

- Access to signalized intersection
- Half a mile south of H-E-B
- 2 way ingress/egress from HWY 183/S. Colorado and HWY 20/Blackjack St.

### Lease Rates

- Call broker for pricing

### Pads Available

- .75 - 2.7 ac.

### Demographics



#### Population Estimate

3 mi	5 mi	Trade Area
15,701	17,537	42,070

#### Daytime Population

3 mi	5 mi	Trade Area
10,513	11,462	21,988



#### Median Household Inc.

3 mi	5 mi	Trade Area
\$62,656	\$62,395	\$61,544



#### Traffic Counts (2021 projection)

- 24,661 VPD (HWY 183/Colorado St.)
- 9,725 VPD (HWY 20/Blackjack St.)
- 8,474 VPD (HWY 20/State Park Rd.)



### Area Retailers & Restaurants





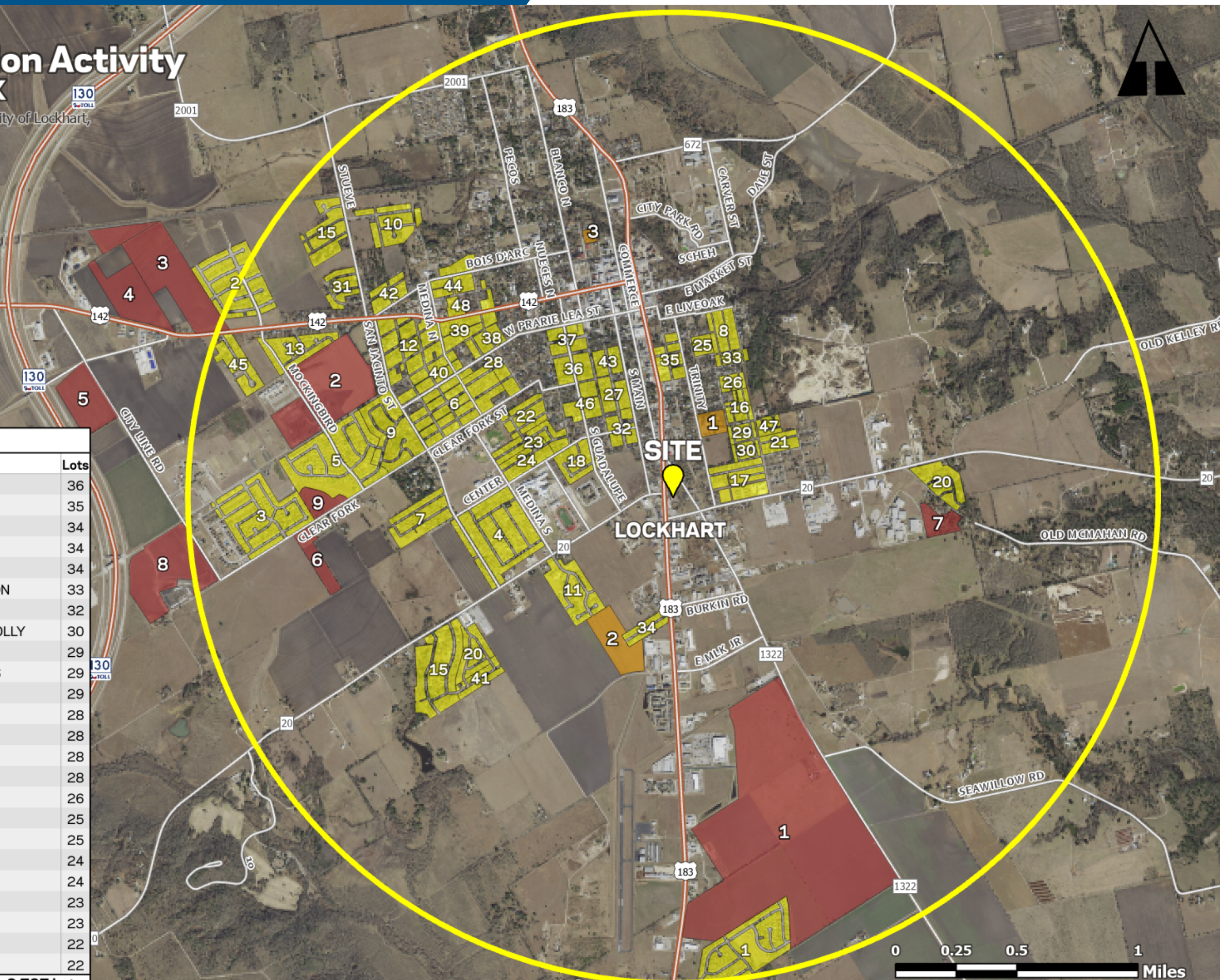
# Subdivision Activity Lockhart, TX

Sources: Lockhart EDC, City of Lockhart, CAPCOG, Caldwell CAD

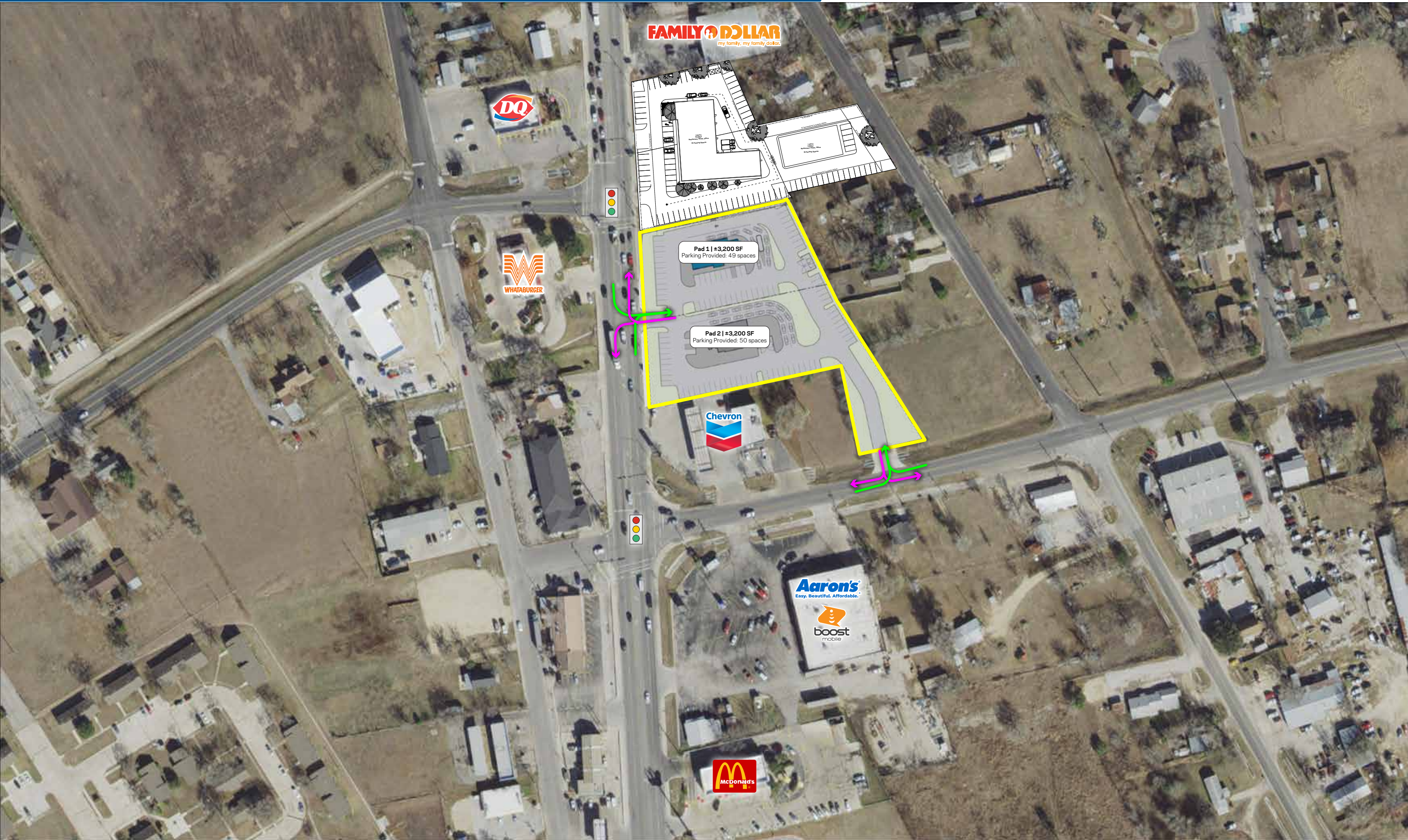
Future SF		
ID	Subdivision	Lots
1	Summerside Subdivision	527
2	Vintage Springs Subdivision	259
3	Hansford Subdivision	206
4	Lockhart Farms	145
5	Centerpoint Meadows	121
6	Maple Park PPD	100
7	Alta One Subdivision	30
8	Heritage Place PPD	18
9	Clear Fork Reserve Section One	11
<b>TOTAL:</b>		<b>1,417 Lots</b>

Future Duplex/Townhome/MF		
ID	SUB_NAME	Lots
1	Jesco Subdivision	34
2	Golden Eagle	27
3	Main Springs	9
<b>TOTAL:</b>		<b>70 Lots</b>

Existing SF					
ID	Subdivision	Lots	ID	Subdivision	Lots
1	SUMMERSIDE	224	25	COLLAR	36
2	WINDRIDGE ADDN	199	26	SCHULER ADDN	35
3	THE MEADOWS AT CLEAR FORK	198	27	HUDSON'S ADDN	34
4	PARKWAY	188	28	MATHIS	34
5	CLEAR FORK ESTATES	163	29	OAKVIEW ADDN	34
6	TRAMMEL REVISED	99	30	OAKVIEW ANNEX ADDN	33
7	LAKE VIEW	93	31	WOODLAWN ADDN	32
8	EAST SIDE	76	32	COOPWOOD & CONNOLLY	30
9	CLEARFORK	70	33	EAST SIDE ANNEX	29
10	MONTE VISTA	69	34	SOUTH SIDE ESTATES	29
11	HUNTERS POINTE	68	35	WILEY	29
12	BLANKS	63	36	FLOWERS	28
13	WESTLAND	63	37	POLKS	28
15	TWIN ISLAND ESTATES	54	38	REEDS	28
15	WILSON ADDN	60	39	WESTEND	28
16	SAN FERNANDO	51	40	TRAMMEL UNIT 1	26
17	TRINITY ADDN REVISED	45	41	ISLAS	25
18	ROLLING GREENS ESTATES	44	42	PFEIFFER	25
20	CENTURY OAKS	38	43	HEPPENSTALL	24
20	SUNRISE TERRACE	43	44	LIPSCOMB	24
21	F & S ADDN	37	45	CLEVELAND	23
22	SOUTH PARK PLACE SEC. I	37	46	WILSON'S ADDN	23
23	SOUTH PARK PLACE SEC. II	37	47	CLUSTER OAKS	22
24	SOUTH PARK PLACE SEC. III	37	48	NORTH	22
<b>TOTAL:</b>		<b>2,737 Lots</b>			







**FAMILY DOLLAR**  
my family, my family dollar.

**DQ**

**WHATABURGER**

**Chevron**

**Aaron's**  
Easy. Beautiful. Affordable.

**boost**  
mobile

**McDonald's**

Pad 1 |  $\approx$ 3,200 SF  
Parking Provided: 49 spaces

Pad 2 |  $\approx$ 3,200 SF  
Parking Provided: 50 spaces

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working







# 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.

**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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Connor Austin Lammert	730868	CLammert@Endeavor-Re.com	512-532-2181
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	