

39.23 ACRES MIXED-USE LAND FOR SALE
NEC CR 258 AND 183
LIBERTY HILL, TX 78642



Adjacent to the new Liberty Hill High School, this hard corner just north of the intersection of Highway 29 and 183 offers a prime location for a variety of different uses including retail, multifamily and mixed-density residential. Since 2020, Liberty Hill’s population has increased by over 476%. By 2026, Liberty Hill projects to enroll over 13,000 students and by 2031, over 18,600 students making this area ripe for new development. The site is just 3 miles to the Liberty Hill Town Center, 6 miles to Leander, 13 miles to Cedar Park and just over 30 miles to downtown Austin. As land becomes more and more scarce in the Cedar Park and Leander markets, this is the next Austin suburb that is poised to take off and Phase III of the 183A expansion to be completed in 2025 will allow traffic volumes to grow by the 183% that TXDOT is projecting by 2042.

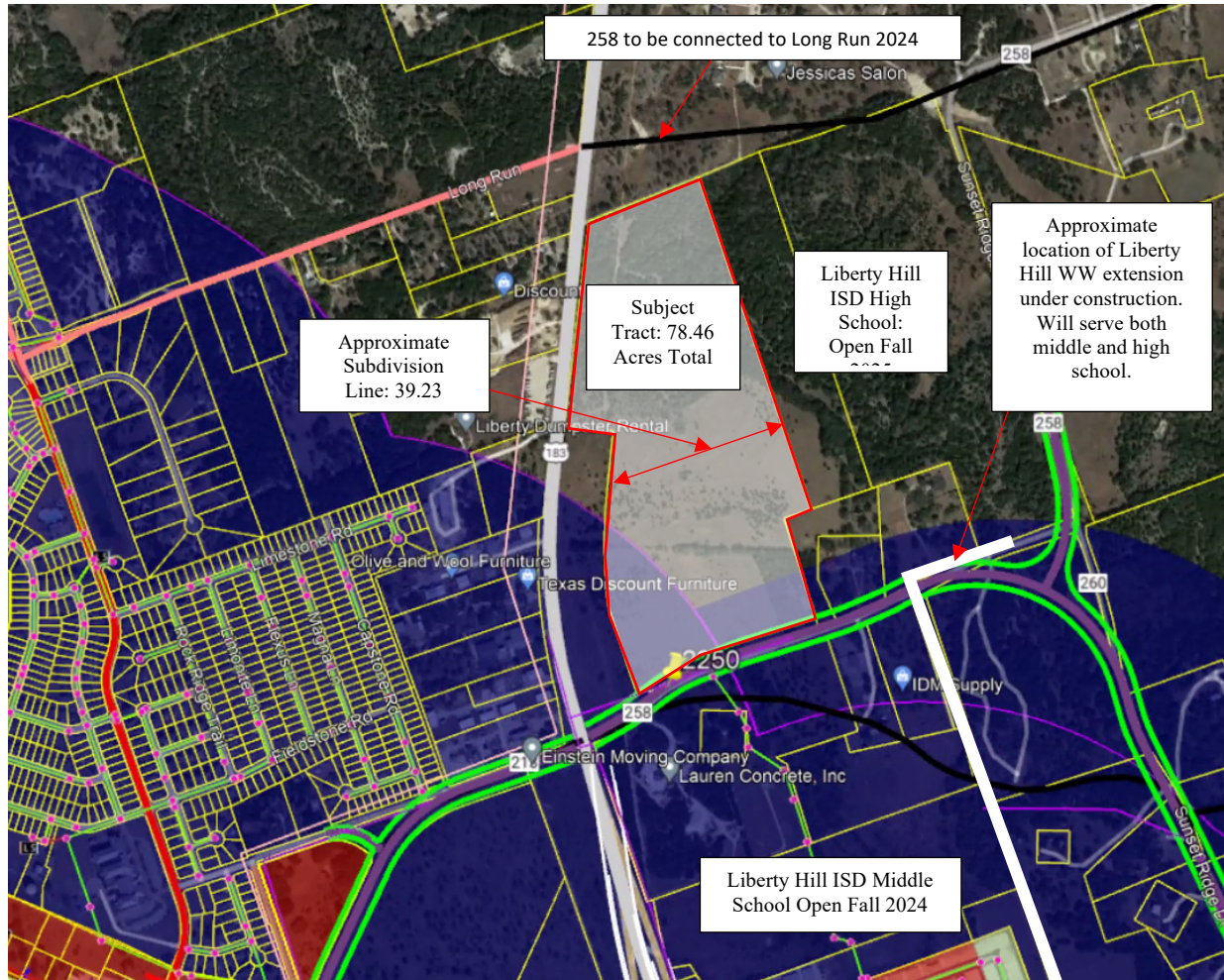
Asking: \$15,380,000 (\$9.00/SF)

John Cummings

John@QuestRealtyAustin.com

512.415.8508












Property Summary

- **Acres:** 78.46 acres total to be subdivided in half and sold. Seller is open to discussion on whether buyer would like to pursue the northern portion of the property or the southern portion of the property. Closing survey showing the subdivision will be available soon.
- **Zoning:** None/ETJ. The blue area shows the current Liberty Hill ETJ boundary so the majority of the tract is located outside the City's purview. Liberty Hill is working on their new comprehensive plan for future land use now and although this site is designated as "commercial," the City was willing to discuss a mixed-use product with commercial along 183 and a mix of residential uses that could be appropriate for a planned-unit development if Buyer does decide to annex. The goal would be for a horizontal mixed-use product with no structured parking requirement.
- **Water:** City of Georgetown CCN for water. There is a 4-inch line running along the northern property line and a 15-inch line in 258 to the east of the High School.
- **Wastewater:** Currently outside Liberty Hill's CCN for wastewater giving a buyer the potential opportunity to design a package system to treat their own wastewater or annex into the City and tie into the wastewater extension currently under construction to serve the middle school (opening 2024) and the high school (opening 2025).
- **Access:** TXDOT will govern access to 183 while Williamson County will govern access to 258.
- The 258 extension to Long Run estimated to be completed in 2025.
- Phase III of 183 estimated to be completed early 2025.
- The southern portion of Seward Junction south of Highway 29 is now complete and plans/schematics are in process for the northern portion of Seward Junction.

EXPANDING THE 183A TOLL ROAD

Due to increasing traffic volumes and substantial growth, the Central Texas Regional Mobility Authority is extending the 183A Toll from Hero Way in Leander to Hwy. 29 in Liberty Hill. The project is under construction and will wrap up in early 2025.

KEY

-  183A Phase 3 toll extension
-  Nontolled frontage road lanes
-  Shared-use path
-  Bridges
-  Pedestrian crossing
-  Entry/exit ramp toll point
-  Main lane toll points



COURTESY FALCON SKY PHOTOGRAPHY

MAP NOT TO SCALE





CR 258 EXTENSION

FACT SHEET

January 2023

- County Commissioner:** Commissioner Cynthia Long, Precinct 2
- Project Limits:** US 183 to Sunset Ridge Drive
- Project Schedule:** Construction began fall 2022 with completion anticipated early 2024
- Issues to Be Addressed:** Lack of capacity and connectivity; safety and mobility
- Project Engineer:** American Structurepoint
- Project Contractor:** Joe Bland Construction



PROJECT OVERVIEW

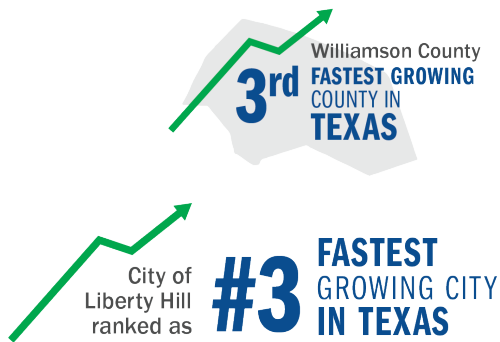
Williamson County is planning to extend CR 258 from US 183 to Sunset Ridge Drive to improve safety and mobility. The extension will be constructed as a two-lane roadway with shoulders on either side and will include a connection to Questa Trail.

The Texas Department of Transportation is constructing a concurrent project that will add turn lanes along US 183 onto CR 258.

PROJECT PURPOSE

Williamson County and the Liberty Hill area are experiencing tremendous growth and current population projections predict that this growth will continue. It is the County's responsibility to plan for transportation needs in order to keep pace with the increased number of residents and vehicles.

This high level of growth requires extensive planning and development that will improve connectivity and mobility for residents, ultimately protecting their quality of life. Williamson County is providing new travel lanes with the CR 258 extension to keep residents safe, improve connectivity, and accommodate expected future traffic volumes. The Questa Trail extension will facilitate safe neighborhood access and connectivity for the Rancho Santa Fe residents and emergency services.

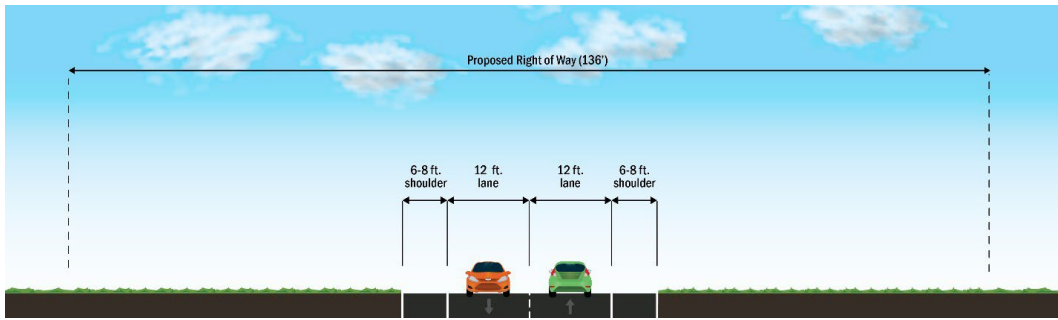


3X Population Growth
 The population of Williamson County is estimated to be 1,377,000 by 2045 – nearly three times what it is now

Sources: US Census Bureau, CAMPO 2045 Regional Transportation Plan, Texas Demographic Center



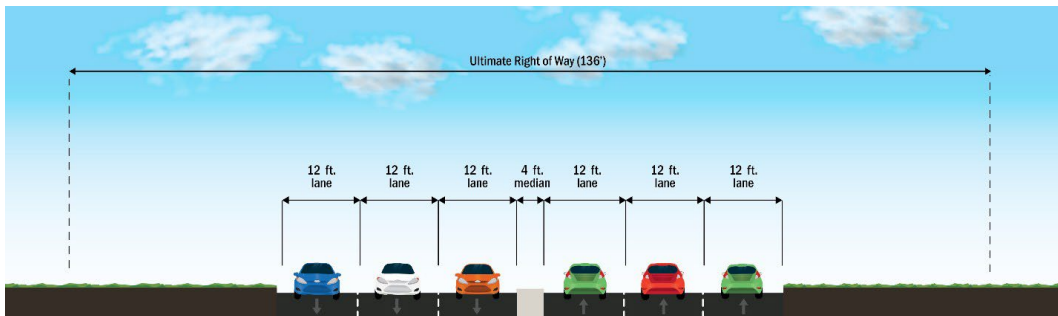
ROADWAY CONFIGURATION AFTER CONSTRUCTION



PLANNING FOR THE FUTURE

The County’s plan for a two-lane roadway is expected to address existing travel needs; however, growth projections and traffic models indicate that additional capacity will be needed in the future. The 136-foot right-of-way (ROW) footprint identified for the two-lane extension will accommodate the ultimate buildout of CR 258 as a six-lane roadway, as identified in the Williamson County Long Range Transportation Plan (LRTP). This will allow the County to move forward with future phases when demand necessitates and when funding is available, without additional ROW impacts to property owners.

ULTIMATE ROADWAY CONFIGURATION



STATUS AND NEXT STEPS

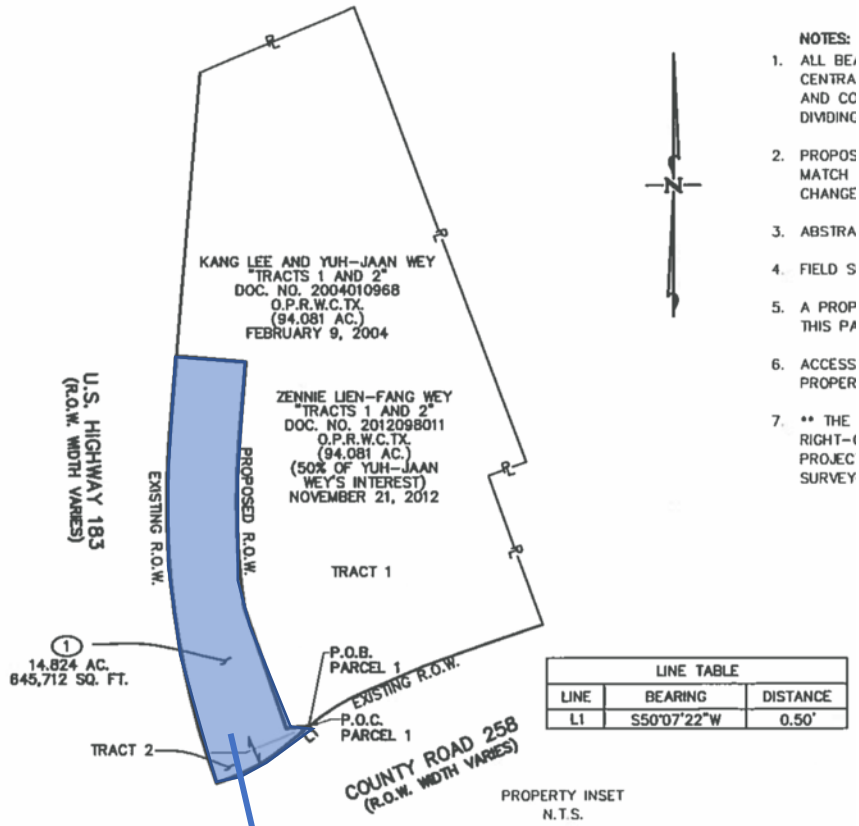
The project was designed by American Structurepoint. Joe Bland Construction is the contractor selected to construct the extension. Construction began in fall 2022 and is expected to be complete in early 2024.

MORE INFORMATION

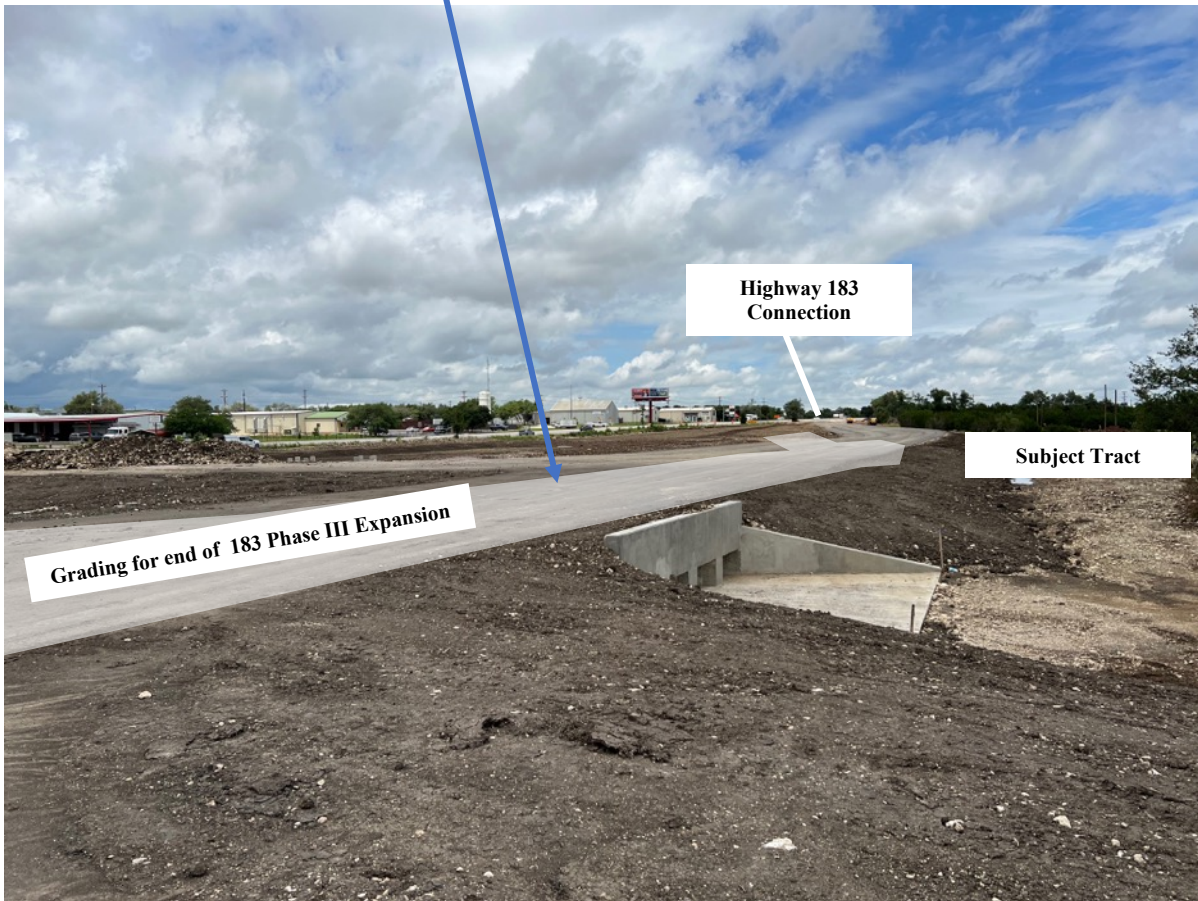
For more information about this project, please visit

<https://www.wilco.org/Departments/Infrastructure/Projects/Precinct-2/CR-258-Extension-US-183-To-Sunset-Ridge-Drive>

Questions or comments may be directed by email to roads@wilco.org with “CR 258” in the subject line, or by phone to (512) 943-1195.



- NOTES:
1. ALL BEI
CENTRA
AND CC
DIVIDING
 2. PROPOS
MATCH
CHANGE
 3. ABSTRA
 4. FIELD S
 5. A PROP
THIS PA
 6. ACCESS
PROPER
 7. ** THE
RIGHT-I
PROJEC
SURVEY



183A Phase III

Not for construction purposes.
Subject to change.

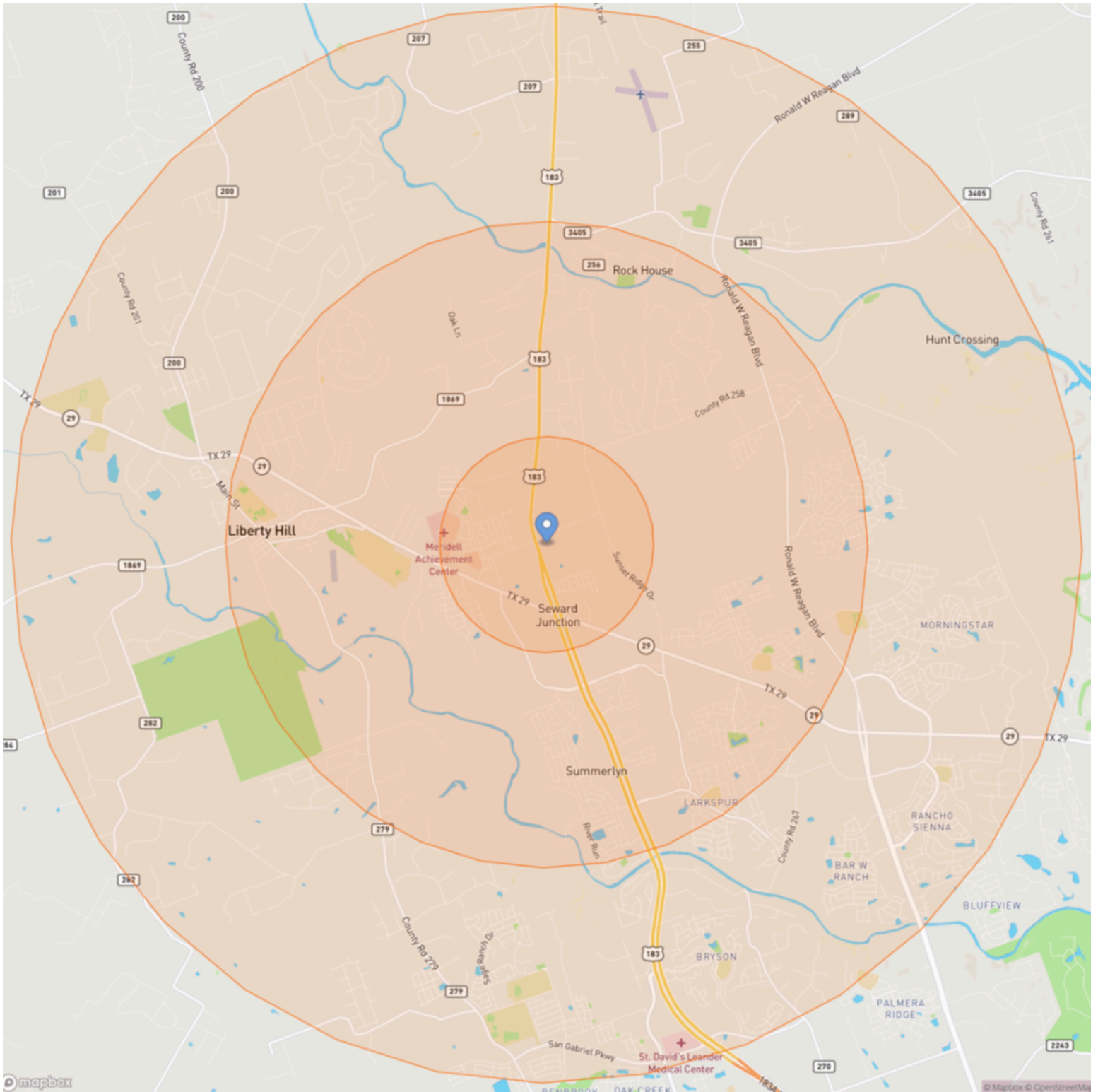
Subject Tract

RIGHT OF WAY

Google Earth

700 ft





Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2021 inflation adjusted dollars)	\$125,909		\$114,903		\$115,381	
Mean Household Income (in 2021 inflation adjusted dollars)	\$131,333		\$123,264		\$126,989	
Households	375		3,791		9,094	
Less than \$25,000	10	3%	111	3%	486	5%
\$25,000 to \$49,999	16	4%	294	8%	786	9%
\$50,000 to \$74,999	31	8%	462	12%	1,137	13%
\$75,000 to \$99,999	52	14%	623	16%	1,335	15%
\$100,000 to \$199,999	228	61%	1,930	51%	4,123	45%
\$200,000 or more	38	10%	371	10%	1,227	13%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B19001, B19013, B19025

Age

	1 mile		3 miles		5 miles	
Median Age	30		32		33	
Population	1,380		12,705		29,385	
9 & under	313	23%	2,808	22%	5,771	20%
10 to 19	204	15%	1,706	13%	4,061	14%
20 to 29	182	13%	1,310	10%	2,905	10%
30 to 39	235	17%	2,575	20%	5,417	18%
40 to 49	217	16%	1,914	15%	4,593	16%
50 to 59	106	8%	1,086	9%	3,156	11%
60 to 69	96	7%	936	7%	2,161	7%
70 & over	27	2%	371	3%	1,321	4%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01001

	2000	2010	2020	2030	2000-2010	2010-2020	2020-2030	Change 2020-2030
Texas	20,851,820	25,145,561	29,145,505	32,912,882				13%
Travis County	812,280	1,024,266	1,290,188	1,572,639				22%
Williamson County	249,967	422,679	609,017	815,021				34%

Source: Texas Demographic Center, Projections of the Total Population of Texas and Counties in Texas, 2020-2060, October 2022. U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.



Households

	1 mile		3 miles		5 miles	
Households	375		3,791		9,094	
Family households	330	88%	3,247	86%	7,574	83%
Married couple family	284	76%	2,701	71%	6,503	72%
With own children under 18	185	49%	1,632	43%	3,679	40%
Other family	46	12%	546	14%	1,072	12%
Single male householder with own children under 18	21	6%	161	4%	264	3%
Single female householder with own children under 18	15	4%	195	5%	340	4%
Nonfamily households	45	12%	544	14%	1,519	17%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B11001, B11003

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	378		3,839		9,418	
Occupied Housing Units	375		3,791		9,094	
Owner occupied units	304	81%	3,282	87%	7,951	87%
Renter occupied units	71	19%	509	13%	1,143	13%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B25024, B25003

Housing Unit Value

	1 mile		3 miles		5 miles	
Owner Occupied Housing Units	304		3,282		7,951	
Less than \$100,000	11	4%	95	3%	290	4%
\$100,000 to \$199,999	5	2%	115	4%	396	5%
\$200,000 to \$299,999	71	23%	1,236	38%	2,508	32%
\$300,000 to \$399,999	118	39%	947	29%	2,075	26%
\$400,000 to \$499,999	54	18%	409	12%	1,096	14%
\$500,000 or more	45	15%	480	15%	1,586	20%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B25075

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

<u>John P. Cummings Jr.</u>	<u>348897</u>	<u>Sean@TemplarDevelopment.com</u>	<u>(512)656-8030</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John P. Cummings III</u>	<u>662316</u>	<u>John@QuestRealtyAustin.com</u>	<u>(512)415-8508</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

