

\$20,500,000 - 0000 Clear Fork Street, Lockhart

MLS® #9291969

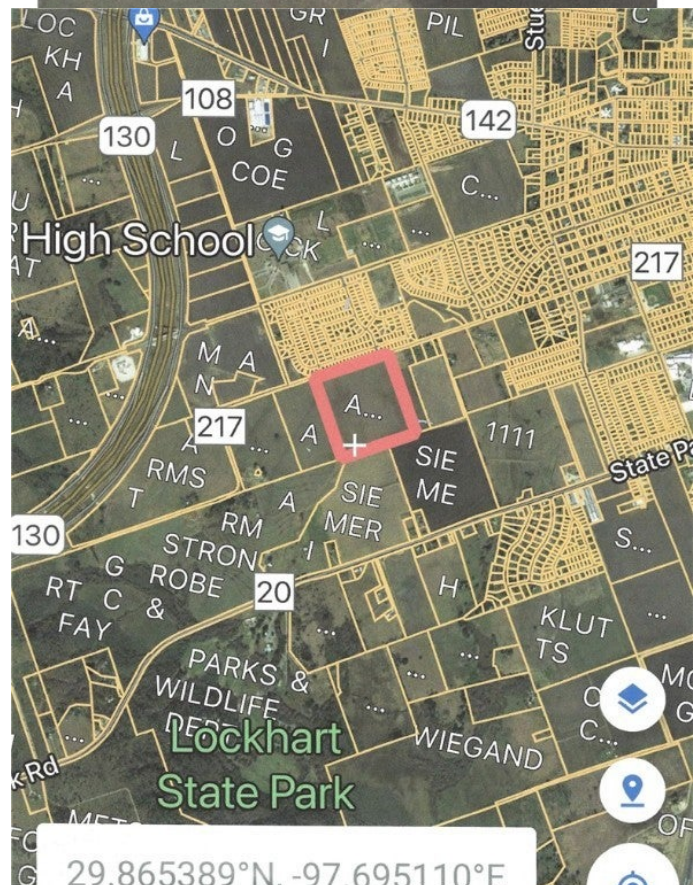
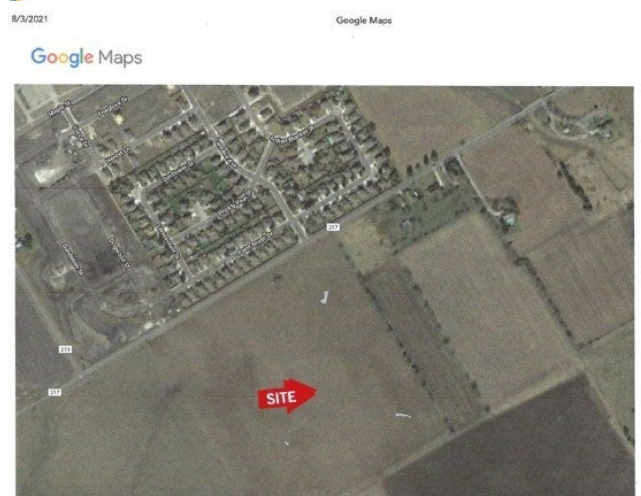
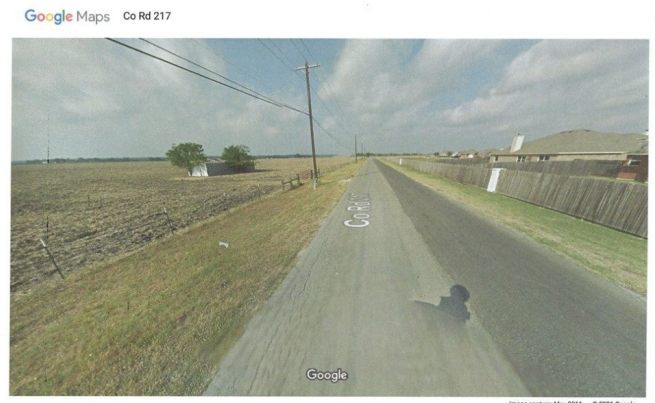
\$20,500,000

0 Bedroom, 0.00 Bathroom,
Land on 347.00 Acres

none, Lockhart, TX

The 347 +/- acres is part of 422 acres. Four (4) tax parcels in this 347 +/- acres and all are contiguous. The 347 +/- acres has major frontage on Clear Fork St and State Park Rd.

This is a very clean property that has been in the family for many years and has not been cut up or sold off in parts or developed in any way in the past. There is a 12" water line and a 12" wastewater. There is a tract on the east fence line of the 48 acres that has been approved for 41 paper lots. That tract sold in March 2022. It could easily be added to the 48-acre tract and development could start immediately due to approvals. The 347 +/- acres is shown in the attachments. Adjacent to the 48 acres is a 26 +/- acres (parcel # 17419) with utilities in front of the tract and a 40 +/- acres adjacent to the tract and has a very nice brick home on this site. These 115 acres out of the 347 +/- acres is ideal for development due to available utilities. The white brick home is shown at the appraisal district as 2474 sq ft. and attached two car garage. It has a small pond in front and is currently vacant. It has separate tax ID # 48813 but does not include land under the house on this ID. The remainder of the 347 +/- acres fronts on Clear Fork St which runs down the hill and over Clear Fork Plum Creek that has always had water in it. The south side fronts on State Park Rd beginning at front Gate to the State Park and running across Clear Fork Plum Creek which splits and has created a small island. All the land on the



south side of Clear Fork Plum Creek is heavily wooded and has elevations with tremendous views of downtown and to the south. This portion also fronts on the ROW of SH 130. Lockhart State Park has a 9-hole golf course, swimming pool and Lockhart State Park Recreation Hall. The portion of the land on the 347+/- acres could be used around Clear Fork Plum creek to add an additional 9 holes for a great 18-hole course and many great high end home sites.

Essential Information

MLS® #	9291969
Price	\$20,500,000
Bathrooms	0.00
Acres	347.00
Type	Land
Sub-Type	Other
Status	Active

Community Information

Address	0000 Clear Fork Street
Area	CC
Subdivision	none
City	Lockhart
County	Caldwell
State	TX
Zip Code	78644

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities
Features	See Remarks
View	City, Panoramic
Waterfront	Creek, Pond

Exterior

Lot Description	Agricultural
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School Information

District	Lockhart ISD
Elementary	Clear Fork
Middle	Lockhart
High	Lockhart

Additional Information

Date Listed	August 3rd, 2021
Days on Market	778
Zoning	Agriculture future land u
RE / Bank Owned	Yes

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