

BRENHAM
979-836-8532

BELLVILLE

ROUND TOP
979-378-8778



REAL ESTATE CO.

C O M M E R C I A L

HREC #16-087

COMMERCIAL
APPROX. 100 AC.



1190 DICKERSON RD.
LOCKHART, TEXAS

H O D D E R E . C O M



Commercial land investment opportunity positioned just minutes from SH-130 toll road and the City of Lockhart. Unrestricted and no zoning with no entitlements and located within the Lockhart Opportunity Zone allow for endless possibilities to develop this raw acreage. Possible uses range from residential development, manufactured and mobile home parks, RV park and storage facilities to industrial and manufacturing facilities. Maxwell Water Supply and Bluebonnet Electric are located nearby. Major subdivision developments are planned in the area so now is a great time to invest in this rapidly expanding area of Texas. In addition, there is an adjoining tract of 100-acres that could be combined for an outstanding development potential. Don't miss out on this opportunity to capitalize on this area's exponential growth.

ASKING PRICE: \$3,000,000



1190 DICKERSON ROAD
LOCKHART, TEXAS 78644

- ★ CALDWELL COUNTY
- ★ LOCKHART/SAN MARCOS ISD
- ★ ACREAGE SIZE: ±100 AC.
- ★ EST. TAXES: \$700

- ★ ELECTRIC: BLUEBONNET ELEC. NEARBY
- ★ SEWER: SEPTIC SYSTEM
- ★ WATER: MAXWELL WATER SUPPLY
- ★ ZONING/RESTRICTIONS: NONE

- ★ EASEMENTS: AS OF RECORD
- ★ MINERALS: NONE
- ★ LOCATED IN THE LOCKHART OPPORTUNITY ZONE

AERIAL LAYOUT

Note:

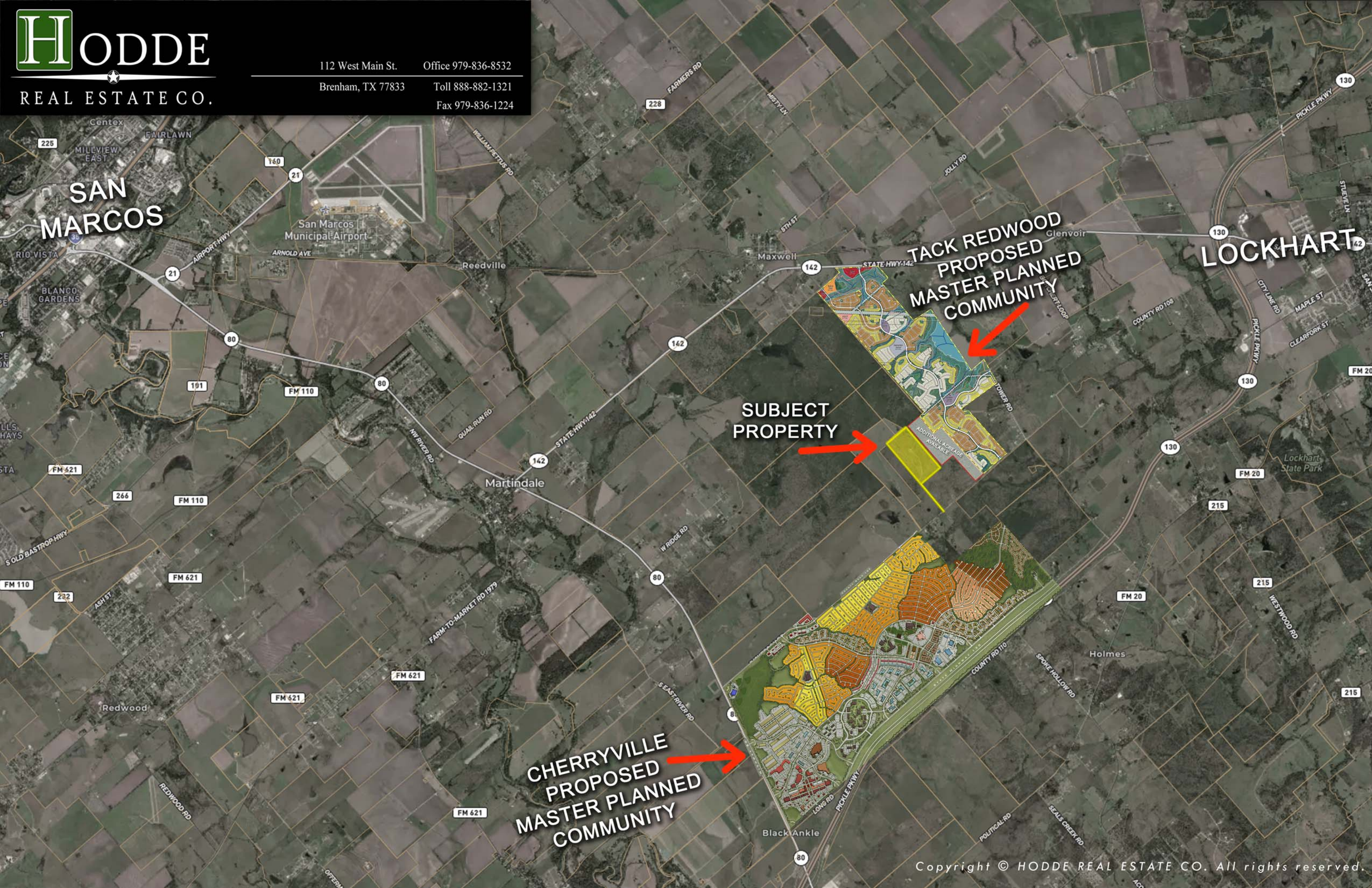
The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only.

Acreage and measurements are subject to change. This product is for informational purposes 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.

ADDITIONAL ±100 ACRES
FOR SALE**

DICKERSON ROAD

**LISTED BY FULL CIRCLE REAL ESTATE



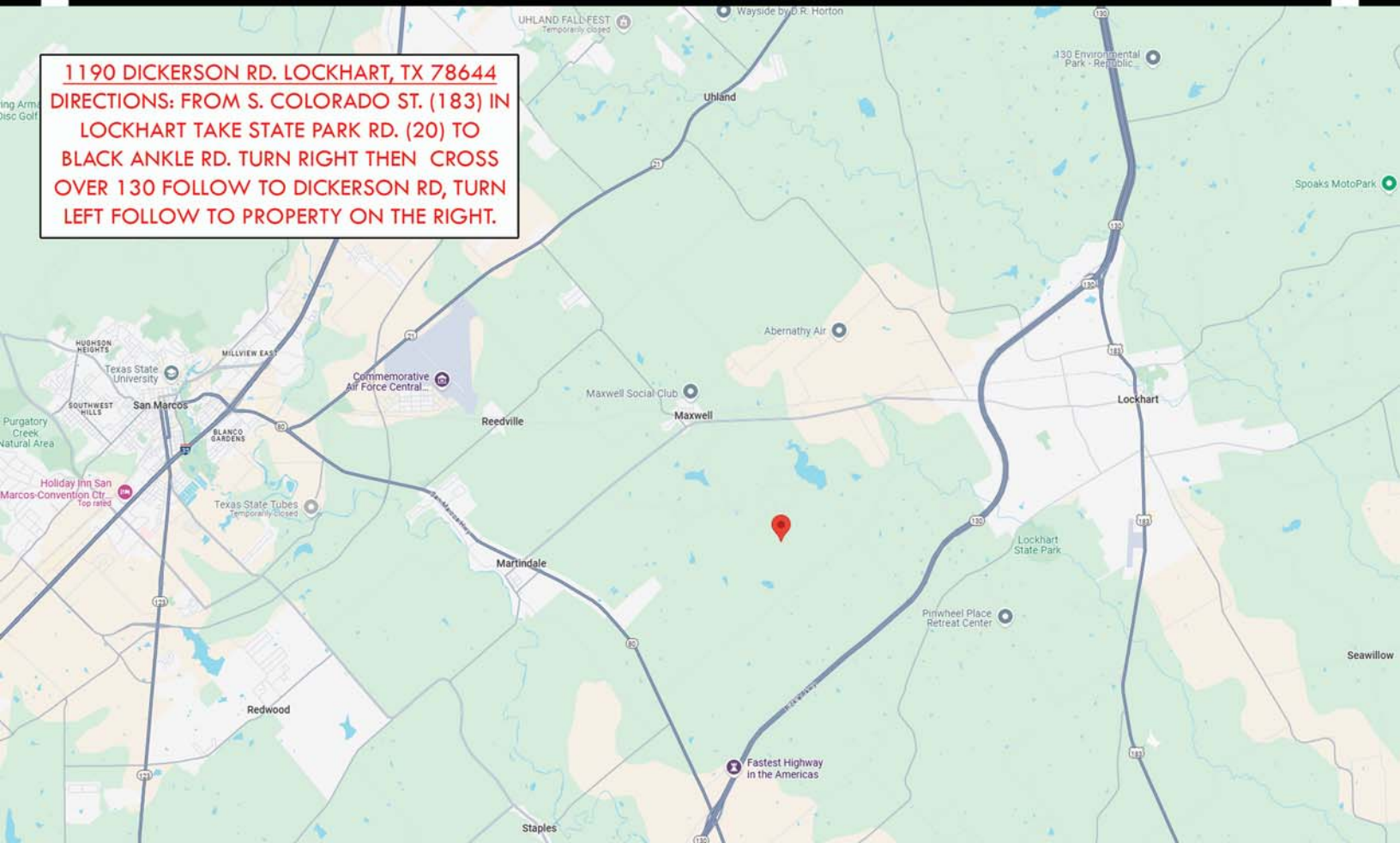
**TACK REDWOOD
PROPOSED
MASTER PLANNED
COMMUNITY**

**SUBJECT
PROPERTY**

**CHERRYVILLE
PROPOSED
MASTER PLANNED
COMMUNITY**



1190 DICKERSON RD. LOCKHART, TX 78644
DIRECTIONS: FROM S. COLORADO ST. (183) IN
LOCKHART TAKE STATE PARK RD. (20) TO
BLACK ANKLE RD. TURN RIGHT THEN CROSS
OVER 130 FOLLOW TO DICKERSON RD, TURN
LEFT FOLLOW TO PROPERTY ON THE RIGHT.



The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.



WILLIAM "BOO"
CHRISTENSEN
979-277-8426

