

303 W. San Antonio St.

# INDUSTRIAL FOR SALE OR LEASE

303 W. San Antonio St.  
Lockhart, Texas 78644



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### Building Size

20,076 SF

### Located in Lockhart

- Two blocks from Main Street in Downtown Lockhart
- Easy access to US-183 and SH-130
- 40-minute drive to Downtown Austin

### Building Specs

- ~5,000 SF of recently renovated office space
- 100% HVAC
- 11' clear height
- 1 grade-level door
- 8" - 12" slab

### Project Improvements

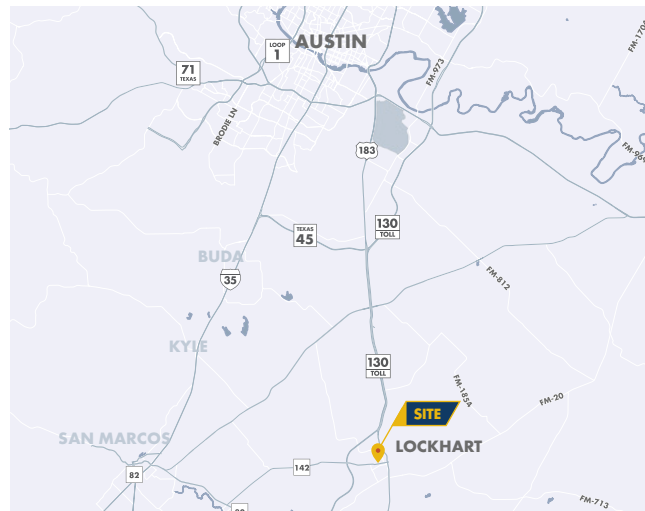
2016 and 2019: Upgraded electrical, new exterior and interior paint, and new HVAC  
2019: New windows and overhead doors  
2016: New roof

### Power

1,600 Amps at 3-Phase, 277/480V

### Auto Parking

46 parking spaces in adjacent lot



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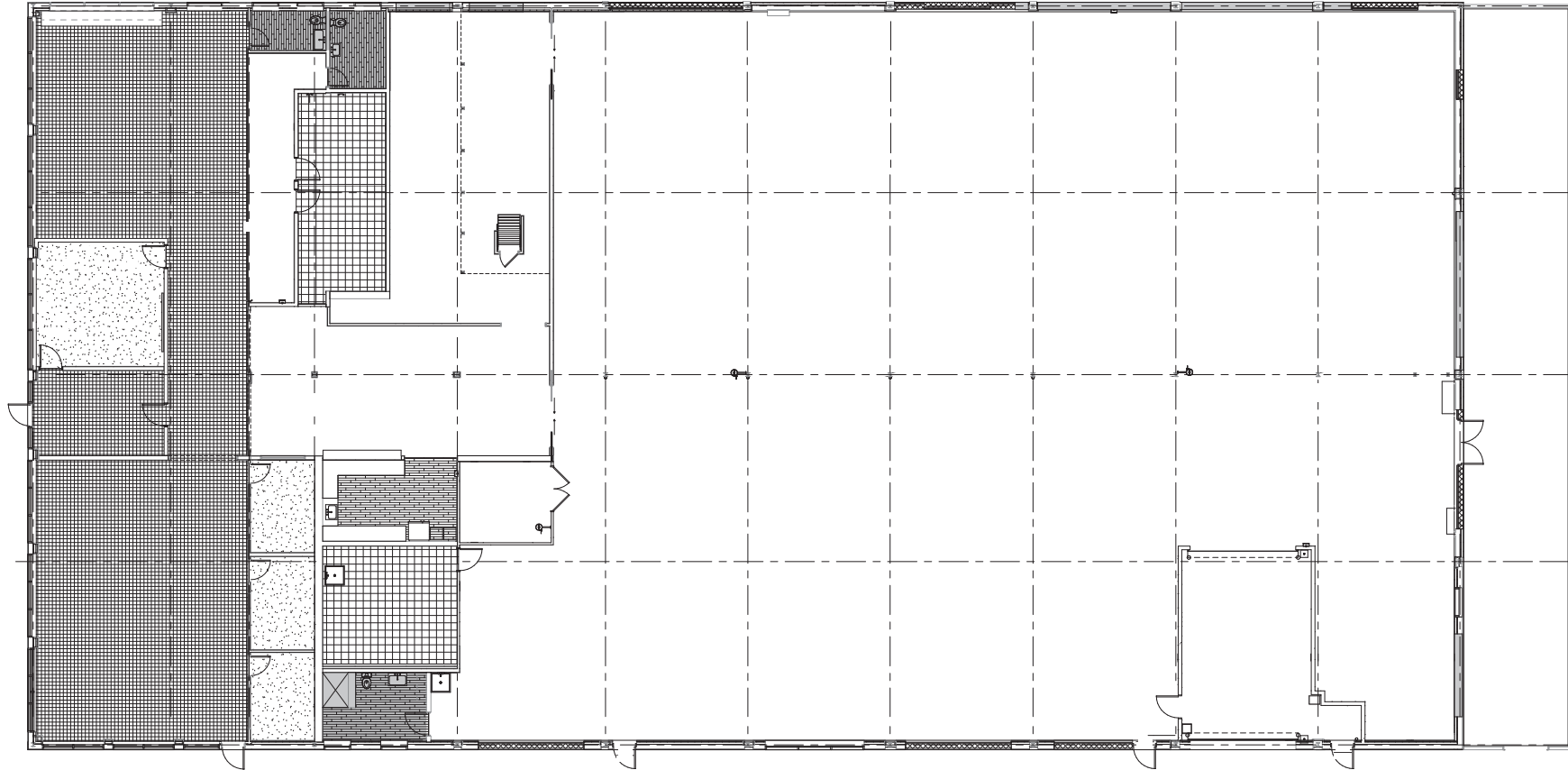
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**20,076 SF | Entire Building For Sale or Lease**



Click for 360 Virtual Tour



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Building

Parking  
Lot

W San Antonio St

N Blanco St

N Main St



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Destination	Miles	Minutes
SH-130	2.5 miles	5 min
San Marcos	18 miles	25 min
ABIA Airport	27 miles	25 min
Tesla Gigafactory	28 miles	25 min
Downtown Austin	37 miles	40 min
Samsung	40 miles	38 min
Applied Materials	43 miles	45 min
The Domain	44 miles	45 min
Samsung (Taylor)	52 miles	50 min
San Antonio	70 miles	1 hour
Houston	156 miles	2.5 hours
Dallas	225 miles	3.5 hours



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## Experience a Piece of History

This distinguished building previously housed Lockhart Motor Company, an establishment proudly owned and operated by the esteemed Clark family. The visionary founder, William Clark, moved his automotive business to this very site when it was built in 1931, where he introduced the community to the marvel of Model T Fords. The building holds a rich heritage that adds a unique dimension to this property's allure.



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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

**Christopher Perry** 428511 **perry@aquilacommercial.com** 512-684-3803

Designated Broker of Firm License No. Email Phone

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 \_\_\_\_\_