

Q

LOCQ

**1708 W San Antonio
St, Lockhart, TX**

DISCLAIMER

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USER MUST COMPLETE THEIR DUE DILIGENCE WITH GOVERNMENT AND AGENCIES SUCH AS
CITY, COUNTY, STATE, FEDERAL ETC. THE PRESENTATION OF THIS REAL ESTATE
INFORMATION IS SUBJECT TO ERROR, OMISSION, CHANGES OF PRICE, PRIOR SALE OR LEASE;
OR WITHDRAWAL WITHOUT NOTICE**

LOCQ LLC

(PRESENTED BY Platinum 360 Investments LLC)

A TEXAS LIMITED LIABILITY COMPANY



19,968 SFT : Total Commercial

6,250 SFT : QSR + Retail (A)

7,970 SFT : Restaurant + Retail (B)

5,748 SFT : Retail + Flex Space (C)



Property Highlights

- **Location Highlights**

- Located in "Barbeque Capital of Texas" -
- 2 miles to Lockhart downtown
- Very close to HWY-130
- 20 mins to San Marcos City & Largest Shopping Center
- Walkable distance to Bluebonnet Elementary, Lockhart Junior High School

- **Major Upcoming Projects**

- Red Oak's Seawillow Ranch(\$1.5B), Perry Homes's Juniper Springs (472 acres),
- 168,000 square foot distribution center by Titan Development,
- \$9 million, Lockhart's downtown revitalization

- **Employers**

- Wal-mart, Heb, Lockhart ISD, Forcepoint

- **LOCQ theme**

- QSR | RETAIL | RESTAURANT | OFFICE
 - Each unit is Business and utility focused
- Multi Cuisine options
- Flexible Leases, we want you to succeed and be self-sufficient, come work with us
- Built by a Physician Backed Fund
- No vape or smoke shops

- **Local Sports Arenas**

- Near to Atlas fields, soccer & baseball fields

- **Neighborhoods**

- Summerside, Mayfair, KB homes Centerpoint, Hansford by DR Horton,





**SUBJECT
PROPERTY**





13,500

POPULATION



\$66,000

MEDIAN HH INCOME



\$1,000

MEDIAN HH SPENDING



\$300,000

MEDIAN HOME PRICE

Lockhart, Texas, renowned as the "Barbecue Capital of Texas," is a vibrant city located in Caldwell County, approximately 30 miles southeast of Austin. The city serves as a regional hub with a rich history, strong community identity, and steady growth prospects. With a population of approximately 13,000 residents, Lockhart offers a unique combination of small-town charm and increasing economic activity.

Strategically situated along Interstate 35 and State Highway 130, Lockhart provides excellent accessibility for both local residents and regional visitors. Lockhart's economy is supported by a diverse mix of local businesses, agriculture, and tourism centered around its famous barbecue festivals and historical sites. The city's active community and steady demographic growth support opportunities for retail expansion, particularly in dining, specialty shops, and services that serve both residents and visitors.

With its historic appeal, improving infrastructure, and proximity to Austin and San Antonio markets, Lockhart presents a compelling location for retail development aimed at capturing both local patronage and regional tourism.



11,330VPD
(PER TXDOT-2023)



\$1,554

MEDIAN RENT

** COURTESY DATA FROM Lockhart EDC, Lockhart Census

*** COURTESY DATA FROM TXDOT





Sanmarcos

Hansford by DR Horton

LOCQ

Texaco Gas Station

Centerpoint Meadows - KB Homes

Lockhart Junior High School

Bluebonnet Elementary School

Lockhart Downtown

Vintage Springs by DR Horton

H-E-B

Walmart

LAKELWOOD PARK

Pecan Creek RV Park

Lockhart Inn

Luna Gardens

Terry Black's Barbecue Lockhart

Kreuz Market

Black's Barbecue Lockhart

Lockhart

H-E-B

JC dirt work

Maple Park Senior Village

Old Ferris Rd

City Line Rd

Dandee St

Dogwood St

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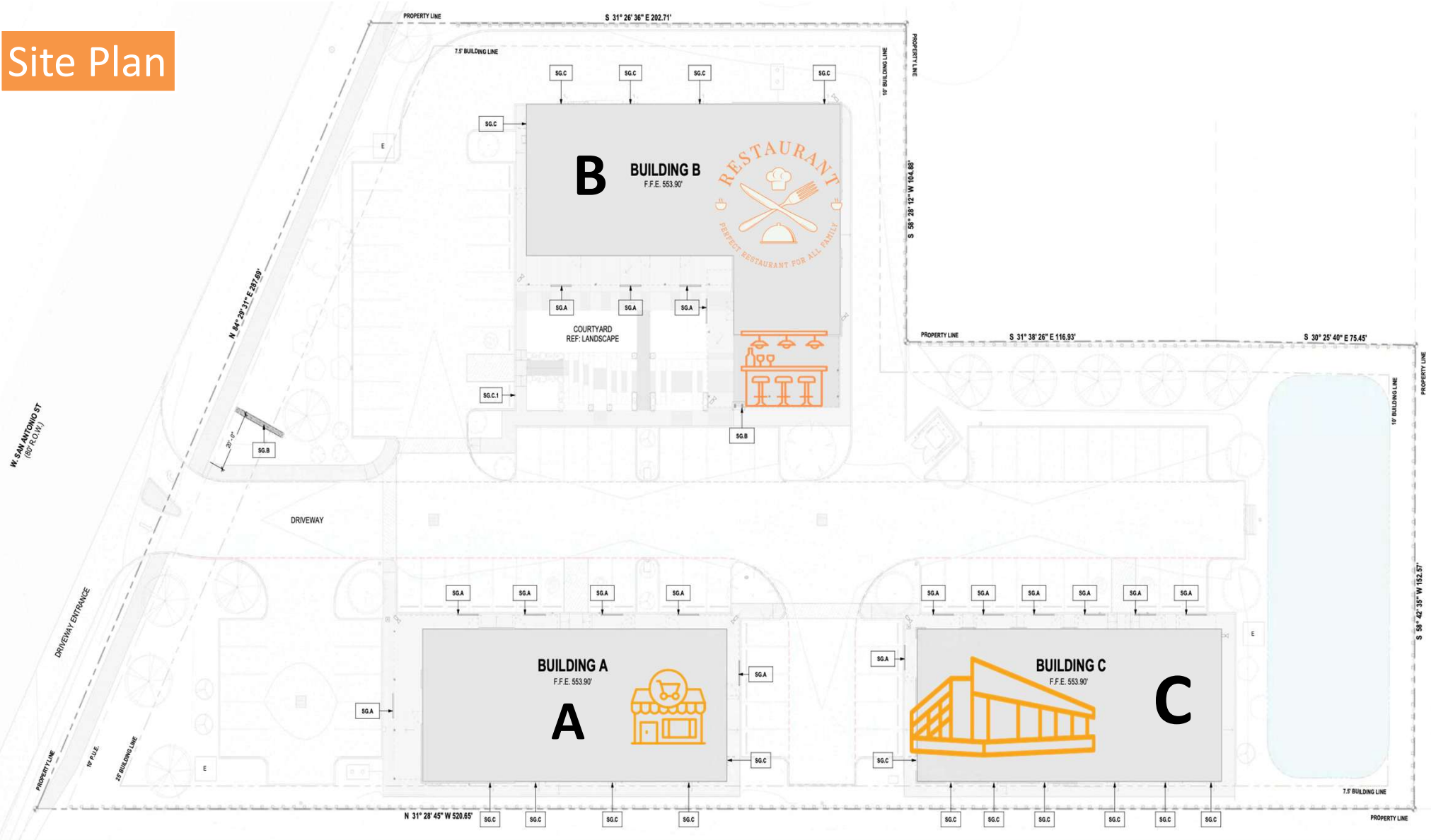
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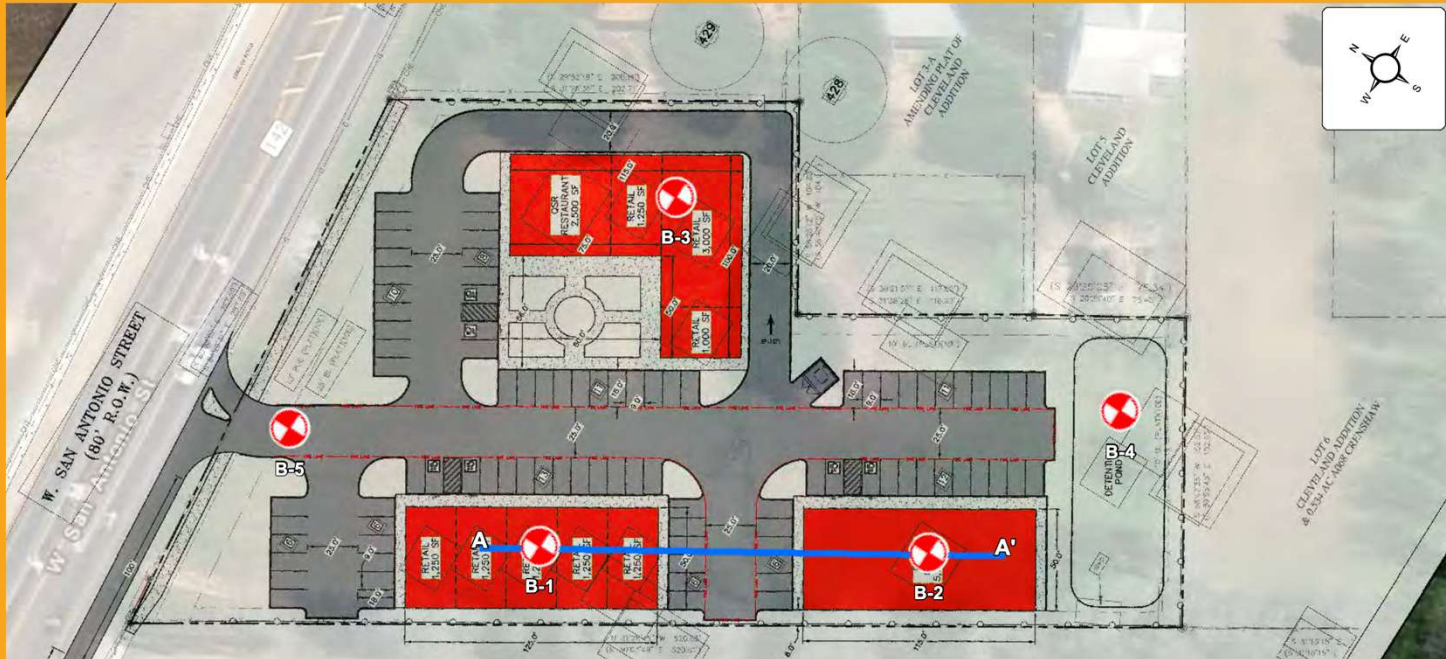
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Site Plan



Total of **19,968 SFT**



- **Building A:** QSR 1400 SFT + 500 SFT patio | Retail 4,350 SFT (1450 * 3)
- **Building B:** Full Restaurant 3040 SFT + 1000 SFT Patio | Retail 3930 SFT (1310 * 3)
- **Building C:** Retail – 2,874 SFT (958 * 3) | Flex Space - 2,874 SFT (958 * 3)



Building A

- Total of **6,250 SFT**
 - QSR **1400 SFT** + **500 SFT** patio | Retail
 - 4,350 SFT** (1450 * 3)
 - All are NorthEast facing



Building B

A total of **7970 SFT**

- Full Restaurant **3040 SFT** + **1000 SFT** Patio | Retail **3930 SFT (1310 * 3)**



- **Building C**

- Total of **5,748 SFT**

- Retail – **2,874 SFT** (958 * 3) | Flex Space - **2,874 SFT** (958 * 3)

- All are North-East Facing



**Quantum Asset
Management**



Sales and Leasing

 737-895-6996

 hq@qfund.ai

 www.quantum360.org

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
 REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
 HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
 AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND
 CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
 COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
 EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
 INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
 INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
 OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
 SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
 ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
 A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
 RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

(512) 936-3000



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

SAMYAMA REALTY LLC	703936	CKARRI@GMAIL.COM	913-284-9662
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CHAKRADHAR KARRI	687874	CKARRI@GMAIL.COM	9132849662
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Srinivasa Kumar Savitala	787800	kumarsavitala@gmail.com	512-363-2728
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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