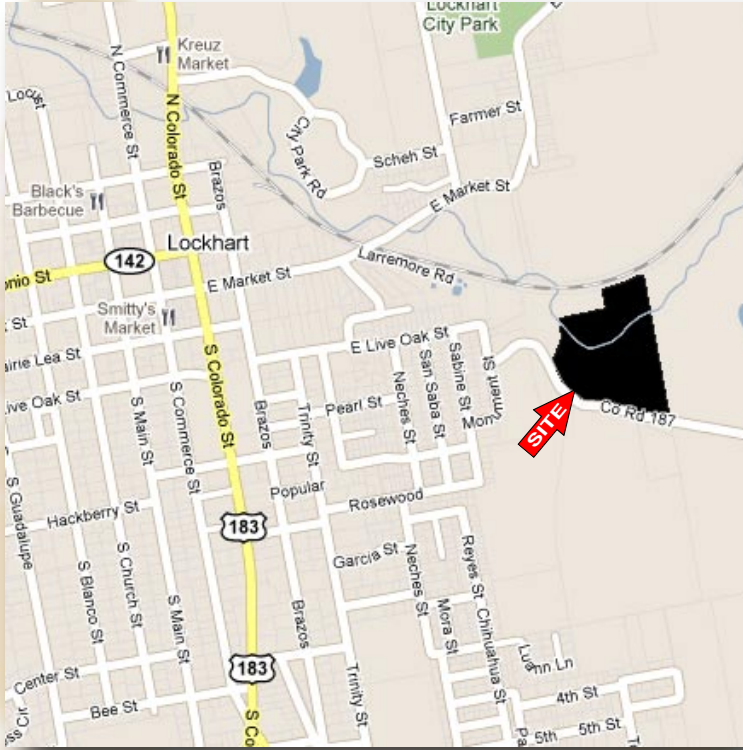


FOR SALE - RESIDENTIAL LAND

Lovers Lane (CR 167) @ Monument St. Lockhart, Texas 78644



LOCATION: Property is on the north side of Lovers Lane/CR 167 just east of Monument Street/East Live Oak. in east Lockhart.

SIZE: Approximately 23.23 acres (Approximately 13 acres not useable)

FRONTAGE/ ACCESS: Lovers Lane (CR 167)

UTILITIES: Lockhart Electric, city water, individual septic

ZONING: AO = Ag Open Space, but highest and best use is probably industrial

TOPOGRAPHY: See Following page for topo. and aerial

SCHOOL DISTRICT: Lockhart ISD

JURISDICTION: City of Lockhart

TERMS: Cash or possible Seller financing at i.e. 8% per annum, 20-30% down, 15-20 year amortization schedule with a 5 year balloon.

PRICE: \$119,000

COMMENTS: Directions: Turn E. off Hwy. 183 @ Walgreens in downtown Lockhart, Right on Brazos St., Left onto E. Live Oak St., right onto monument St., left onto Lovers Lane/CR 167, and the Property is on the left.

McALLISTER & ASSOCIATES
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT John Doyal
Office: (512) 472-2100
JohnD@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



Co Rd 137