

# FOR SALE

± 160 ACRES

DUAL FRONTAGE  
DEVELOPMENT ± 80 ACRES  
ON BOTH SIDES OF HWY 183

US HWY 183

LOCKHART, TEXAS 78644

**\$8,836,300**



FOR MORE  
INFORMATION  
PLEASE CONTACT

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ALAMO CITY

**CBCALAMO.COM**

# SALE

## US HWY 183

US Hwy 183 Lockhart, TX 78644



Sale Price

**\$8,836,300**

### OFFERING SUMMARY

Lot Size:	160 Acres
Zoning:	OCL
Traffic Count:	7,517 VPD

### PROPERTY OVERVIEW

Beautiful 160 +/- acres located just South of Lockhart, Texas in Caldwell County. This property offers amazing investment opportunities and unlimited development possibilities.

Located in an area that is experiencing rapid growth making this parcel an ideal investment for those looking to capitalize on the San Antonio/Austin expansion. The property is a short commute to Austin, New Braunfels, San Marcos, Kyle, Buda and Lockhart. Additionally, the property is located under 25 miles from IH-35 and IH-10 and is only 30 miles from Tesla's Gigafactory.

Situated within the well-renowned Luling ISD. There is an Aqua Water Supply 4-inch water line at the road. Electricity availability at the road serviced by AEP. The land has gently rolling terrain and offers a peaceful, serene setting.

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### PROPERTY HIGHLIGHTS

- Heart of Central Texas growth
- 7,517 VPD Traffic Count
- Approx 30 miles from the Tesla Gigafactory
- Short commute to Austin, New Braunfels, San Marcos, Kyle & Buda
- Aqua Water Supply 4 inch water line at the road
- Electricity available at the road serviced by AEP
- Luling ISD
- Gently rolling terrain with trees
- East Tract - Approx 3000 ft of HWY 183 frontage & Approx 2000 ft of County road 208 frontage
- West Tract - Approx 2000ft of HWY 183 frontage & Approx 1300 ft of frontage on FM 671
- 30 +/- miles from Austin
- 30 +/- miles from New Braunfels
- 23 +/- miles from Seguin
- 60 +/- miles from San Antonio
- 21 +/- miles from IH-35
- 10 +/- miles from IH-10

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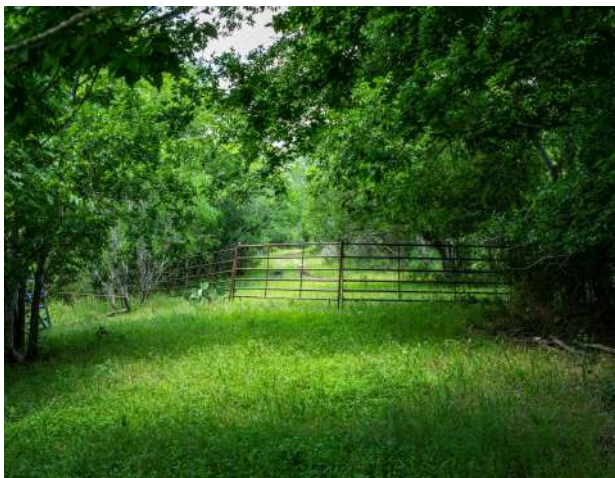


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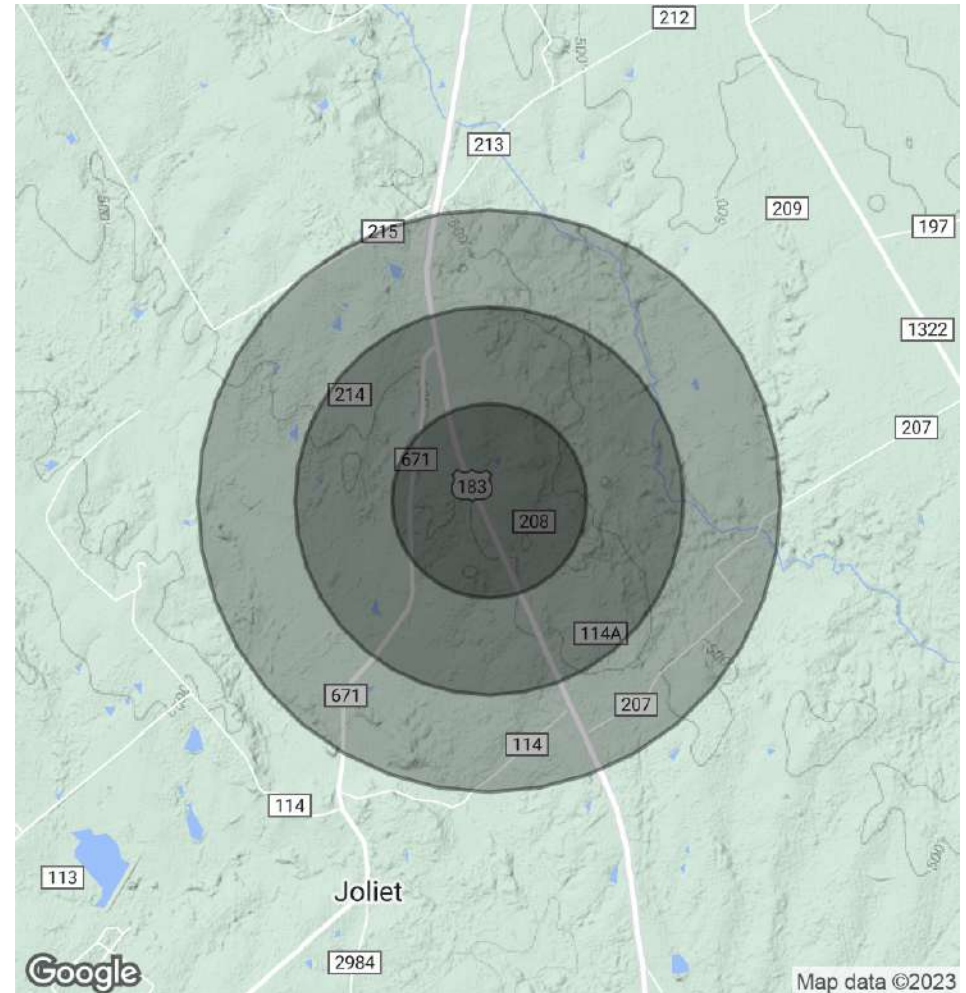
## US HWY 183

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,144	3,487	5,541
Average Age	45.8	39.3	39.1
Average Age (Male)	45.9	40.2	39.7
Average Age (Female)	47.9	40.8	40.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	527	1,453	2,214
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$83,677	\$68,497	\$64,710
Average House Value	\$232,981	\$172,098	\$157,870

\* Demographic data derived from 2020 ACS - US Census



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## 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.

### 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.

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**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.

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Alamo City

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	416239	Irispoli@cbharper.com	2104837000
Leesa Harper Rispoli	License No.	Email	Phone
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Marlee Kutzer	License No.	Email	Phone
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Brent Holmes	License No.	Email	Phone
Sales Agent/Associate's Name	713693	bholmes@cbcalamo.com	2102183933
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Buyer/Tenant/Seller/Landlord Initials

Date



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