

±4.3 Acres with Utilities in Buda

FOR SALE

**7317 OLD LOCKHART
HIGHWAY, BUDA, TX**

Unrestricted Land Positioned for Long-Term Growth



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A Group of Res and Ranch, LLC

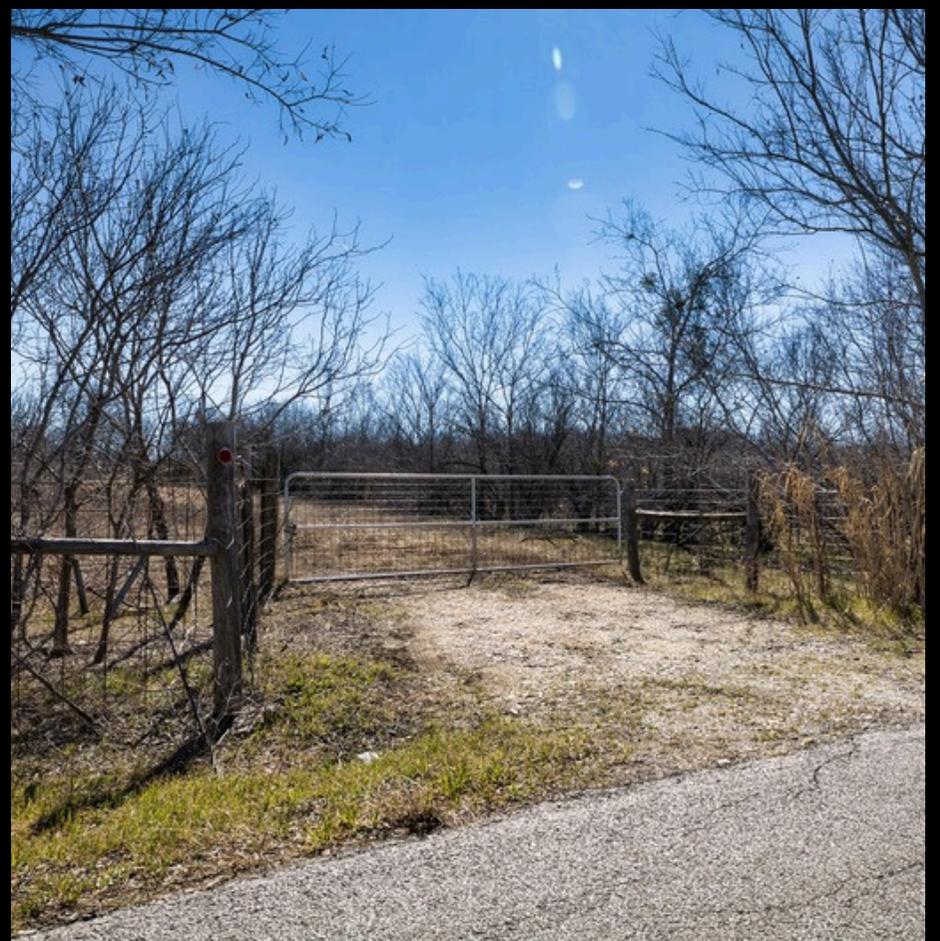


Property Overview

Sale Price	\$1,400,000
Acerage	4.3 Acres
Utilities	Water Tap & Electricity On Site
Zoning	Unrestricted (County – No Zoning)

Property Highlights

- 4.3 acres
- Utilities on site water tap + electricity
- Located at Old Lockhart Rd & Glass Rd
- No floodplain noted
- Unrestricted land use
- Positioned within strong growth and expansion corridor
- Quick Access to SH-130 (±1.5 Miles / 3 Minutes)
- Convenient Connectivity to SH-45 (±3 Miles / 5 Minutes)



7317 Old Lockhart Highway, Buda, TX

Property Description

This property consists of ±4.3 acres positioned at the corner of Old Lockhart Highway and Glass Road in Buda, TX. The site includes a water tap and electricity onsite, with no known floodplain, allowing for full use of the land. The property offers flexibility for commercial, industrial or long-term investment use with open layout, road access and unrestricted designation. Located within a growing development corridor south of Austin.

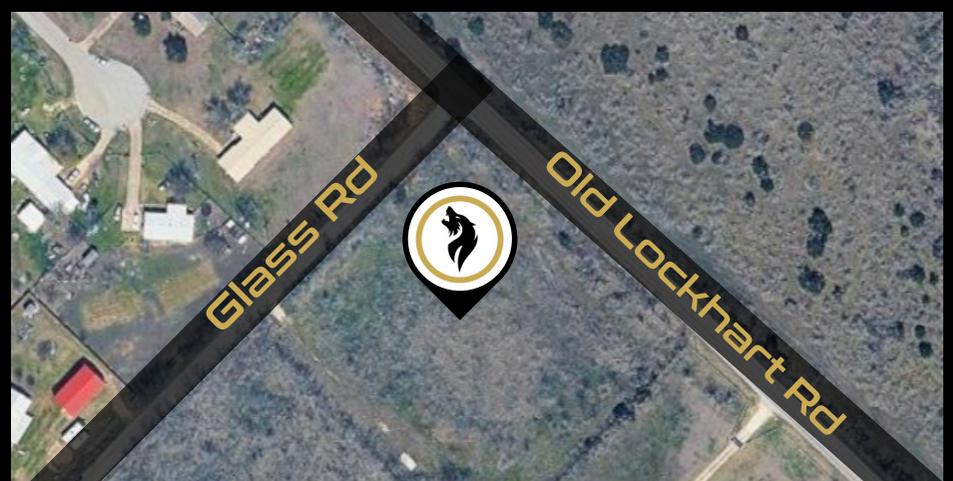
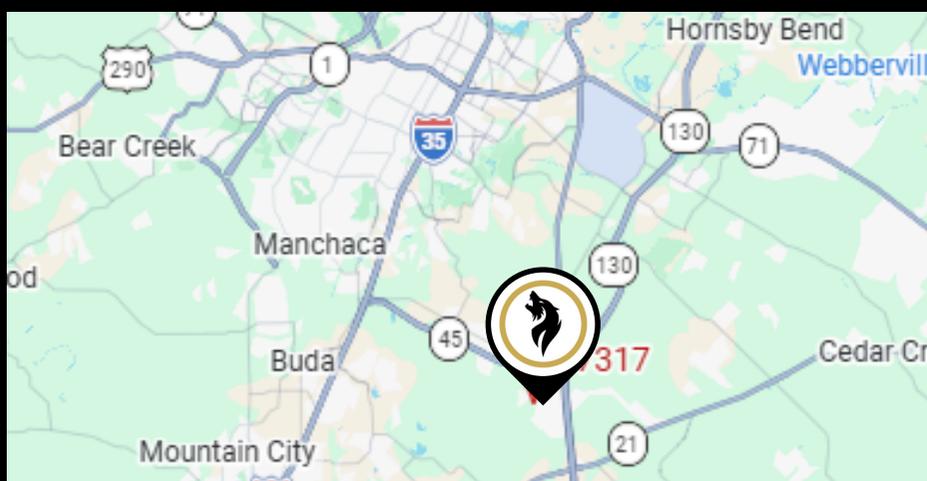
IDEAL FOR

This property is well suited for contractors, service users, or investors seeking flexible, unrestricted land with utilities in the Buda market.



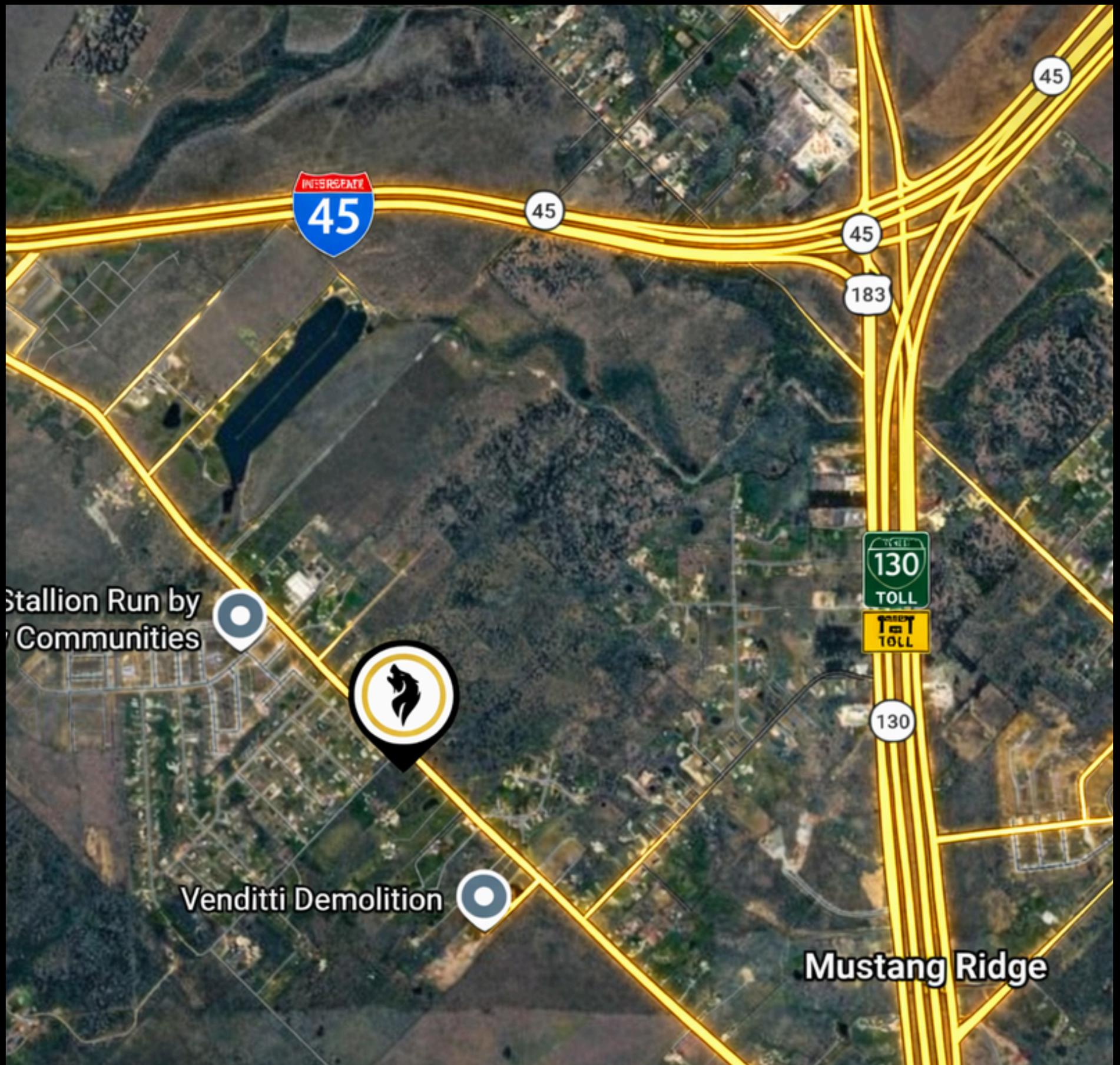
Location Overview

7317 Old Lockhart Highway in Buda, TX offers ±4.3 unrestricted acres with a water tap and electricity already onsite, allowing for immediate use and future development flexibility. The property has no known floodplain and features open, usable land positioned at the corner of Old Lockhart Highway and Glass Road. Its unrestricted status makes it suitable for commercial, industrial, yard use, or a long-term investment hold in a growing corridor



Location Overview

The site benefits from strong regional connectivity, located approximately 1.5 miles (± 3 minutes) from SH-130 and roughly 3 miles (± 5 minutes) from SH-45 via SH-130, providing efficient access to IH-35, the greater Austin metro, and surrounding Central Texas markets. This accessibility supports logistics, contractor operations, and future commercial development potential while maintaining the flexibility of a less congested location.



Aerial Photos



About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial real estate, our expertise and resources extend across acquisitions, leasing, investment sales, and financing throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and securing financing, Iron Wolf Industrial delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Financing Guidance – Streamlined access to refinancing, acquisitions, and 1031 exchange strategies.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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