

MIDWEST LAND GROUP PRESENTS

1.1 TOTAL ACRES IN

CALDWELL COUNTY TEXAS

1311, 1313, & 1317 HONDO ST, LOCKHART, TX 78644



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LOCKHART DEVELOPMENT, INVESTMENT OR HOMESITE TRACTS

Bring your vision to this city lot in Lockhart, Texas, offering a versatile opportunity for residential development. The property is zoned Medium Density Residential, allowing up to 12 units per acre, creating potential for a variety of residential construction options including townhomes, duplexes, or single-family homes.

Conveniently located on a paved, city-maintained road in a quiet, low-traffic neighborhood, the property offers City of Lockhart utilities available and easy access to surrounding amenities and major transportation routes. The property is approximately 2 miles to Toll Road 130, 25 miles to Austin Bergstrom International Airport, and

30 miles to Austin, making it an attractive option for those looking to combine small-town surroundings with convenient access to the greater Austin area.

Whether you're looking to build a personal residence or pursue a residential development project, this property offers a flexible opportunity in one of the fastest-growing areas of Texas.

The 3 neighboring lots are available for a combined 1.1 acres total. Also available individually as a 0.33 acre lot, a 0.29 acre lot, or a 0.48 acre lot.



PROPERTY FEATURES

LOT 1

ACRES: **0.48**

LOT 2

ACRES: **0.29**

LOT 3

ACRES: **0.33**

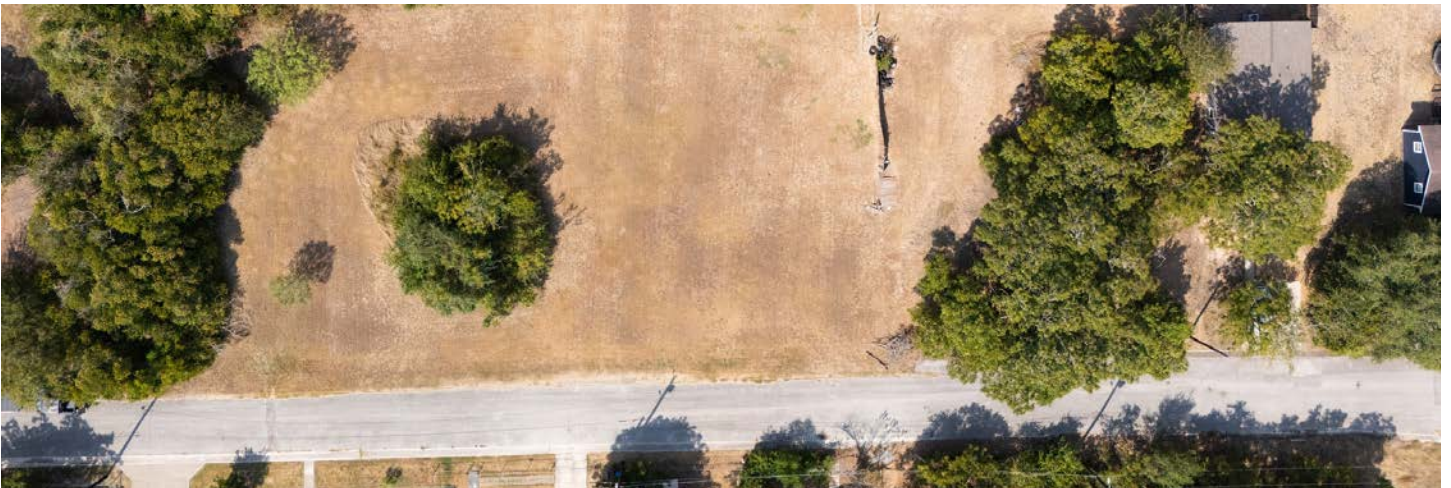
- Blank slate for building
- Zoned Medium Density Residential - 12 units per acre
- Ideal for townhomes, duplexes, or single-family construction
- City of Lockhart utilities available
- Paved, city-maintained road frontage
- Quiet, low-traffic neighborhood
- 2 miles to Toll Road 130
- 25 miles to Austin Bergstrom International Airport
- 30 miles to Austin



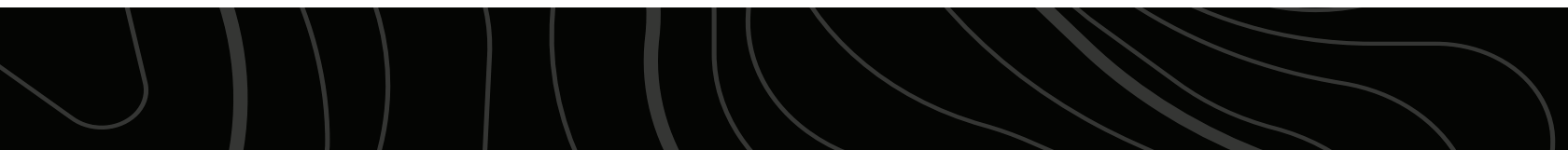
BLANK SLATE FOR BUILDING



CITY UTILITIES & PAVED ROAD FRONTAGE



QUIET, LOW-TRAFFIC NEIGHBORHOOD



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Based in Kyle, Texas, and proudly serving the Central Texas and Hill Country region, Stephen Mauzy brings a lifelong connection to the outdoors, a deep respect for rural values, and a tireless work ethic to every land transaction. Born in Houston and a graduate of Texas A&M University with a degree in Industrial Distribution, Stephen grew up fishing the Texas Gulf Coast and exploring the woods of Southeast Texas. His passion for bird hunting began in college and deepened while working on a small horse ranch and preparing family land in East Texas for hunting with his brothers.

Before joining Midwest Land Group, Stephen helped build a \$40 million business in the construction materials industry, helping clients overcome the challenges of hard manual work to build their livelihoods. Now, he applies that same drive and business acumen to helping landowners and buyers succeed through land ownership.

Stephen's commitment to conservation and community runs deep. He's actively involved with organizations like Ducks Unlimited, Coastal Conservation Association, Habitat for Humanity, and Food for the Hungry. Clients trust Stephen for his honesty, dedication, and ability to work as hard for them as they do for themselves. If you're looking to buy or sell land in Texas, Stephen Mauzy is the agent who will get it done right.



STEPHEN MAUZY

LAND AGENT

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