3855 FM 20

Lockhart, TX 78644

Industrial Investment Opportunity

Offering Memorandum

±19.59 AC of ETJ Zoned Land For Sale

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

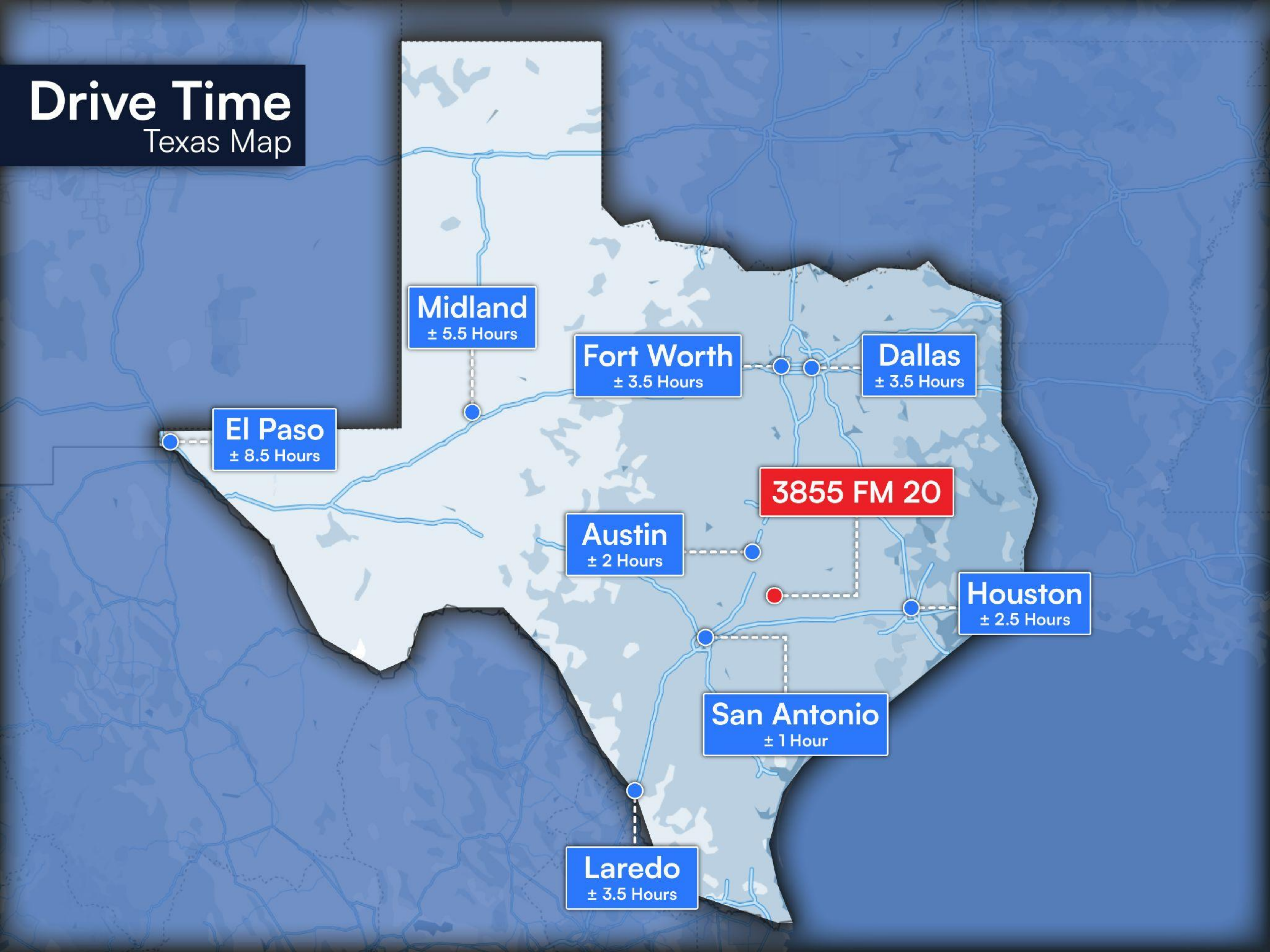
±19.59 AC of Land For Sale
3855 Fm 20 | Lockhart, TX 78644

INVESTMENT HIGHLIGHTS

Property Highlights

- **Flexible Development Site** - Existing single - phase power, available three-phase service, water, and septic position the property for near-term industrial or commercial development.
- **Substantial Land Holding** - The site encompasses 19.59 acres with an offering ample room for future expansion.
- **Industrial Use Case Identified** - Ownership previously planned a ±35,000 SF manufacturing facility, supporting a credible path for industrial redevelopment or owner-user execution.
- **Existing Improvements In Place** - The property includes a building constructed in 2008, which may support interim use while a buyer advances a longer-term site plan.
- **Outside-Lockhart Positioning** - Located outside Lockhart, the asset offers a more flexible rural setting for users seeking space, utility access, and separation from tighter in-town sites.
- **Path of Growth Location** - 3855 FM 20, Lockhart, TX 78644 is positioned in the area's stated path of growth, making it a compelling land play for future industrial or commercial development.
- **ETJ Zoning Flexibility -** Located within Lockhart's Extraterritorial Jurisdiction (ETJ), the property offers a streamlined development environment with added flexibility for future industrial or commercial uses, subject to applicable approvals.


N
130
183
Pecan Creek RV Park
Mobile Home Park
Live Oak Mobile Home Community
Mobile Home Park
Legacy Lockhart Senior Apartments
±172 Senior units
Plum Creek Elementary
±522 Students
Lockhart Farms Apartments
±120 Units
Lockhart
3855 Fm 20
H-E-B
#1 Grocery Store in TX
Walgreens
SUBWAY
SCOOTER'S COFFEE
Taco Bell
Wendy's
Chevron
McDonald's
E Farm to Market 20
Lockhart High School
±2,012 Students
Sunchase Square Apartments
±96 Units
AT&T
MURPHY USA
KFC
Domino's Pizza
±18,390 VPD
LockSmart
CLIMATE STORAGE
Walmart
Supercenter
Top 11% of National Locations
Source: AlphaMap
Lockhart Municipal Airport
Public General Aviation Airport
183
Lennar at Summerside Homes
±170 Single-family homes
TSC TRACTOR SUPPLY CO


Drive Time
Texas Map
Midland
± 5.5 Hours
Fort Worth
± 3.5 Hours
Dallas
± 3.5 Hours
El Paso
± 8.5 Hours
3855 FM 20
Austin
± 2 Hours
Houston
± 2.5 Hours
San Antonio
± 1 Hour
Laredo
± 3.5 Hours

LOCKHART, TX

Local Market Overview

Lockhart, Texas, the county seat of Caldwell County, is part of the ***rapidly expanding Austin–San Antonio corridor,*** benefiting from its proximity to Austin (about 30 miles north). The city has experienced steady population and economic growth driven by migration, lower land costs, and regional spillover from Austin's high-cost market. Its economy is anchored by a mix of small businesses, public sector employment, and tourism, with a strong identity as the "Barbecue Capital of Texas" attracting visitors year-round. Service-based industries—such as food service, healthcare, education, and local government—dominate employment, while continued residential development and infrastructure investment support long-term growth. Although household incomes remain below national averages, access to nearby metropolitan job markets and ongoing workforce development efforts contribute to a gradually strengthening economic base.

From an industrial standpoint, Lockhart is evolving into an attractive location for light manufacturing, logistics, and distribution operations. Its access to State Highway 130 provides efficient connectivity to regional and national supply chains, making it appealing for companies seeking cost-effective alternatives to Austin. Key industrial activities include fabricated metals, food production, construction-related manufacturing, and small-scale assembly, supported by available land and business-friendly policies. Workforce training programs in trades such as welding, automotive technology, and HVAC are helping build a skilled labor pool aligned with industry needs. As new firms relocate or expand into the area, Lockhart is transitioning from a locally focused industrial base to a more diversified, regionally integrated manufacturing and logistics market.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	222	3,441	19,542
Current Year Estimate	171	2,879	16,059
2020 Census	129	2,450	14,156
Growth Current Year-Five-Year	29.74%	19.52%	21.69%
Growth 2020-Current Year	32.29%	17.53%	13.44%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	81	958	6,902
Current Year Estimate	61	736	5,466
2020 Census	44	582	4,626
Growth Current Year-Five-Year	32.62%	30.19%	26.28%
Growth 2020-Current Year	38.68%	26.52%	18.14%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$136,786	$112,230	$92,708

AUSTIN, TX MSA

Local Market Overview

Austin, Texas continues to experience sustained economic growth, driven by a diverse mix of innovation, infrastructure, and institutional stability. The region benefits from its central geographic location, access to major transportation corridors, and a business-friendly environment that has attracted a steady stream of corporate relocations and expansions. Anchored by a highly educated workforce and the University of Texas at Austin, the city draws talent across the technology, healthcare, and professional services sectors. With over $248 billion in regional gross domestic product and ranking as the #1 U.S. city for growth between 2019 and 2023, Austin's market fundamentals remain among the strongest in the country. The city's appeal is further supported by quality-of-life factors, including cultural amenities, relative affordability compared to coastal metros, and ongoing infrastructure improvements.

Economic Drivers

Austin's economy is driven by a nationally recognized technology ecosystem—commonly referred to as "Silicon Hills"—which has positioned the city as a central hub for innovation in the Southwest. The region boasts a strong concentration of companies across enterprise software, semiconductors, biotechnology, and corporate research and development, creating a highly specialized and competitive business environment. This thriving tech sector is further bolstered by the presence of global employers such as Tesla, which operates a major Gigafactory in the area, and Dell Technologies, a legacy tech anchor headquartered nearby. These firms, along with significant public sector institutions and major healthcare systems, contribute to a balanced employment base across both private and government sectors.

#1
Large U.S. City for Economic Growth

4.1M SF
Positive Net Absorption

1.4M+
Total Jobs

51%
GDP Growth (2019–2023)

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3855 Fm 20, Lockhart, TX, 78644 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

11-2-2015

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:
  - 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.

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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