capacity, entitlement or development approval is represented.

## 01 RESIDENTIAL / BUILD-TO-RENT

Potential for a scaled residential or rental community strategy, subject to market, access, infrastructure and governmental review.

## 02 INDUSTRIAL / BUSINESS PARK

Possible industrial, logistics or employment-campus positioning given regional access, subject to use, access and utility verification.

## 03 MIXED-USE / COMMERCIAL

Potential phased commercial or mixed-use concepts may be evaluated alongside surrounding growth and buyer due diligence.

## 04 LONG-TERM LAND INVESTMENT

A sizeable corridor holding for investors and land bankers seeking long-duration exposure southeast of Austin.

# Demographic Context

Source: Esri Community Profile prepared August 25, 2022. Values are historical/forecast figures from that source and are not presented as current.

|                                  | 5 MILES  | 10 MILES | 15 MILES |
|----------------------------------|----------|----------|----------|
| 2022 population                  | 16,236   | 68,607   | 234,888  |
| 2022-2027 annual population rate | 0.82%    | 2.59%    | 2.58%    |
| 2022 households                  | 5,579    | 21,024   | 81,383   |
| 2022 median household income     | \$62,307 | \$66,862 | \$63,356 |
| 2022 housing units               | 5,989    | 22,250   | 87,179   |

SOURCE DISCIPLINE

No newer reliable demographic dataset was included with the source file. The 2022 Esri figures are retained with their original date and condensed to decision-useful metrics.



# LET'S DISCUSS THE OPPORTUNITY

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**FM 2720 & Payne Lane | Lockhart, Texas**

## IMPORTANT INFORMATION

The information contained in this offering is believed to be reliable but is not guaranteed. Acreage, boundaries, access, utilities, utility capacity, zoning, entitlements, permitted uses, environmental conditions and development feasibility must be independently verified by prospective buyers and their consultants. Any maps, aerials, concepts, demographic figures and descriptions are provided for general informational purposes only and are not surveys, engineering documents or representations of approval. This offering is subject to errors, omissions, change, withdrawal or prior sale without notice. Prospective buyers must conduct their own due diligence and rely solely on their independent investigation and professional advisors.