

1312 S Colorado St

Lockhart, TX 78664

For Lease

THE SITE

- Located at the lighted intersection of HWY 183 & FM 20
- 18,000 SF shopping center at a pivotal intersection in the city
- Cross access with McDonald's

SPACE AVAILABLE

Retail for Lease

- 7,405 SF

Pad for Lease

- ±0.5 ac.

RATES

- Please call for pricing

NEARBY RETAILERS



DEMOGRAPHICS (2024)



POPULATION ESTIMATE

3 mi	5 mi	Trade Area
15,259	17,842	50,593



DAYTIME POPULATION

3 mi	5 mi	Trade Area
16,590	18,133	37,879



MED. HOUSEHOLD INCOME

3 mi	5 mi	Trade Area
\$71,585	\$71,435	\$70,604



TRAFFIC COUNTS

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



TRADE AREA

SITE

AUSTIN
CBD

TESLA
GIGAFACTORY

AUSTIN-BERGSTROM
INTERNATIONAL
AIRPORT

SOUTHPARK
MEADOWS

BUDA

ST. MARY'S
COLONY

MUSTANG
RIDGE

NIEDERWALD

KYLE

UHLAND

RED ROCK

DALE

LOCKHART

MCMAHAN

MARTINDALE

FENTRESS

STAIRTOWN

LULING

32 Min,
29.9 Mi

26 Min, 27 Mi

25 Min, 26.7 Mi

25 Min,
24.7 Mi

26 Min,
19.3 Mi

15 Min, 14.2 Mi



SUBDIVISION ACTIVITY

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



Future Duplex/Townhome/MF		
ID	Subdivision	Lots
1	Lennar at Trinity Square	34
2	Golden Eagle	27
3	Main Springs	9
Total:		70 Lots

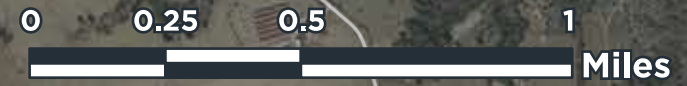
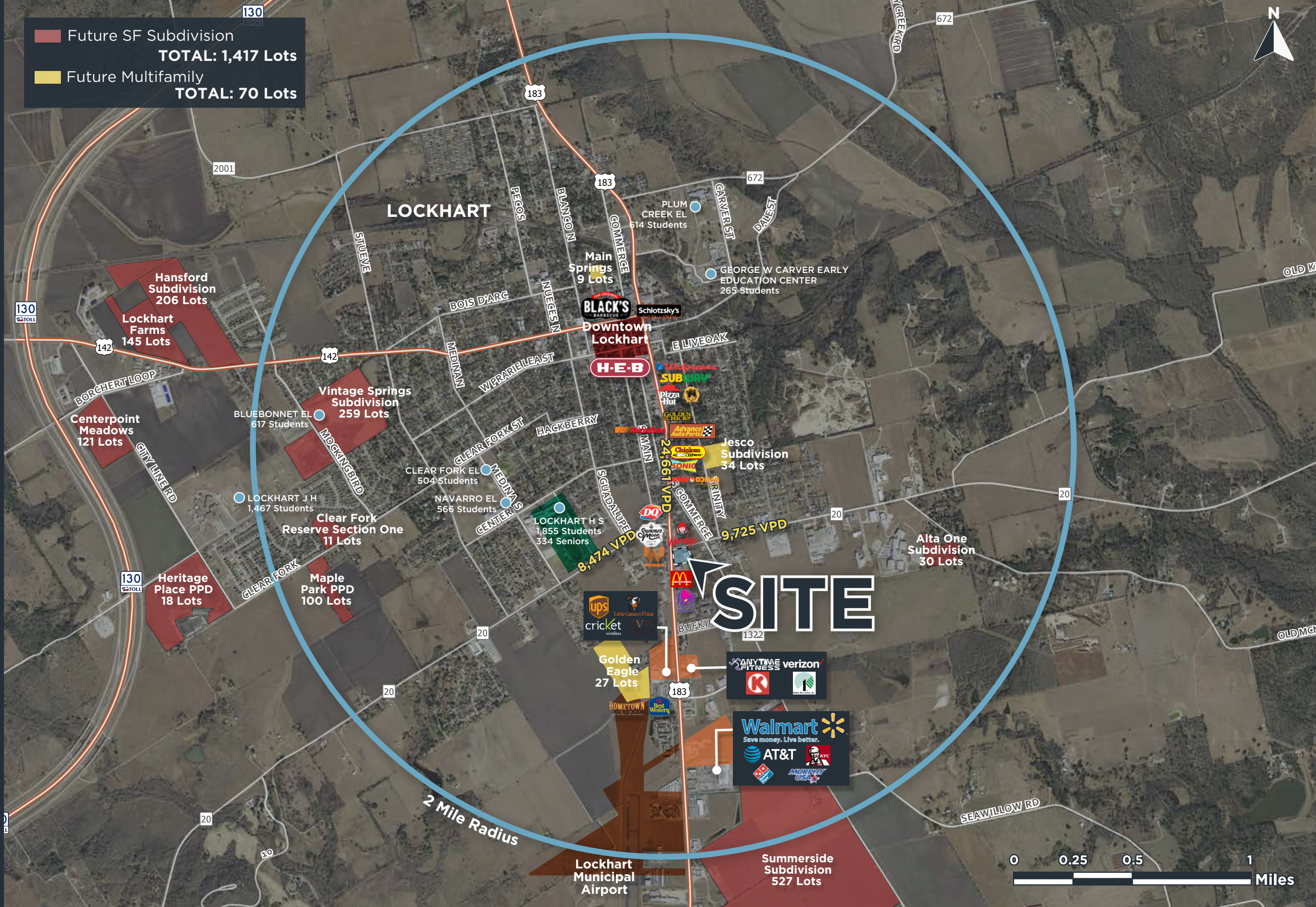
Existing SF					
ID	Subdivision	Lots	ID	Subdivision	Lots
1	Summerside	224	25	Collar	36
2	Windridge ADDN	199	26	Schuler ADDN	35
3	The Meadows at Clear Fork	198	27	Hudson's ADDN	34
4	Parkway	188	28	Mathis	34
5	Clear Fork Estates	163	29	Oakview ADDN	34
6	Trammel Revised	99	30	Oakview Annex ADDN	33
7	Lake View	93	31	Woodlawn ADDN	32
8	East Side	76	32	Coopwood & Connolly	30
9	Clear Fork	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
14	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
19	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
Total:		2,737 Lots			

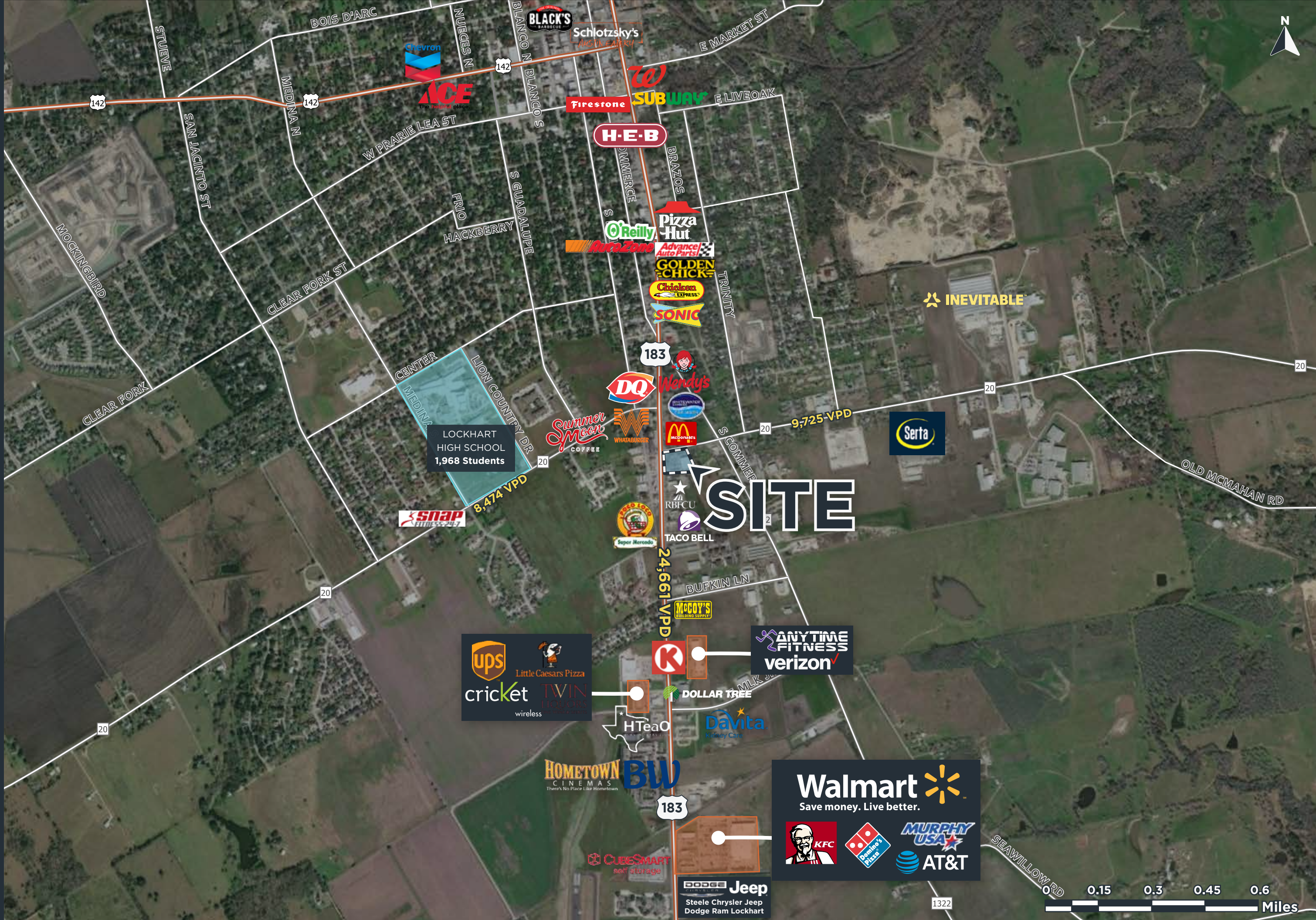


Sources: Lockhart EDC, City of Lockhart, CAP COG, Caldwell CAD



 Future SF Subdivision
TOTAL: 1,417 Lots
 Future Multifamily
TOTAL: 70 Lots





LOCKHART
HIGH SCHOOL
1,968 Students

8,474 VPD

SITE

24,661 VPD

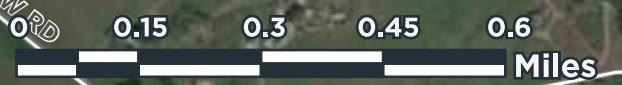
9,725 VPD

ups
Little Caesars Pizza
cricket wireless
TWIN HICKORY

K
ANYTIME FITNESS
verizon

Walmart
Save money. Live better.
KFC
Domino's Pizza
MURPHY USA
AT&T

DODGE Jeep
Steele Chrysler Jeep
Dodge Ram Lockhart





LOCKHART
HIGH SCHOOL
1,968 Students

RILEY'S PIT BBQ

SITE



9,574 VPD

20

20

183

Summer Moon
COFFEE
OPEN & OPERATING



OPEN & OPERATING



OPEN & OPERATING



LOCKHART
INN

183

S MAIN ST

20

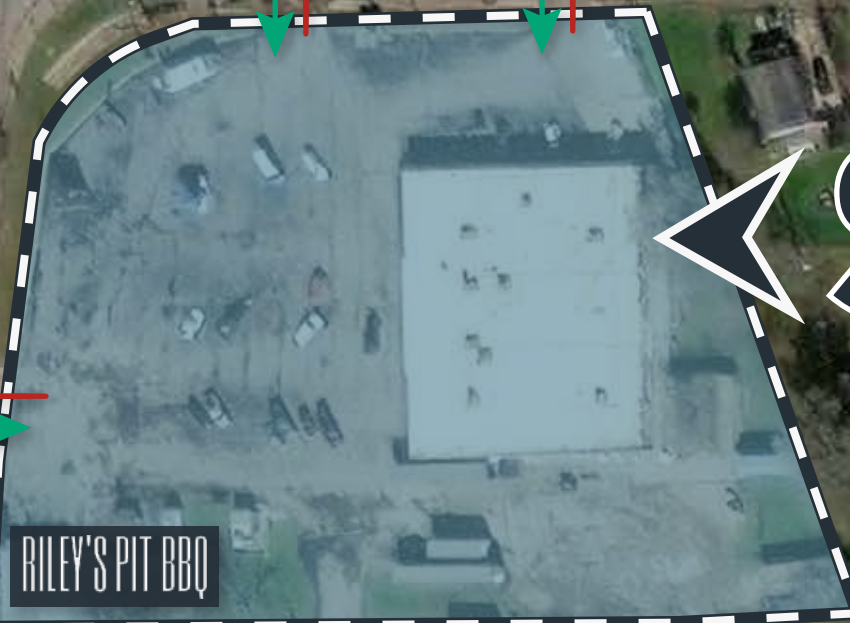
BLACKJACK ST 8,906 VPD

20



S COLORADO ST 24,636 VPD

183



SITE

RILEY'S PIT BBQ



1322

0 0.01 0.03 0.04 0.06 Miles



BLACKJACK ST 8,906 VPD

S COLORADO ST 24,636 VPD

PYLON SIGNAGE

Aaron's
Easy. Beautiful. Affordable.

KB Nails

boost
mobile

**Liberty Tax
Service**

**7,405 SF
AVAILABLE**





LOCKHART
HIGH SCHOOL
1,968 Students

DOWNTOWN LOCKHART

SUNCHASE SQUARE
APARTMENTS



LOCKHART
INN

S COLORADO ST 24,636 VPD



BLACKJACK ST 8,906 VPD

RILEY'S PIT BBQ

7,405 SF
AVAILABLE



SITE



Chevron

LOCKHART INN



BLACKJACK ST 8,906 VPD

7,405 SF AVAILABLE

SITE

PYLON SIGNAGE

RILEY'S PIT BBQ



S COLORADO ST 24,636 VPD





Developer teeing up big master-planned project in Lockhart

Initial plans include 400-500 single-family homes plus multifamily and spaces for businesses

Justin Sayer | Senior Staff Writer | Source: Austin Business Journal | Sept 4, 2024 | [View the Article Here](#)

A North Texas-based developer appears to be gearing up to build a 178-acre master-planned community on the southeast side of the Barbecue Capital of Texas.

The project in Lockhart by Intermandeco GP LLC could bring hundreds of single-family homes, townhomes or apartments — as well as commercial space — to the 1500, 1600 and 1700 blocks of South Commerce Street. Representatives of Allen-based Intermandeco detailed its initial plans during a Lockhart City Council meeting on Sept. 3.

Council members voted unanimously to establish zoning on the site, including 28 acres of medium-density commercial, 18 acres of high-density residential and 132 acres of medium-density residential.

The Marilyn Riddle Trust is the owner of the property and the applicant on the project, but it was represented during the meeting by Brett Corwin, who identified himself as the developer and said he lives in Kyle. Corwin appears to be a project manager for Intermandeco, which has had a number of master-planned projects throughout the state, including Paramount in Kyle, Brooklands in Hutto and Northfork in Liberty Hill.

Following approval of the zoning request, Corwin said he would begin working with the development team's engineer on an official plat with more specific plans for the site. Initial plans call for between 400 and 500 single-family homes, he said, although he declined to name any potential homebuilders.

He said no decision has been made on whether to build apartments or townhomes on the high-density portion of the project. Should it be apartments, however, it would potentially be about 500 units, he said.

The commercial space would be located along South Commerce Street. The northeast end of the project would have storage-type uses, which would serve as a buffer to a prison that is located adjacent to the property, officials said.

"I think what we have come up with ... I think we've done a good job," said Corwin, who didn't provide a timeline for the project.

Lockhart planning director David Fowler said during



Screenshot of city of Lockhart documents, courtesy of ABJ

the meeting that the area where the project would take place is becoming a residential hub, even though the city's future land-use map had earmarked it for industrial projects. Lockhart is about 30 miles south of Austin and has a population of about 15,000.

Residential projects in the region include Red Oak Development's \$1.5 billion Seawillow Ranch, an Ashton Gray Development bringing a 902-acre, 500-home development to town, and Perry Homes is building a 472-acre project called Juniper Springs.

Industrial projects instead are locating on the northwest side of the city along better transportation routes. Projects include frozen treat manufacturer The Ziegenfelder Co. building a factory; New Mexico-based Titan Development

Inc. developing the 45-acre Lockhart Industrial Park; Balcones Real Estate Group LLC developing the 58,800-square-foot hub called Lockhart Logistics; and a subsidiary of Related Cos. building a massive cold storage project.

Texas Materials Group Inc., which has a ready-mix concrete operation adjacent to the Marilyn Riddle Trust property, previously voiced concerns about increased residential traffic near their site, both in a letter and during a Planning and Zoning Commission meeting. But Fowler said the concerns have been assuaged.

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 counteroffer 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.

Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

Robert Charles Northington

Designated Broker of Firm

374763

License Number

Connor Austin Lammert

Licensed Supervisor of Sales Agent/Associate

730868

License Number

Alexa Mathias O'Mary

Sales Agent/Associate's Name

800442

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

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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