



**BUILD HERE.**

**RESIDENTIAL, COMMERCIAL, INDUSTRIAL  
& RETAIL LOCATIONS AVAILABLE**



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YOUNG**

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THE OPEN ROAD TO OPPORTUNITY:

## **BUILDING THE FUTURE IN LOCKHART.**

Located mid-way between Austin and San Antonio in Lockhart, Maple park comprises 57 acres of some of the best and most accessible parcels found along SH 130.

Ideally situated in one of the fastest-growing corridors in Central Texas, you'll find this emerging oasis that presents the perfect place for community, business and recreation to come together.

LOCATED NEAR  
**THE TOP 2 FASTEST  
 GROWING CITIES**  
 IN THE NATION



**DRIVE TIMES**

ABIA.....	15 MIN
SAN MARCOS.....	22 MIN
DOWNTOWN AUSTIN.....	35 MIN
NEW BRAUNFELS.....	40 MIN
ROUND ROCK.....	50 MIN
SAN ANTONIO.....	60 MIN

**MULTI-USE ACREAGE:  
READY TO BUILD, ROOM TO  
GROW.**



Maple Park has been carefully designed to reflect the current demographic trends. It is conveniently located along one of Texas' newest highways, making it one of the most desirable places in the area to build.

Developed with growth in mind, Maple Park fulfills the needs of an expanding population with plans for professional offices, hotels, restaurants, retail, and industrial services.

It offers affordable housing that is convenient to employment centers as well as direct access to multiple modes of transportation.



**THE CAPITOL OF BBQ**

Living and working near some of Texas' best barbecue joints doesn't hurt. A relaxed town with Texas charm, Maple Park is located just minutes from the Texas Capitol.

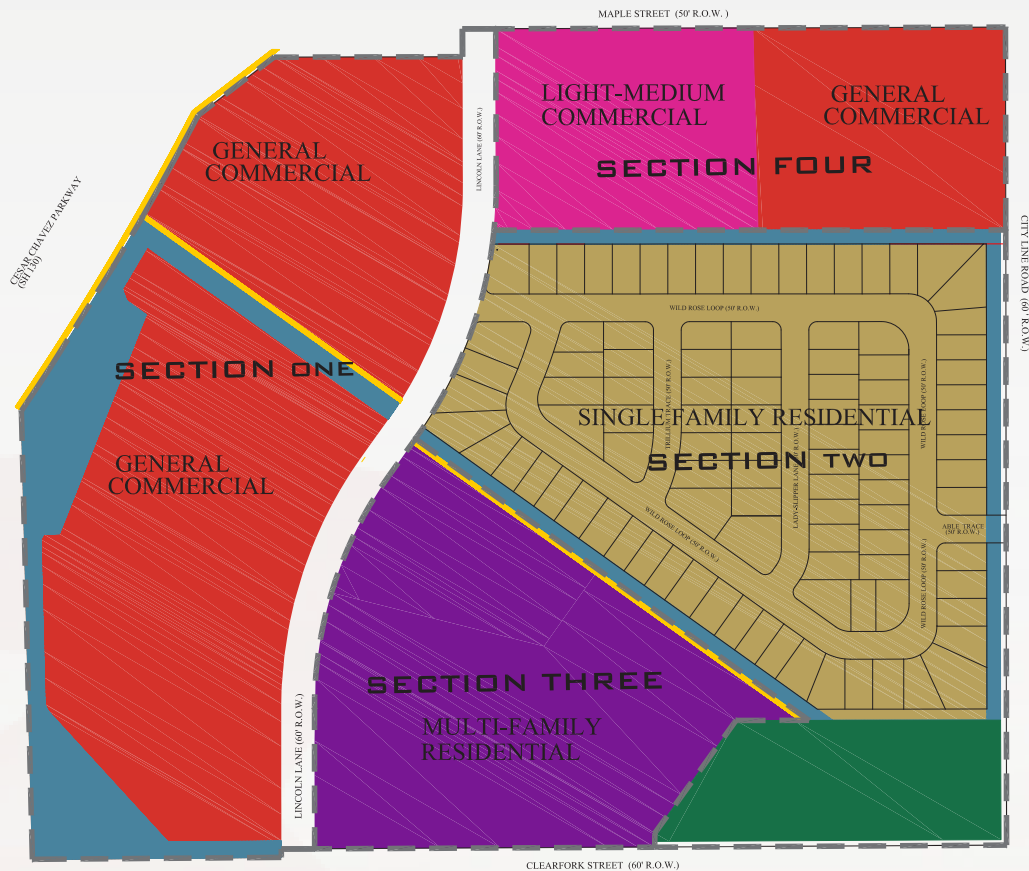


# THE PLAN: BUILT WITH A TEXAS BACKBONE












With the infrastructure extensions underway, Maple Park's 57-acre development sites are zoned & shovel-ready for your vision.

Maple park carefully blends office, retail, self-storage, residential, logistics, and manufacturing/industrial uses throughout the 57-acres of premium frontage road access on SH 130 and the main streets of Lockhart, TX, allowing for great visibility from the tollway and excellent signage options.

The goal is to serve existing residents by increasing office, industrial, retail and residential options while supporting travelers with key services and bringing additional retail and employment opportunities to the Lockhart area.





-  SCREENING FENCE
-  HIKE & BIKE TRAIL
-  SIDEWALKS
-  PAVEMENT
-  STORM-WATER PONDS & DRAINAGE EASEMENTS
-  GREEN SPACE
-  MULTIFAMILY RESIDENTIAL BUILDING
-  SINGLE FAMILY RESIDENTIAL BUILDING
-  COMMERCIAL BUILDING
-  OFFICE BUILDING
-  PARKLAND/STORM-WATER DETENTION

COMMERCIAL	LOT	SIZE - AC	SIZE - SF
	1-1	3.12	135,907.20
	1-2	2.18	94,960.80
	1-3	2.52	109,771.20
	1-4	3.78	164,656.80
	1-5	2.31	100,623.60
	1-6	1.85	80,586.00
	1-7	<i>Under Contract</i>	
	4-5	1.374	59,851.44
	4-6	0.67	29,185.20

OFFICE	LOT	SIZE - AC	SIZE - SF
	4-1	0.73	31,798.80
	4-2	0.69	30,056.40
	4-3	1.38	60,112.80
4-4	1.376	59,938.56	

SF	LOT	SIZE - AC	SIZE - SF
	2	14.85	646,866.00

MF	LOT	SIZE - AC	SIZE - SF
	3-1	<i>Under Contract</i>	
	3-2	2.24	97,574.40



# MAPLE PARK

SH130 | LOCKHART, TX

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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.

<b>Avison Young - Texas, LLC</b>	<b>606048</b>	--	--
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Rand Stephens</b>	<b>396258</b>	<b>rand.stephens@avisonyoung.com</b>	<b>713.993.7810</b>
Designated Broker of Firm	License No.	Email	Phone
<b>NA</b>			
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