

LOCKHART PAD SITE

SH 130 & SH 142
LOCKHART | TX



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RETELL ADVISORS

PROPERTY INFORMATION



SWC OF SH-130
& SH 142
LOCKHART, TX 76644



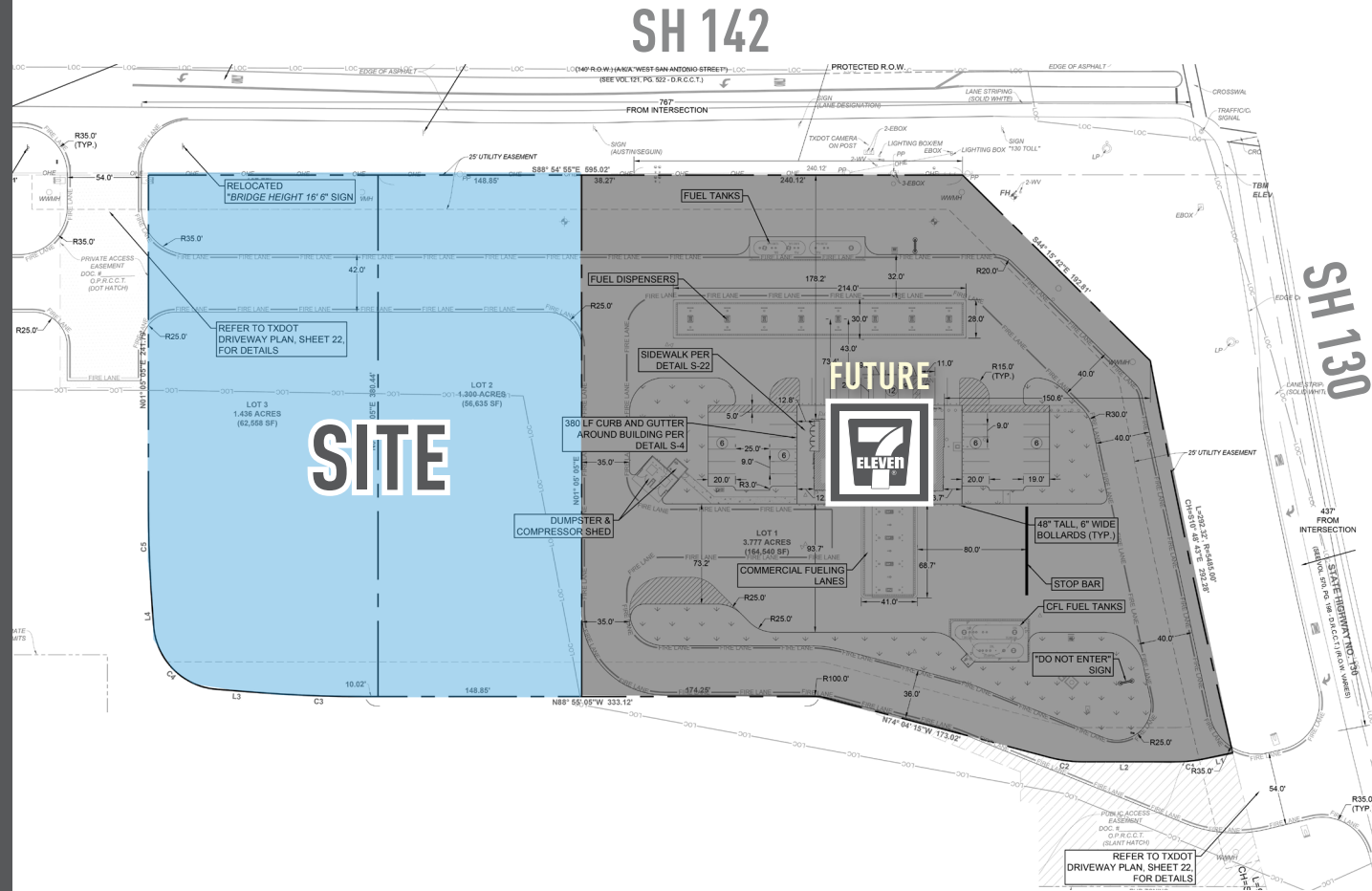
UP TO 2.73 ACRES
UTILITIES IN PLACE
DRIVEWAY IN PLACE
CALL FOR RATES

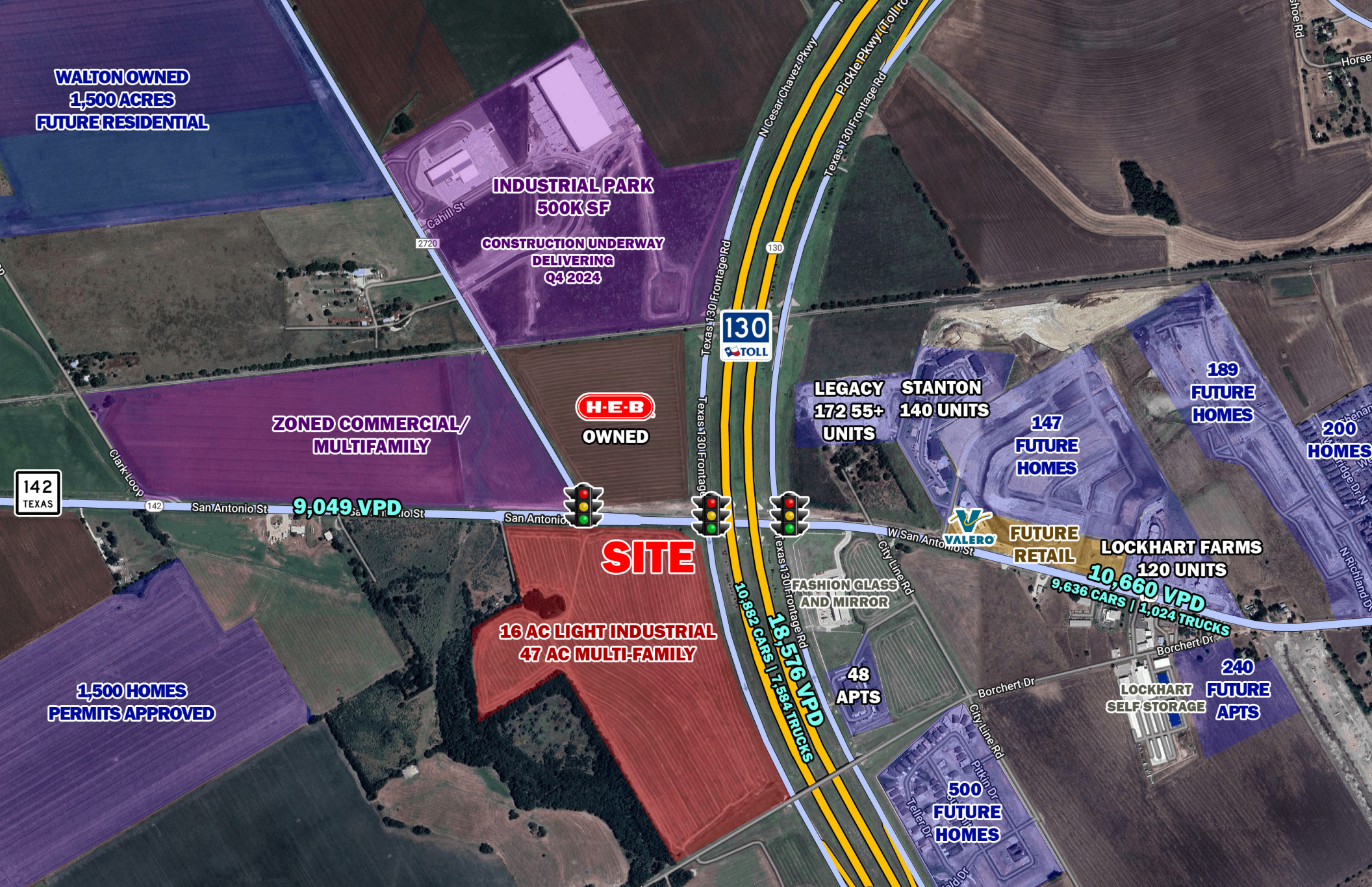


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DEMO SUMMARY

2023 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE	MEDIAN AGE	37.3	36.5	36.2
TOTAL POPULATION	11,520	17,118	22,153	AVERAGE HH INCOME	\$84,174	\$83,794	\$87,161
% DRIVE TO WORK	88.3%	90.0%	88.7%	TOTAL HOUSEHOLDS	4,268	5,813	7,382



HWY 71
26 MILES NORTH

PROPOSED FUTURE
RESIDENTIAL

WALTON OWNED
1,500 ACRES
FUTURE RESIDENTIAL

INDUSTRIAL
PARK
500K SF
Q4 2024

SITE

ZONED COMMERCIAL
MULTIFAMILY

16 AC LIGHT
INDUSTRIAL
47 AC
MULTI FAMILY

1,500 HOMES
PERMITS APPROVED

339 AC
RESIDENTIAL
DEVELOPER

147 FUTURE HOMES
189 FUTURE HOMES
200 HOMES
10,660 VPD

500 FUTURE HOMES
240 FUTURE APTS

278 FUTURE HOMES
ELEMENTARY
579 STUDENTS

JUNIOR HIGH
1,491 STUDENTS

100 FUTURE HOMES
270 HOMES

162 HOMES

ELEMENTARY (2)
1,007 STUDENTS

LOCKHART HIGH
1,641 STUDENTS

ELEMENTARY
578 STUDENTS

IRON OX
ROBOTIC FARM

VALERO
2 MPD

Chevron
2 MPD

H-E-B
3 MPD

VP
3 MPD

Conoco
2 MPD

Chevron
4 MPD

TEXACO
2 MPD

EXXON
3 MPD

Walmart
5 MPD

2,317 VPD

9,049 VPD

18,516 VPD

2,427 VPD

16,049 VPD

12,750 VPD

2,600 VPD

21,733 VPD

2720

230

235

2720

2001

234

2001

130

183

182

672

237

142

130

219

108

142

142

142

217

217

83

83

183

183

183

108

108

109A

109

218

130

20

107

182

672

183

182

672

142

187

187

186

208

1322

206

205

205

I-10
24 MILES NORTH

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AUSTIN, TEXAS 78702



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.

<u>Retell Advisors, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9007454</u> License No.	<u>retelladvisors.com</u> Email	<u>5122281765</u> Phone
<u>Dean Vandergriff</u> Designated Broker of Firm	<u>505423</u> License No.	<u>dean@retelladvisors.com</u> Email	<u>5124155154</u> Phone
<u>Dean Vandergriff</u> Licensed Supervisor of Sales Agent/ Associate	<u>505423</u> License No.	<u>dean@retelladvisors.com</u> Email	<u>5124155154</u> Phone
<u>Joseph Kuperman</u> Sales Agent/Associate's Name	<u>718351</u> License No.	<u>joseph@retelladvisors.com</u> Email	<u>7132020641</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date