



OFFERING MEMORANDUM

±32 Acres – Development Opportunity
Lockhart, Texas (Austin MSA Growth Corridor)
Utilities Nearby • SH-130 Access • FM 2720 Frontage •
Interim Income

Untitled Map

Write a description for your map.

Legend

- 80 County Ln
- Caldwell County Sanitation Department
- Line Measure
- Upscale Saloon



EXECUTIVE SUMMARY

±32 acres located in the high-growth corridor between Austin and Lockhart, positioned for long-term development driven by regional expansion south of the Austin metro.

The property benefits from direct access to FM 2720 and proximity to SH-130, providing efficient regional connectivity. Utilities are located nearby, supporting large-scale development potential.

An existing ±6,200 SF building is located on-site and currently leased, providing interim income while long-term development plans are pursued.



INVESTMENT HIGHLIGHTS

- ±32 acres in Austin MSA growth corridor
- Direct proximity to SH-130 regional highway network
- FM 2720 frontage with planned TxDOT widening
- Utilities nearby suitable for large-scale development
- Strong industrial and institutional development activity nearby
- Existing ±6,200 SF leased structure (interim income)
- Located in path of growth between Austin and Lockhart
- Potential eligibility for local/county incentives

LOCATION OVERVIEW

- The property is strategically located between Austin and Lockhart within one of Central Texas' most active growth corridors.
- The surrounding region has experienced continued expansion driven by:
 - Austin metro population growth
 - Southward development pressure
 - Industrial and logistics expansion along SH-130
 - This corridor continues to attract institutional capital and large-scale development activity.

REGIONAL GROWTH & MARKET ACTIVITY

- The immediate area is experiencing increased development activity, including:
- Data center development projects
- Cold storage and logistics facilities
- Industrial park expansion
- Large-scale infrastructure investment
- A notable retail signal includes H-E-B acquiring land approximately 2 miles from the property at Highway 142 and FM 2720 for future development, reinforcing long-term commercial growth in the area.



PROPERTY DESCRIPTION

- Total acreage: ±32 acres
- Location: Lockhart, Texas
- Road frontage: FM 2720
- Zoning: Agricultural / Commercial (mixed-use flexibility)
- Existing structure: ±6,200 SF building (leased)
- Site configuration: open land with development flexibility
- The property offers a combination of interim income and long-term development potential.

DEVELOPMENT POTENTIAL

- The site supports multiple development scenarios, including:
- **Industrial / Logistics**
- Warehousing
- Distribution
- Outdoor storage / yard-based uses
- **Commercial / Mixed-Use**
- Retail corridor development
- Service-oriented commercial uses
- **Residential (subject to approvals)**
- Future subdivision or build-to-rent concepts
- Its size and location provide flexibility for phased or large-scale development strategies.

INCENTIVES & DEVELOPMENT ENVIRONMENT

- The City of Lockhart and Caldwell County offer various economic development incentives, including potential tax abatements for qualifying projects.
- The region continues to actively support growth through infrastructure investment and development-friendly policies aimed at attracting industrial and commercial expansion.



PRICING & TERMS

- **Pricing Guidance:**
depending directly on use, terms, and structure.
- Property is being offered for sale as a development opportunity with existing interim income from on-site improvements.

CONTACT

- Phillip Davis, 512-213-9272, hawkinsaa512@gmail.com
- *Additional due diligence materials available upon request, including maps, zoning information, and site details.*