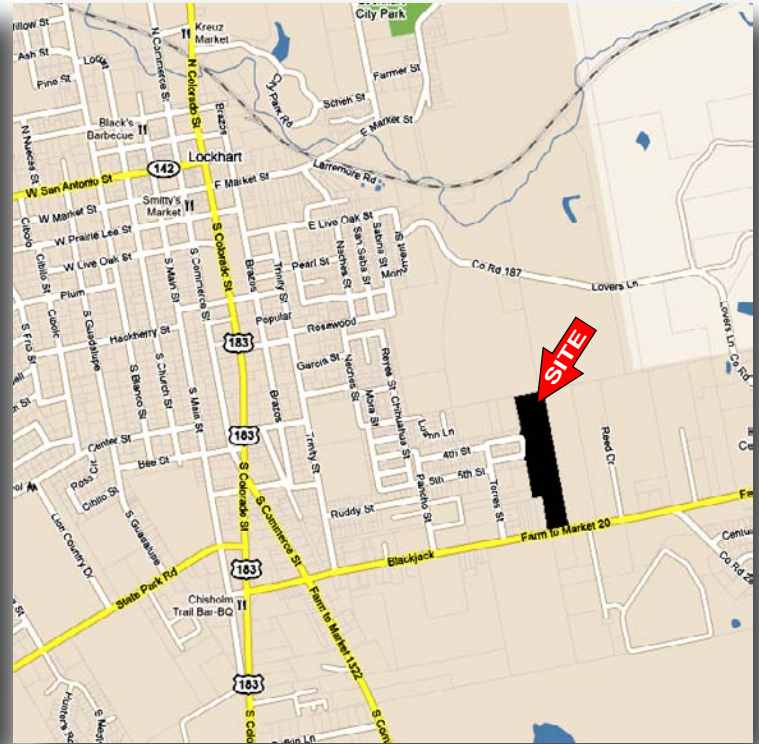
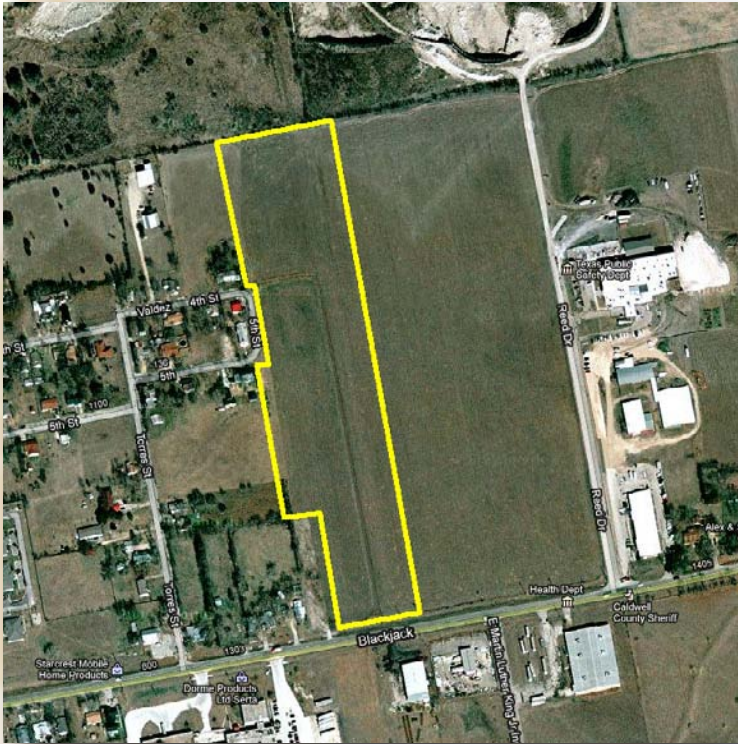


# FOR SALE - LAND

1325 Blackjack St. (FM 20E) Lockhart, TX 78644



**LOCATION:** The property is @ 1325 Blackjack/FM 20E, next to a yellow house @ 1313 Blackjack. It is on the E. side of downtown Lockhart.

**SIZE:** Approximately 13.12 acres

**FRONTAGE/ACCESS:** 275' +/- frontage on FM 20E/Blackjack St. and 1,665' +/- depth. Also has frontage on Fifth St., Valdes St. & Third St. (see survey).

**UTILITIES:** City of Lackhart Electric, water and sewer, and Time Warner Cable.

**ZONING:** Front portion zoned CHB (Commercial Heavy Business) and rear portion zoned RHD (Residential High Density).

**TOPOGRAPHY:** Relatively flat

**TERMS:** Cash – or possible Seller financing @ 8% per annum with 20-30% down, 15-20 year amortization schedule and a 5 year balloon.

**PRICE:** \$149,000

**COMMENTS:** The highest and best use for the front portion of the property is commercial or industrial with its highway frontage and location directly across the street from a large Serta Mattress Manufacturing facility. The rear portion's highest and best use is multi-family.

**McALLISTER  
& ASSOCIATES**

REAL ESTATE SERVICES

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