



**LOCKHART
TEXAS**

LAND FOR SALE

MAPLE PARK

SEQ OF SH 130 & MAPLE STREET, LOCKHART, TX 78644

SALE PRICE

\$5-\$9 PSF

SIZE

Up to ±35.58 AC available, multiple smaller options available

ZONING

PDD with base districts of Single Family Residential, General Commercial, Light-Medium Commercial

LOCATION

The property is located at the Southeast quadrant of SH 130 and Maple Street in Lockhart, TX and Caldwell County

COUNTY

Caldwell County

UTILITIES

All utilities are available

TOPOGRAPHY

Level

RESTRICTIONS

None

FRONTAGE

- ◇ Approximately 918.58' along Maple Street
- ◇ Approximately 373.06' along SH 130
- ◇ Approximately 1,419.13' along City Line Road

ACCESS

The property is accessible from SH 130, Maple Street, Lincoln Lane, and City Line Road

SCHOOL DISTRICT

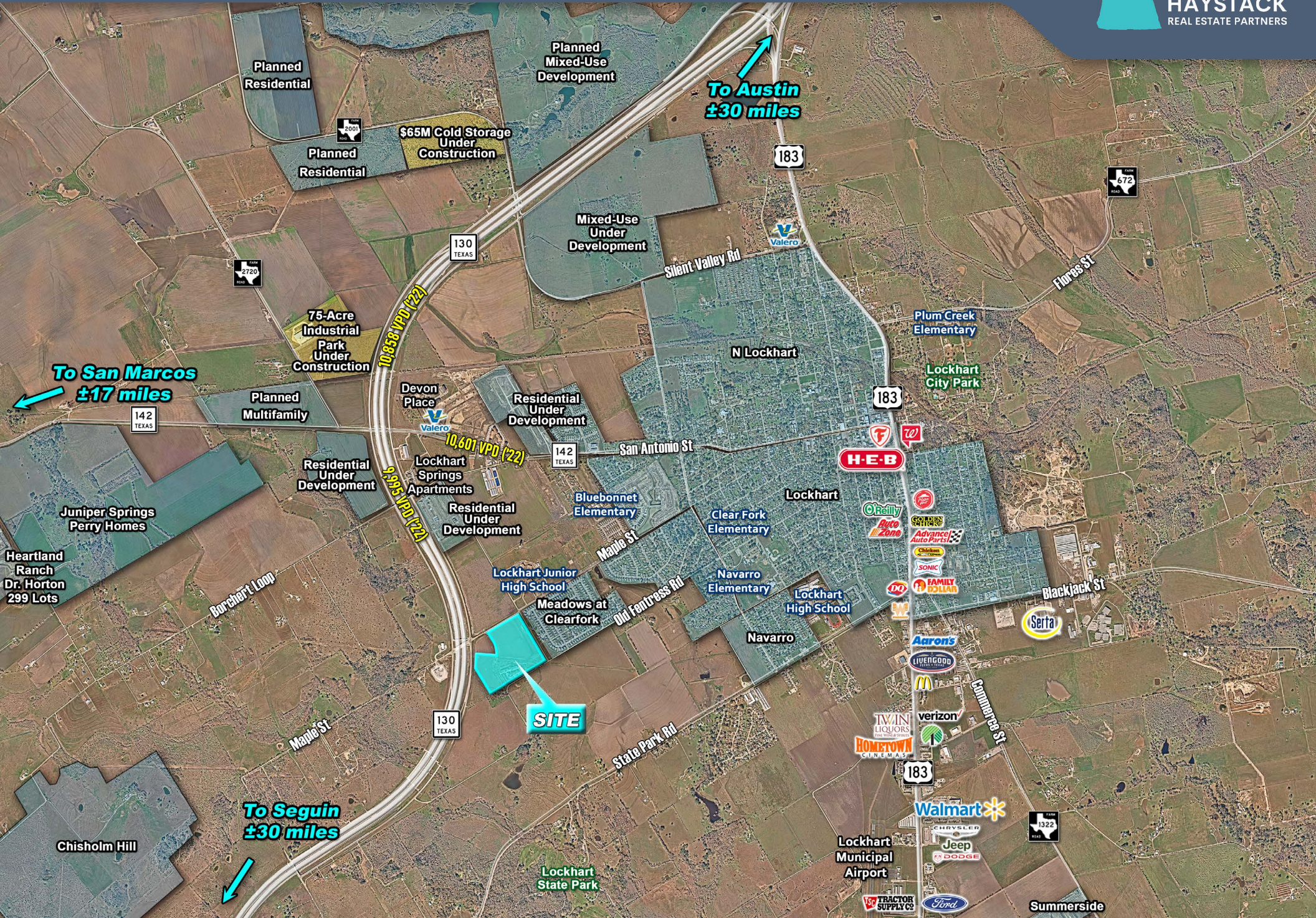
Lockhart Independent School District

COMMENTS

Maple Park is a planned mixed-use development in the heart of Lockhart, just 39 minutes from downtown Austin and 26 minutes from downtown San Marcos. The property has been preliminarily platted and is ready for users and builders to begin site planning. Some ideal uses for the project include retail, hotel, single-family homes, and flex/office.

TRAFFIC COUNTS

- ◇ 9,995 VPD vehicles per day on SH-130 north of site (TxDot '22)
- ◇ 8,992 VPD vehicles per day on SH-130 south of site (TxDot '22)





LIGHT-MEDIUM COMMERCIAL SECTION:

LOT	SIZE	PRICE
4-1	0.73 AC	\$8 PSF
4-2	0.69 AC	\$7 PSF
4-3	1.38 AC	\$6.50 PSF
4-4	1.376 AC	\$6.50 PSF

GENERAL COMMERCIAL:

LOT	SIZE	PRICE
1-1	3.12 AC	\$5 PSF
1-2	2.18 AC	\$6 PSF
1-3	2.52 AC	\$6 PSF
1-4	3.78 AC	\$6 PSF
4-5	1.374 AC	\$6.50 PSF
4-6	0.67 AC	\$8 PSF
4-7	0.67 AC	\$9 PSF

SINGLE FAMILY:

LOT	SIZE	PRICE
2	14.85 AC	\$4.50 PSF
100 LOTS		\$29K PER PAPER LOT
		(45' - 55' X 90')



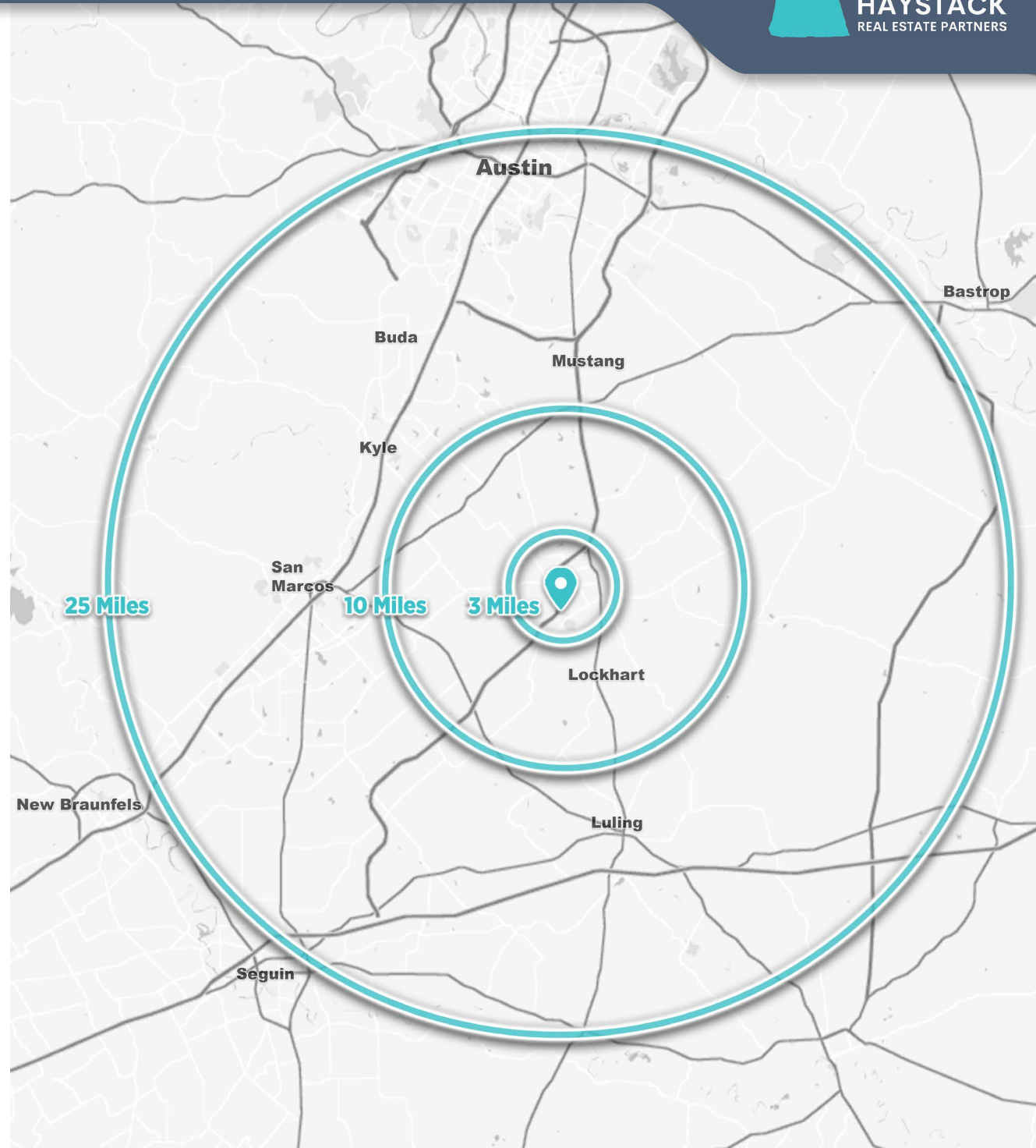
PLANNED DEVELOPMENT DISTRICT (PDD) DEVELOPMENT PLAN

SCALE: 1" = 100'

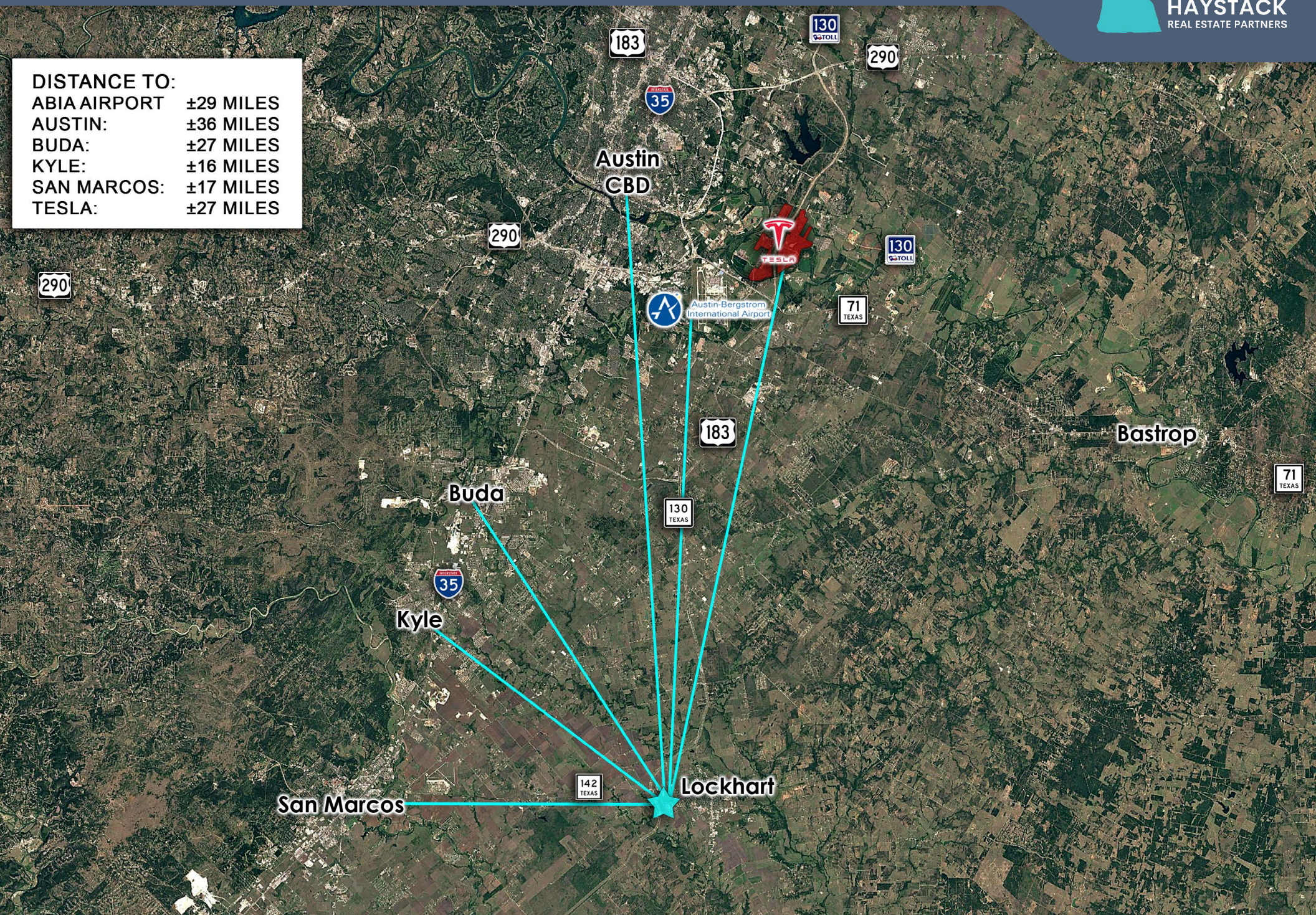
	STREET LIGHT		MULTI-FAMILY RESIDENTIAL BUILDING		LIGHT-MEDIUM COMMERCIAL
	SCREENING FENCE		SINGLE FAMILY RESIDENTIAL BUILDING		GENERAL COMMERCIAL
	HIKE AND BIKE TRAIL		PARKLAND/STORM-WATER DETENTION		
	SIDEWALKS				
	PAVEMENT				
	STORM-WATER PONDS & DRAINAGE EASEMENTS				
	GREENSPACE				

DEMOGRAPHICS	3 MILE	10 MILES	25 MILES
TOTAL POPULATION	13,736	40,320	657,677
MEDIAN AGE	37.7	37.1	33.6
TOTAL HOUSEHOLDS	5,124	12,916	242,547
# OF PERSONS PER HH	2.58	2.98	2.63
AVG HH INCOME	\$83,048	\$84,551	\$102,651

TRAFFIC COUNTS	2021	2022
SH-130 NORTH OF MAPLE	8,953	9,995
SH-130 SOUTH OF MAPLE	8,045	8,992



DISTANCE TO:	
ABIA AIRPORT	±29 MILES
AUSTIN:	±36 MILES
BUDA:	±27 MILES
KYLE:	±16 MILES
SAN MARCOS:	±17 MILES
TESLA:	±27 MILES



SH 130 CORRIDOR ON NATIONAL RADAR FOR INDUSTRIAL DEVELOPMENT

By Lockhart Economic Development Corp. and Seguin Economic Development Corp. Sep 28, 2023

Last year, Caldwell County made national headlines when it was revealed that a site near SH 130 just northwest of Lockhart made Micron Technology Inc.'s shortlist for a planned \$80 billion semiconductor manufacturing complex.

Though the company ultimately decided to invest in upstate New York, the project put the southern SH 130 corridor on the radar of companies scouting for megaprojects at a time when many smaller manufacturers and logistics companies are already flocking to Lockhart and Seguin.

Connecting Austin and San Antonio, the 41-mile southern SH 130 corridor provides companies with a reliable way to easily serve two of the fastest-growing metros in the nation in a beautiful area of Central Texas that still offers large tracts of available land and some of the lowest costs of doing business in the U.S.

In two separate reports over the last year, site selection firm The Boyd Co. Inc. analyzed more than 30 leading high-tech corridors and 35 leading logistics corridors in the U.S. to scout the best values for companies. The firm found that the SH 130 corridor offered both the lowest operating costs for precision manufacturers of products such as semiconductors, batteries and medical devices, as well as the lowest available annual lease costs for manufacturers and logistics companies.

"The SH 130 corridor offers companies available land at an affordable price with great highway access to two of the fastest-growing markets in the nation," said John Boyd, principal at The Boyd Co. "The communities around the roadway, especially Seguin and Lockhart, are getting national and international attention, and for good reason."

The transportation advantages of the SH 130 corridor have already helped attract two major megaprojects to the northern section of the roadway – Tesla's \$1 billion gigafactory and Samsung's \$17 billion semiconductor plant in the Austin suburb of Taylor.

These catalytic megaprojects have helped accelerate a wave of new commercial, industrial and residential development moving southeast of Austin at the same time that San Antonio's own robust economic growth has pushed industrial development north. Lockhart and Seguin are continuing to see the benefits.

"You see all the activity on 130 just to the north of us with Tesla and Samsung and all of those major economic development projects, and the trend is definitely coming further south now," said Josh Schneuker, executive director of Seguin Economic Development Corp. "We're busier than we've ever been, as more companies are recognizing the opportunities and benefits of locating in this area."

Companies that have recently invested in Lockhart and Seguin include:

- Maruichi Stainless Tube Texas Corp. broke ground in early 2023 on its new \$75 million, 125,000-square foot manufacturing facility.
- Premium Waters Inc. recently started construction on an \$80 million manufacturing facility that is expected to create at least 60 full-time jobs.
- Ackerman & Co. recently acquired 120 acres with plans to build up to 1.6 million square feet of industrial facilities on the site.
- Titan Development broke ground earlier this year on a 167,794-square-foot facility at the Lockhart 130 Industrial Park, which is already leased to Factory Builder Stores. It's the first of three buildings Titan is developing at the site.

Would Lockhart or Seguin be a good fit for your company? Visit lockhartedc.com and seguindec.com to learn more about the opportunities in these growing communities.

Source: <https://www.bizjournals.com/sanantonio>





Our workers come from varied backgrounds, with educational attainment ranging from unskilled laborers to highly trained and educated individuals hailing from the many technical schools, community colleges, and major universities of the local region and state.

845,000

Available Workforce within A 45-Mile Radius

14

Colleges and Universities (Within 45 Miles)

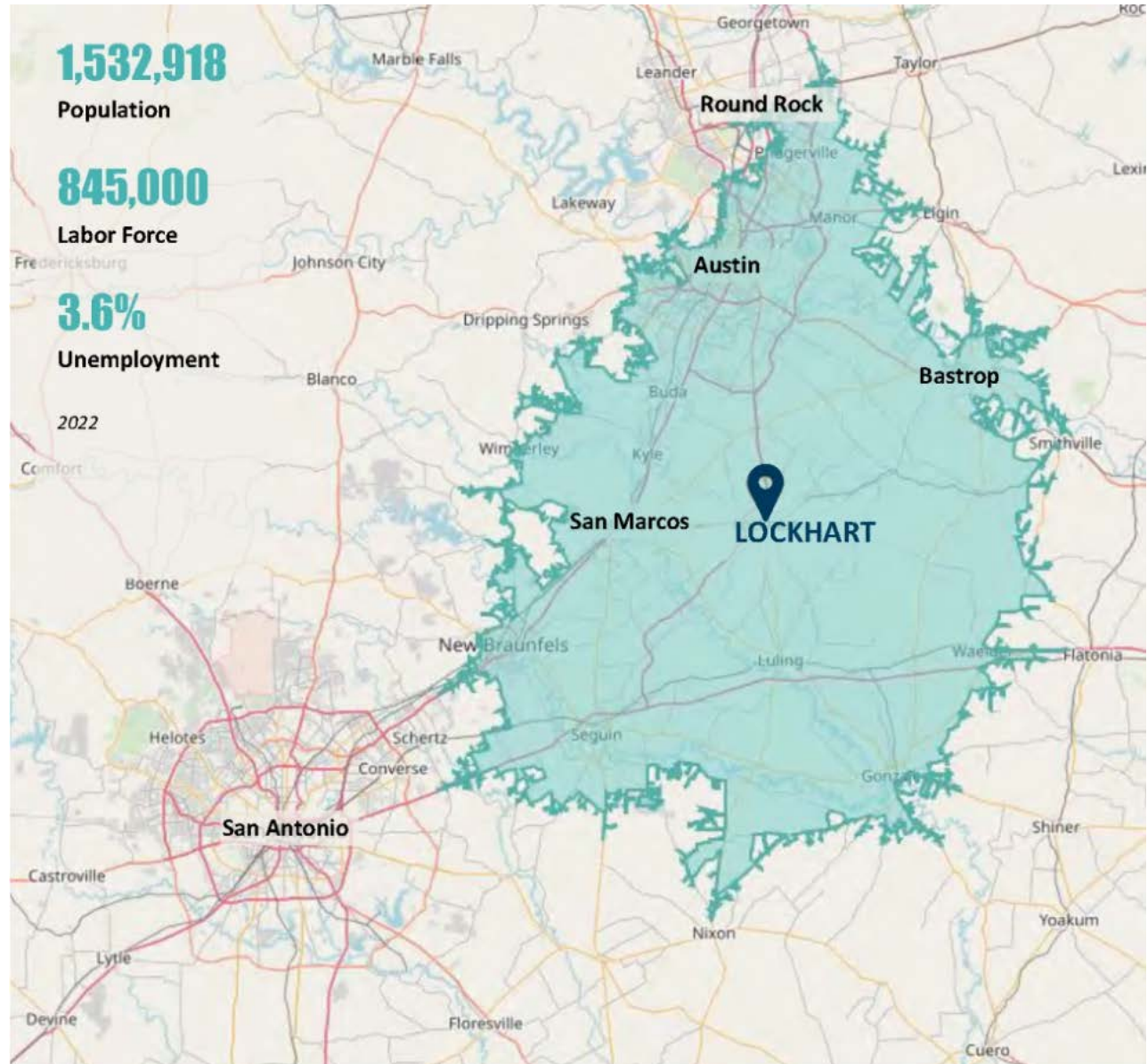
169,906

Students Enrolled (Within 50 Miles)

15.9%

Population Growth from 2011 - 2021

DRIVE-TIME ANALYSIS (45-MINUTES)



Source: <https://lockhartedc.com/site-selectors/workforce>



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

Barret Espe	638497	barret@haystackrep.com	512-757-6349
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date