

TERM: Plum Creek Plaza

NEQ OF E MLK JR INDUSTRIAL BLVD AND HWY 183
1710 S COLORADO ST | LOCKHART, TX 78644CALL FOR
MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	4,567	14,501	15,949
2019 Average HH Income	\$68,964	\$63,554	\$63,845
2019 Daytime Population	4,438	10,750	11,543

FOR LEASE

\$11.00 PSF NNN
*NNNs \$4.30 PSF

*(Estimate provided by Landlord and subject to change)

FOR SALE

\$392,000

AVAILABLE SPACE

Pad Site:
0.6 Acre

Occupied but Available 3/2020:
5,011 SF

PROPERTY HIGHLIGHTS

- Located on Hwy 183, the main arterial through Lockhart
- Located in an under-served retail trade area
- With the opening of the SH-130 tollroad, Lockhart is poised for explosive growth

TRAFFIC COUNT

S Colorado Street: 21,804 VPD
(TxDOT 2018)

AREA TRAFFIC GENERATORS



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A tech sector ... in Lockhart: Chemical processor aims to bring high-paying jobs to Caldwell County - Tax breaks, reimbursement for infrastructure part of the deal

Lockhart is known for its barbecue and smalltown vibe.

The exciting technology sector, with its highpaying jobs doing research and development, has always been an Austin thing about 30 minutes down the road — but that may change because the Caldwell County town is poised to welcome a new high-salary employer to the area.

A company called Visionary Fiber Technologies Inc. plans to invest \$6.75 million in a headquarters and research and manufacturing facility in Lockhart.

VFT is upgrading a 30,000-square-foot warehouse at 1400 FM 20 East in eastern Lockhart. Executives hope to have the facility operational later this year.

"From our standpoint, every community in the region looks for research and development types of activity," said Lockhart Economic Development Corp. Executive Director Robert Tobias. "This could be the start of our technology sector."

VFT's business model is based off processing the chemical byproducts of making corn ethanol and executives say they can remove unwanted elements at a higher rate than existing methods. They claim their reactor technology will allow producers to more efficiently make refined products, such as distillers-grade corn oil, that can, in turn, be sold again.

"It's going to be a very unique business that hopefully attracts incredible talent," said John Kinzer, president and CEO of Visionary Fiber Technologies.

Kinzer wants to use the warehouse to house VFT's administrative offices plus R&D operations. There would also be space to manufacture their units and demonstrate their methods to prospective clients. And there's room for expansion.

"It was perfect for us because it would not only meet our needs today, but in the future," Kinzer said.

EEA Consulting Engineers designed the mechanical, electrical and plumbing systems in the new facility.

Kinzer said Lockhart's location was attractive because other members of VFT's original team live in Austin, Bastrop and San Marcos. The person who holds the patents underlying the technology works at Texas State University.

"By establishing a tech company here, it will hopefully attract other technology companies to come to this area," Kinzer said.

The average annual wage would be \$75,000, according to city documents. Under an economic development agreement approved by Lockhart City Council on Aug. 21, the project would create and retain 70 full-time jobs in its first 10 years.

"They're going to be the highest-paying employer in the county," Tobias said.

Tobias said such an addition could create new types of housing and education demands. And, as a Texas State alumnus, he is excited about boosting ties between Lockhart and the research university next door, with "spin-off opportunities" in other specialized research areas possible.

"It will allow us to continue building... collaboration with Texas State," Tobias said. "We have this great resource down the road."

The Lockhart Economic Development Corp. is providing up to \$427,500 in incentives, mainly through reimbursing infrastructure and other development costs. The city will also offer property tax rebates over 10 years worth about \$236,000.

And there could be incentives from Caldwell County as well, according to Tobias and LEDC documents.



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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