



±24.65 ACRE MULTI-FAMILY DEVELOPMENT OPPORTUNITY IN LOCKHART, TX

1480 CLEAR FORK ST / LOCKHART, TX 78644



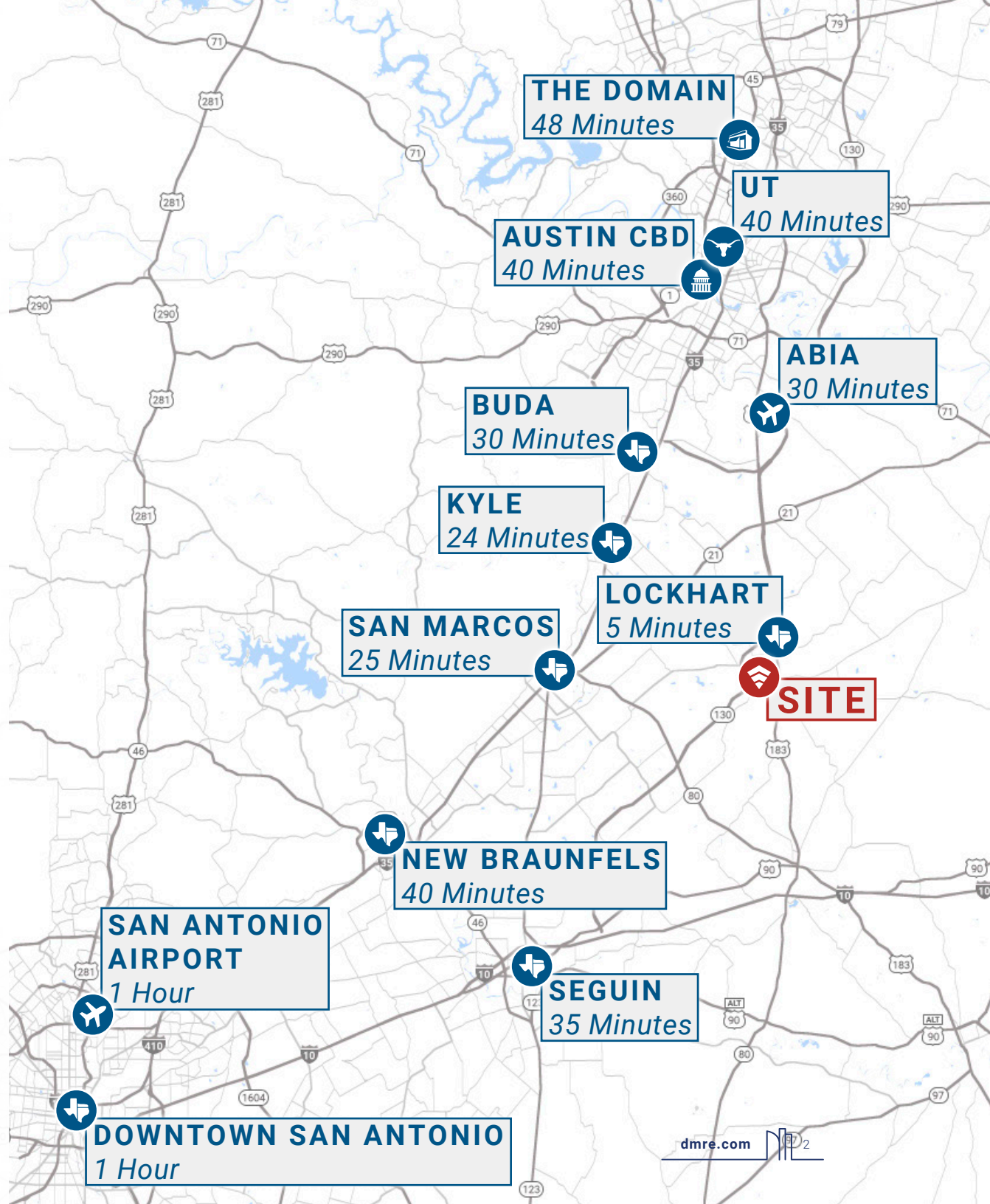
±24.65 ACRES

1480 CLEAR FORK ST
LOCKHART, TX 78644

BROKER CONTACTS:

Tripp Rich, Principal
tripp.rich@dmre.com
512.264.1729

Ryan Parker, Director
ryan.parker@dmre.com
512.582.0931



PROPERTY DETAILS

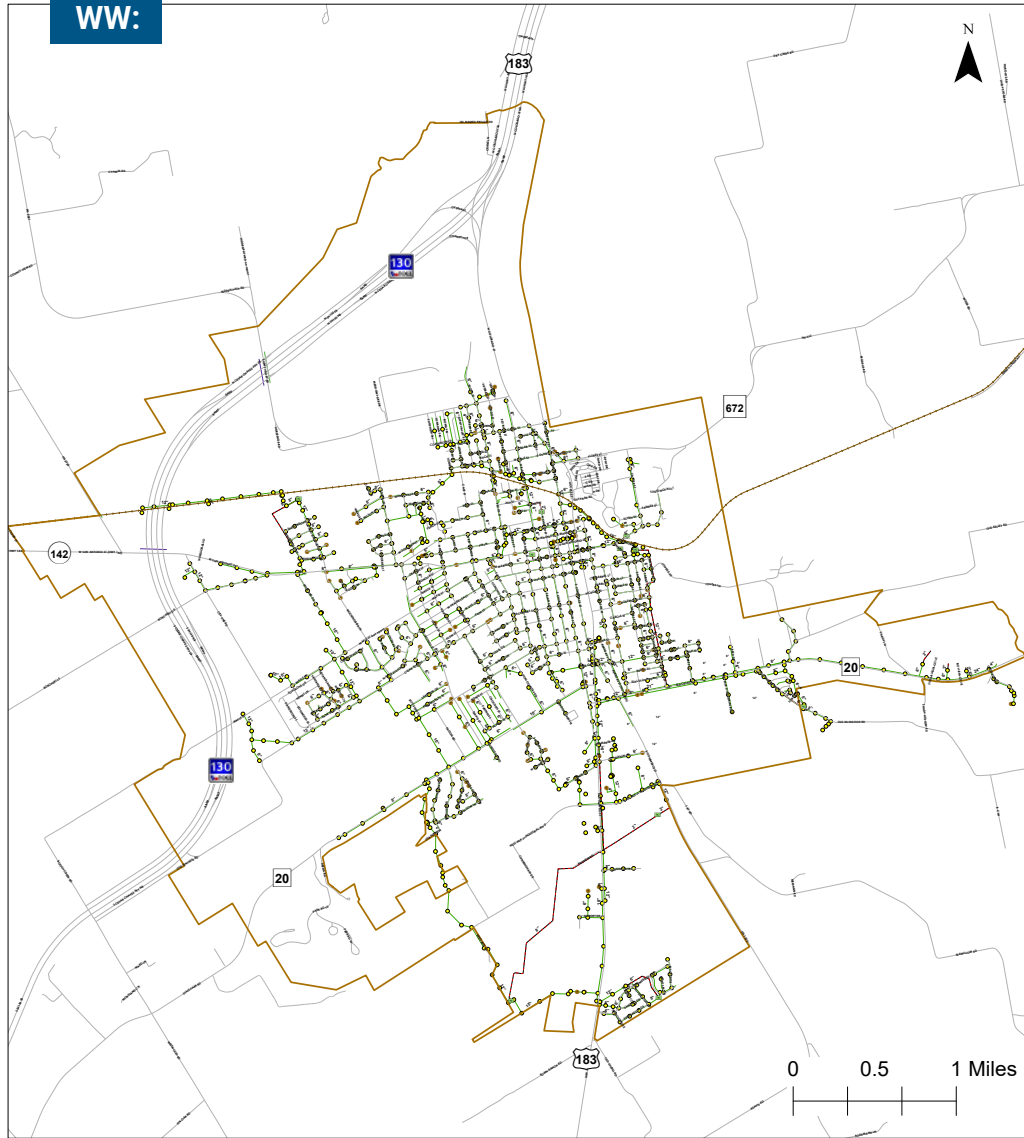
ADDRESS	1480 Clear Fork St Lockhart, TX 78644
LAT., LONG.	29.870403153896124, -97.6883677365422
SIZE	±24.65 Acres
PARCEL ID	0300002-013-140-00, 0300002-013-070-10, 0300591-003-014-00
LEGAL	A002 BERRY, FRANCIS, TRACT D, ACRES 10.04, A002 BERRY, FRANCIS, ACRES 13.395, LAKE VIEW, BLOCK 3, LOT 14-A, ACRES 0.787
ZONING	(RHD) Residential High Density View Zoning Map Here
SCHOOLS	Lockhart ISD: Plum Creek Elementary School Lockhart Junior High Lockhart High School
UTILITIES	Utilities at the Site View Wastewater Map Here View Waterline Map Here
FLOODPLAIN	±6.5 Acres of Floodplain
PRICE	Call for Pricing



W/WW MAP

CITY OF LOCKHART

WW:



SOURCE : CALDWELL COUNTY APPRAISAL DISTRICT AND THE CITY OF LOCKHART

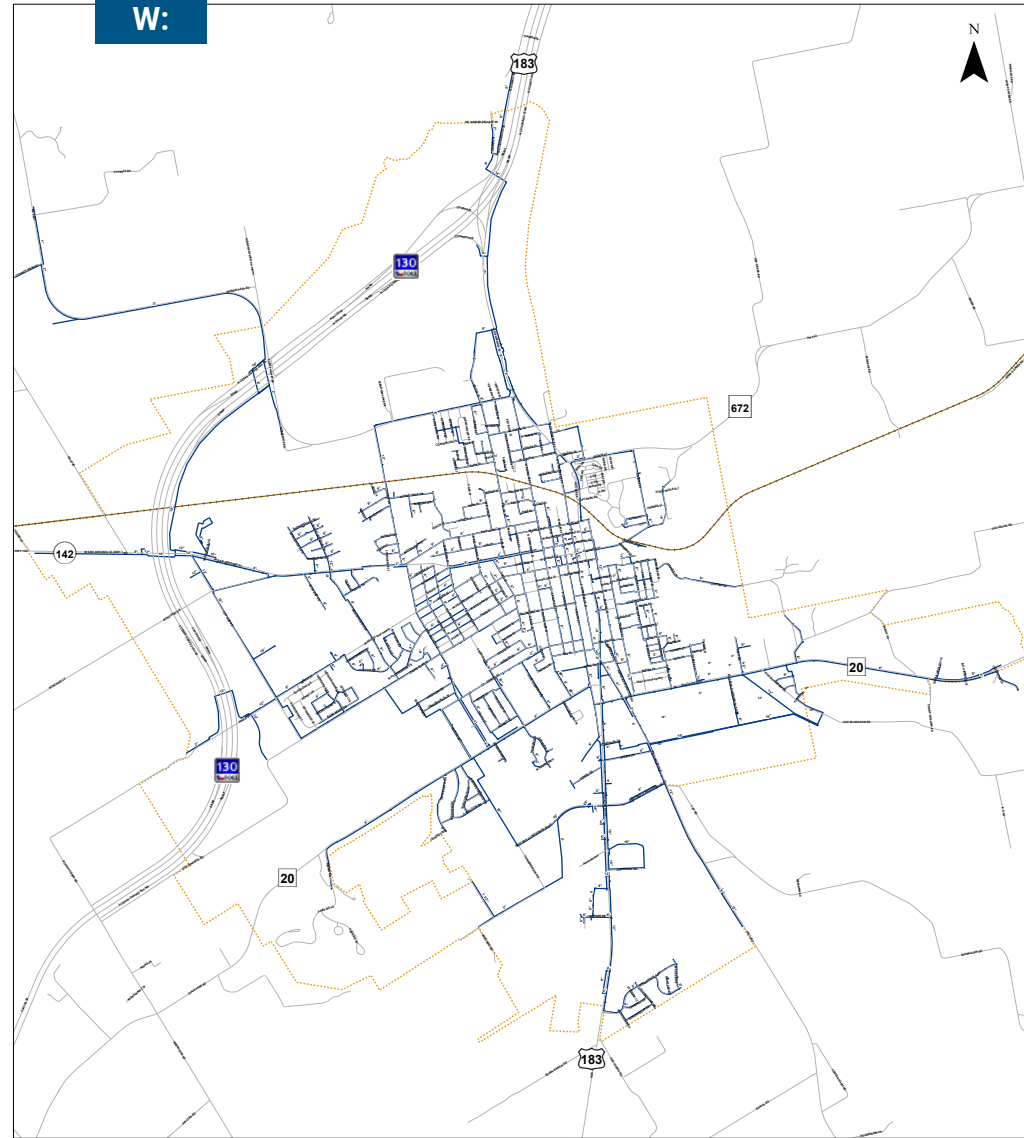
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey, and represents only the approximate relative location of property boundaries.

Date: January 17, 2020

Map Legend	
	Lift Stations
	Manholes
	Cleanouts
	LOCKHART CITY LIMITS
SEWER LINES	
	Force Main
	Gravity

CITY OF LOCKHART

W:



SOURCE : CALDWELL COUNTY APPRAISAL DISTRICT AND THE CITY OF LOCKHART

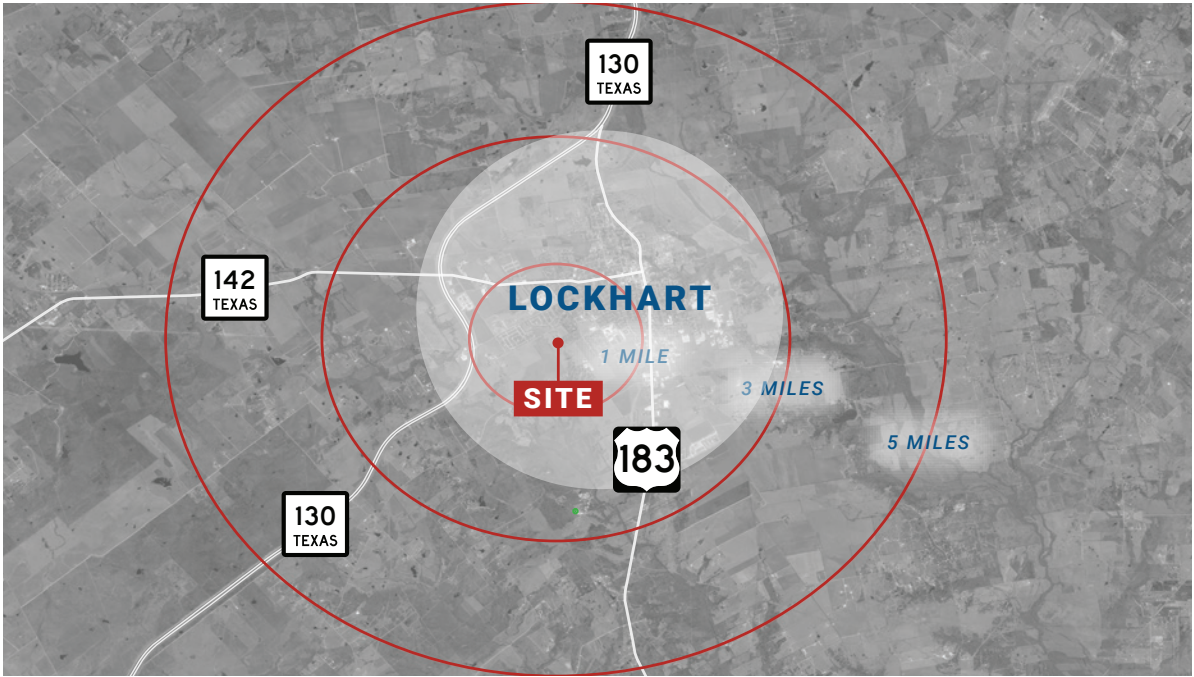
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scale 1" = 100'

Map Legend	
	WATER LINES
	LOCKHART CITY LIMITS

2023 DEMOGRAPHICS

	0-1 mile	0-3 miles	0-5 miles
2023 POPULATION ESTIMATE	5,037	15,487	17,040
5-YR EST. POPULATION GROWTH	2.6%	3.6%	4.5%
AVERAGE HOUSEHOLD INCOME	\$70,084	\$66,434	\$66,981
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$197,476	\$164,625	\$159,997



2022 TAX RATES

CLH- City of Lockhart	0.6006
FTM- Farm to Market Road	0.0001
GCA- Caldwell County	0.5531
SLH- Lockhart ISD	1.1123
WPC- Plum Creek Consvr	0.0162
WUG- Plum Creek U. G.	0.0159
TOTAL	2.2982

AREA HIGHLIGHTS / NORTHWEST

SAN MARCOS
25 MINUTES

DOWNTOWN AUSTIN
40 MINUTES

Ziegenfelder
cool treats. | great values.
100+ EMPLOYED - 96K SQFT

**MCELROY
METAL**

SAN ANTONIO ST

130 Industrial Park

130
TEXAS

130
TEXAS

MAPLE ST

MAPLE PARK

Lockhart Junior High School

Bluebonnet Elementary School

Jason LaFleur Soccer Complex

kb HOME MEADOWS AT CLEAR FORK

Maple Street Park

D·R·HORTON
America's Builder

CONTINENTAL HOMES

S MOCKINGBIRD LN

HERITAGE PLACE
32 Single-Family & Townhome Sites

CLEAR FORK ST

±24.65
ACRES

AREA HIGHLIGHTS / SOUTHEAST



AUSTIN TELCO
 FEDERAL CREDIT UNION
CONOCO
SONIC
AutoZone
GOLDEN CHICKEN
 Sage Capital Bank
 FINANCIAL SERVICES, TEXAS BRANCH

DQ **FAMILY DOLLAR** **Aaron's** **TACO BELL**
McDonald's **Wendy's** **TEXACO** **RBFCU**
H&R BLOCK

Serta
 225 EMPLOYEES

DOLLAR TREE **Goody's**
The UPS Store **BW** **Best Western**
 Little Caesars Pizza **CIRCLE K** **BOWTOWN**

MURPHY USA **AT&T**
 Great Clips **W**

Walmart
 180 EMPLOYEES

CHRYSLER
DODGE
RAM Jeep

LENNAR

ALLIANCE



Lockhart Municipal Airport



220

130 RESIDENTIAL LOTS

Lockhart ISD
 731 Employees

CLEAR FORK ELEMENTARY

LOCKHART HIGH SCHOOL

SAN JACINTO ST

CENTER ST

SAN JACINTO ST

STATE PARK RD

CLEAR FORK ST

±24.65 ACRES

HERITAGE PLACE
 32 Single-Family & Townhome Sites

kb HOME
MEADOWS AT CLEAR FORK
 SOLD OUT

AREA HIGHLIGHTS / NORTHEAST



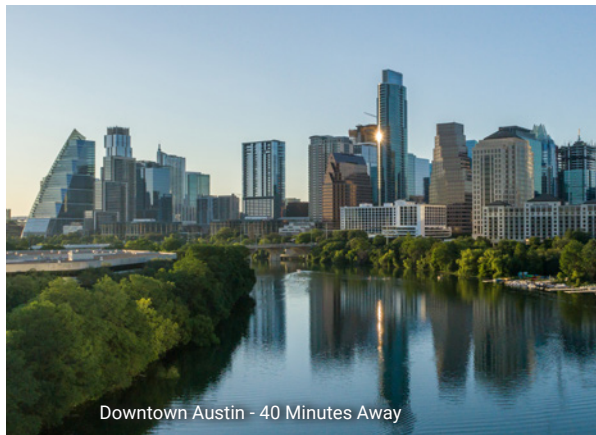
PRIME LOCATION



Kreuz BBQ - Lockhart, TX



Lockhart, TX Town Square



Downtown Austin - 40 Minutes Away



PRIME DEVELOPMENT OPPORTUNITY IN LOCKHART, TX

- Dubbed as the Barbeque Capital of Texas, Lockhart's main barbeque establishments estimate over 5,000 visits weekly.
- Lockhart is also positioned within a short drive of several notable colleges and universities such as Texas State, University of Austin, and Huston-Tillotson College.
- Lockhart is centrally located for regional and national markets and has access to a labor pool consisting of nearly 60,000 talented manufacturing employees within a 45-minute drive time, along with some of the most competitive wages in the region.



CLOSE PROXIMITY TO MAJOR THOROUGHFARES

- Located in between US Hwy 183 and SH 130
- SH 142 is a mile north of the site.



CONVENIENTLY LOCATED WITHIN CENTRAL TEXAS

- San Marcos: 28 Minutes
- Downtown Austin: 40 minutes
- New Braunfels: 40 minutes
- Downtown San Antonio: 1 Hour

AUSTIN OVERVIEW



26 MILLION
ANNUAL VISITORS



\$7 BILLION
ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING



2.1 MILLION
MSA POPULATION 11TH
MOST POPULOUS CITY
IN THE U.S



152
NEW
RESIDENTS
DAILY

Notable Tech Companies

DELL
12,000
EMPLOYEES

Apple
7,500
EMPLOYEES

IBM
6,000
EMPLOYEES

ORACLE
5,000+
EMPLOYEES
(10,000 Potential)

SAMSUNG
3,500
EMPLOYEES

indeed™
3,000
EMPLOYEES

Expedia
2,000
EMPLOYEES

facebook.
1,700
EMPLOYEES

U.S. ARMY
500
EMPLOYEES

- NO. 1** ● **Population Growth Percentage Among Major US Markets**
(CBRE Research - April 2020)
- NO. 1** ● **Hottest Job Markets**
(The Wall Street Journal February 2020 & 2019)
- NO. 1** ● **Best Place to Live in the U.S. for the 3rd Straight Year**
(U.S. News & World Report - April 2019)
- NO. 1** ● **Growth Over the Last Decade**
(Brookings Institution - March 2019)
- NO. 2** ● **Top 10 Real Estate Markets for 2021**
(PWC/Urban Land Institute - October 2020)
- NO. 2** ● **Cities That Will Be Leading Technology Innovation Hubs Over Next 4 Years**
(KPMG - January 2020)
- NO. 2** ● **Fastest Growing Population Among U.S. Cities**
(CityLab - August 2019)
- NO. 2** ● **America's Best Cities for Jobs**
(Forbes - May 2018)
- NO. 3** ● **High Tech Job Growth**
(CBRE Research - March 2020)
- NO. 3** ● **Where America's Jobs are Created & Sustained**
(Milken Institute - February 2020)
- NO. 3** ● **Economic Growth Potential**
(Business Facilities - July 2018)
- NO. 3** ● **Best Performing Economies (Top 40 U.S. Metros)**
(Business Insider - June 2018)

Listings Team



Tripp Rich

Principal

tripp.rich@dmre.com

512.264.1729



Ryan Parker

Director

ryan.parker@dmre.com

512.582.0931



William Hatcher

Associate

william.hatcher@dmre.com



Ty Walsh

Associate

ty.walsh@dmre.com



Conner Shepherd

Associate

conner.shepherd@dmre.com



Zack Shepherd

Associate

zack.shepherd@dmre.com



Jason Mandell

Analyst

jason.mandell@dmre.com



Luke Little

Marketing Coordinator

luke.little@dmre.com

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



DMRE

dmre.com

Contact Us

Austin/San Antonio:

512.264.1729
901 S. MoPac Expressway
Bldg. 3, Suite 375
Austin, TX 78746

Dallas/Fort Worth:

214.206.4154
14951 Dallas Parkway
Suite 400
Dallas, TX 75254

Houston:

713.955.3120
777 Post Oak Blvd
Suite 255
Houston, TX 77056