

# LOCKHART PAD SITE

SH 130 & SH 142  
LOCKHART | TX



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RETELL ADVISORS

# PROPERTY INFORMATION



SWC OF SH-130  
& SH 142  
LOCKHART, TX 76644



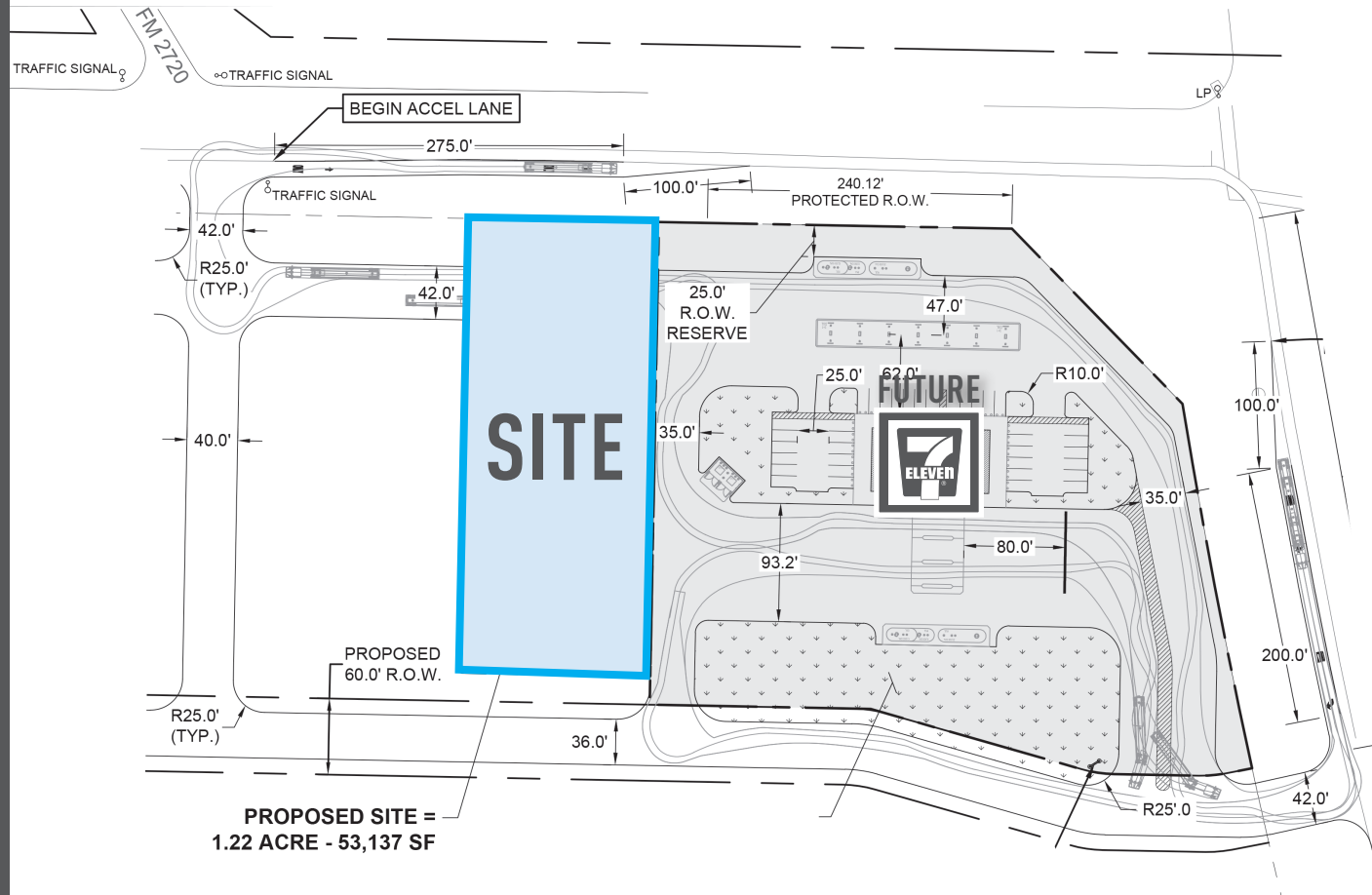
1.22 ACRES  
AVAILABLE  
CALL FOR RATES



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# DEMO SUMMARY

2023 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE	MEDIAN AGE	37.3	36.5	36.2
TOTAL POPULATION	11,520	17,118	22,153	AVERAGE HH INCOME	\$84,174	\$83,794	\$87,161
% DRIVE TO WORK	88.3%	90.0%	88.7%	TOTAL HOUSEHOLDS	4,268	5,813	7,382



**HWY 71  
26 MILES NORTH**

**PROPOSED FUTURE  
RESIDENTIAL**

**WALTON OWNED  
1,500 ACRES  
FUTURE RESIDENTIAL**

**EDC  
INDUSTRIAL  
PARK  
75 AC**

**TITAN INDUSTRIAL  
95 ACRES**

**16 AC LIGHT  
INDUSTRIAL  
47 AC  
MULTI FAMILY**

**1,500 HOMES  
PERMITS APPROVED**

**339 AC  
RESIDENTIAL  
DEVELOPER**

**SITE**

**147 FUTURE HOMES  
189 FUTURE HOMES  
200 HOMES**



**5 MPD**

**10,660 VPD**

**500 FUTURE HOMES  
240 FUTURE APTS**

**278 FUTURE HOMES  
ELEMENTARY  
579 STUDENTS**

**JUNIOR HIGH  
1,491 STUDENTS**

**100 FUTURE HOMES  
270 HOMES**

**162 HOMES**

**ELEMENTARY (2)  
1,007 STUDENTS**

**LOCKHART HIGH  
1,641 STUDENTS**

**ELEMENTARY  
578 STUDENTS**



**3 MPD**



**3 MPD**



**2 MPD**



**4 MPD**



**2 MPD**



**3 MPD**



**5 MPD**

**IRON OX  
ROBOTIC  
FARM**

**I-10  
24 MILES NORTH**



**2,317 VPD**

**9,049 VPD**

**130**



**5 MPD**

**18,516 VPD**

**219**

**108**

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**2,427 VPD**

**16,049 VPD**

**12,750 VPD**

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**RETELL ADVISORS**

**310 COMAL STREET**  
**AUSTIN, TEXAS 78702**



# 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.

<b>Retell Advisors, LLC</b> <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<b>9007454</b> <small>License No.</small>	<b>retelladvisors.com</b> <small>Email</small>	<b>5122281765</b> <small>Phone</small>
<b>Dean Vandergriff</b> <small>Designated Broker of Firm</small>	<b>505423</b> <small>License No.</small>	<b>dean@retelladvisors.com</b> <small>Email</small>	<b>5124155154</b> <small>Phone</small>
<b>Dean Vandergriff</b> <small>Licensed Supervisor of Sales Agent/ Associate</small>	<b>505423</b> <small>License No.</small>	<b>dean@retelladvisors.com</b> <small>Email</small>	<b>5124155154</b> <small>Phone</small>
<b>Joseph Kuperman</b> <small>Sales Agent/Associate's Name</small>	<b>718351</b> <small>License No.</small>	<b>joseph@retelladvisors.com</b> <small>Email</small>	<b>7132020641</b> <small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date