



**REALTY
AUSTIN**

COMPASS

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Realtor-Reese.com

PROPERTY FOR SALE:

2.37 ACRES

700 Main St, Liberty Hill, TX 78642

WILLIAMSON COUNTY, TEXAS

LOCATION/FRONTAGE:

The property is located along the West side of Main St about .5 miles south of Hwy 29, in Williamson County, Texas. The property has 230 feet of frontage along Main St with one access point/driveway.

LEGAL:

AW0233 - FIELD, H. SUR. Acres 2.37 in Williamson County, Texas.

UTILITIES:

Liberty Hill has a 6-inch water line located along Main St, 2-inch line along Patricks Ally, where this property has a ¾" water service connection. There's an 8-inch water main across Main St. A forced 6-inch wastewater main along the front of the property where the grinder pump is connected to. Nearest fire hydrant is located at the corner of Hickman/Main.

SCHOOL DISTRICT:

Liberty Hill ISD

TAXES:

2025 Tax Accounts R021996

MINERALS (OIL & GAS):

Unknown.

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, the property is not located within the 100-year floodplain. Based on the Atlas 14 map, the property has floodplain along the creek side of the property.

EASEMENTS:

Assuming PUE easement across the front of the property. Do not have a survey to confirm. Buyer is responsible for the cost of the survey.

IMPROVEMENTS:

None of value.

Zoning:

C2 - 100% Impervious cover

COMMENTS:

The property consists primarily of open land with scattered tree cover with some trees being trash trees and some being large pecan trees. Topography and elevation are very conducive to many uses. 102 Patricks Ally next door could also be for sale allowing this site to have multiple access points, adding .41 acres to the total land usage, adding another sewer

and water tap.

PRICE: \$675,000.00
(\$284,810/Acre, \$6.54/SF)

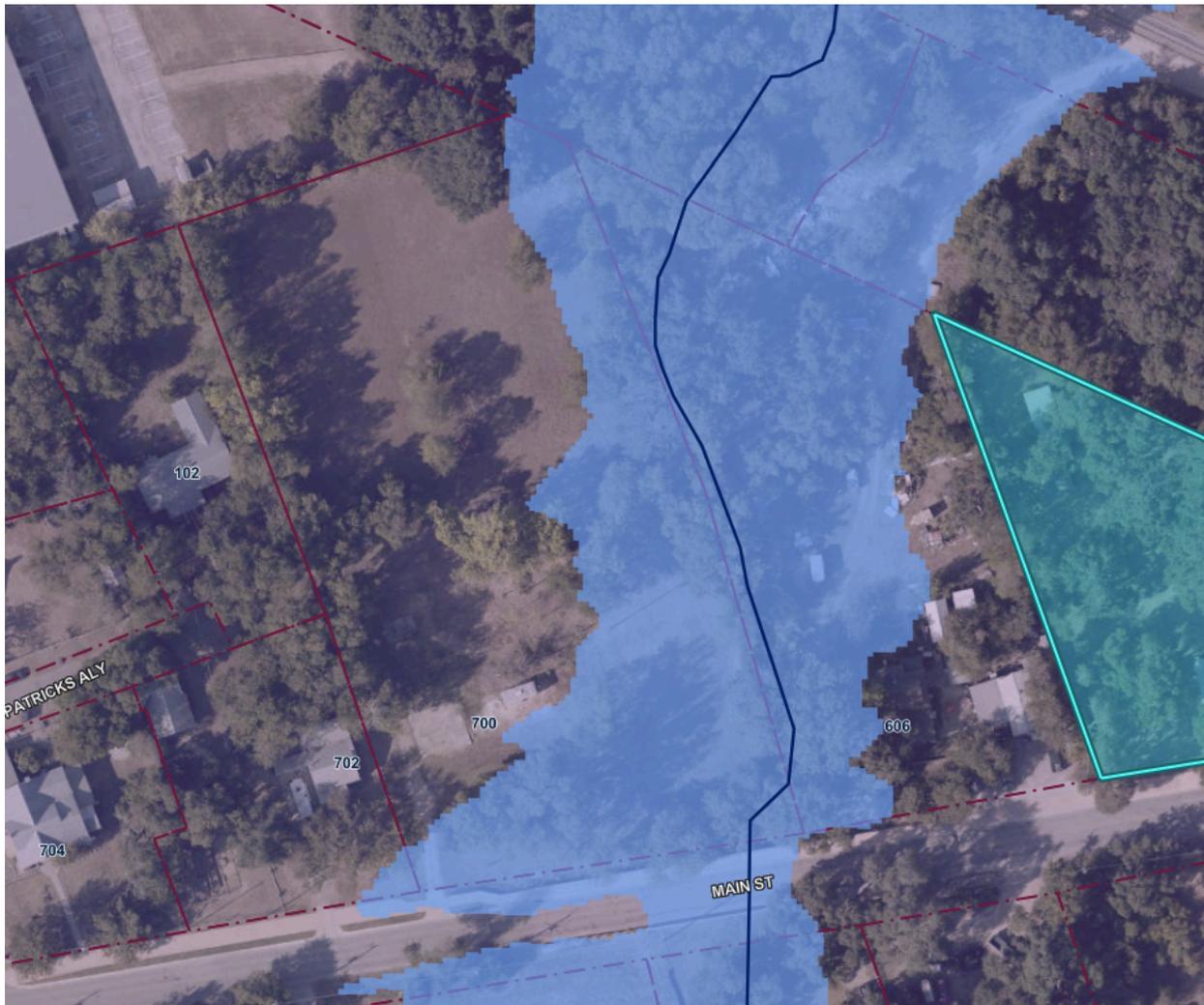
COMMISSION: 3% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing with Broker having written Buyer representation and the assumption of a full price offer. Offers below asking might result in a lower commission rate.

Contact: Compass RE Texas, LLC Realtor-Reese.com Reese Phillips Cell# 512.822.1172

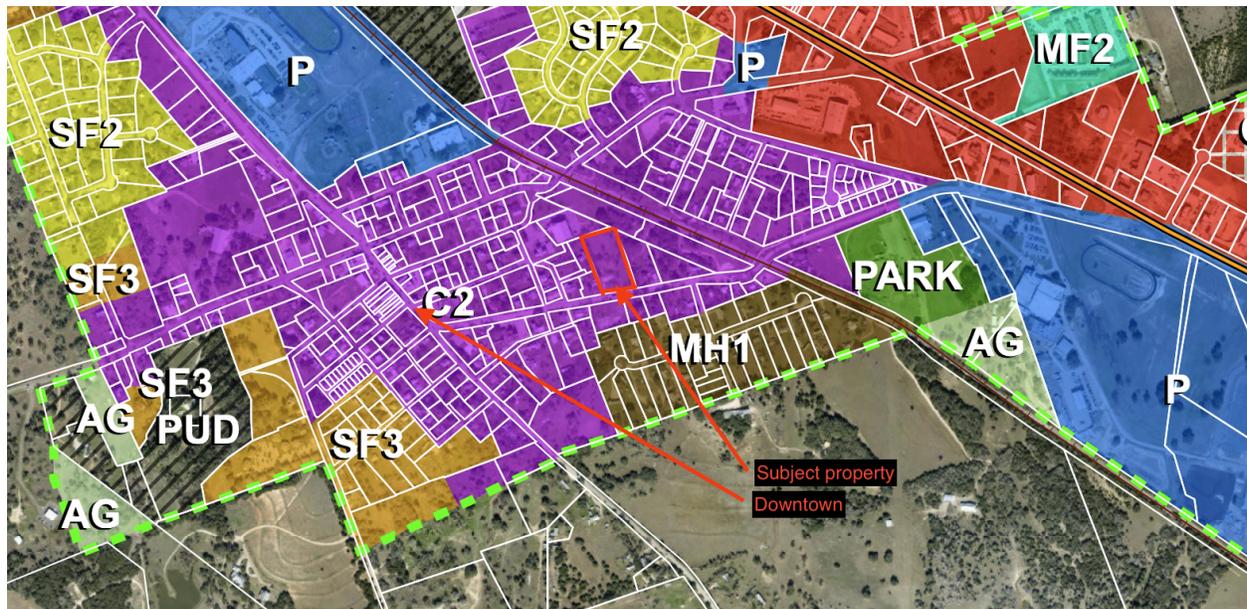
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More information below

Floodplain map - Atlas 14 map



Zoning map



What is C-2 in Liberty Hill

- The City of Liberty Hill defines **C-2** as “**Downtown Commercial / Retail**” zoning. [eCode360+2eCode360+2](#)
- It is intended to guide commercial uses in the downtown area, typically with mixed retail, office, and service types of uses that are pedestrian-oriented and compatible with downtown character. [Liberty Hill+2eCode360+2](#)
- Table 4-2 of the Liberty Hill Unified Development Code (UDC) shows which land uses are **permitted** (as of right) or **conditional/special** in each zoning district (including C-2). [eCode360+1](#)

Typical Uses Allowed in C-2 Zoning

While the exact permitted and conditional uses for each property may vary (due to overlays, special exceptions, or modifications), here are some examples of uses you’ll often see in C-2 (Downtown Commercial) in Liberty Hill:

Permitted / As-of-Right Uses (likely or typical in C-2):

- Retail shops and stores

- Restaurants / cafés / food service (especially smaller, downtown-scale)
- Professional offices (law, real estate, accounting, etc.)
- Personal services (salons, barber shops, dry cleaning, repairs)
- Small scale commercial / specialty businesses
- Mixed use (residential + commercial) in upper levels
- Galleries, art studios
- Civic / community facilities (small)

Conditional / Special Uses / Uses Requiring Additional Review (depends on the site, scale, or impact):

- Larger scale commercial (big box, large retail)
- Auto-oriented uses (drive-throughs, gas stations, service stations)
- Motor vehicle repair
- Entertainment / nightlife / bars (maybe with restrictions)
- Institutional uses (churches, schools)
- Residential uses that deviate from mixed-use norms
- Uses with higher traffic, noise, or impacts

Because the code uses a “use table” (Table 4-2) that distinguishes “P” (permitted) vs “C” (conditional) or “N” (not allowed), each use must be checked against that table in each zoning designation. [eCode360+3Liberty Hill+3eCode360+3](#)

How to Verify for a Specific Site / What You Should Do

1. Check the UDC Use Table (Table 4-2)

Look at the Liberty Hill UDC’s Table 4-2. That table lists every use

category and indicates whether it's permitted, conditional, or prohibited in C-2. [eCode360+1](#)

2. Check Overlay Districts or Design Standards / Downtown Design Districts

C-2 is specifically the “downtown commercial / retail” zone, so there may be design, façade, signage, or historical constraints or overlays in downtown that further restrict or guide uses. [Liberty Hill+2Liberty Hill+2](#)

3. Contact Liberty Hill Planning / Zoning Staff

For a particular lot or address, the planning department can tell you exactly which uses are allowed, whether your proposed use is conditional, and what process or variances might be required.

4. Check Any Special Uses / Conditional Use Permits

Even if your desired use is not listed as “permitted by right,” it might be allowed under a conditional use permit or special exception subject to review.

5. Review the Site Development Requirements, Setbacks, Parking, etc.

Even permitted uses must comply with site design standards (landscaping, parking, buffering) in Chapter 6 (Site Development) of the UDC. [eCode360+2Liberty Hill+2](#)

6. Look for Recent Updates / Amendments

The city periodically updates its UDC. Always confirm you are looking at the latest version. [Liberty Hill](#)

OBJECTIVE

This district is intended to control and guide the development of commercial uses in downtown Liberty Hill. The standards in this district will allow continued, conforming use for existing uses as defined in the Zoning Use Table, and encourage new development in a compact, pedestrian-oriented environment.

LOT STANDARDS

Minimum Lot Width – 50'

Minimum Front Setback – 25'

Minimum Rear Setback – 15'

Minimum Side Setback – 7'

Maximum Building Height – 45'

Maximum Impervious Cover – 100%

PERMITTED USES (WHAT USES YOU CAN DO)

RESIDENTIAL USES

Single-Family, Detached Residence

Single-Family, Attached Residence

Townhouse

Home Occupation, as Called Out in Section 4.12.02 of the UDC

Group Home of Five (5) or Fewer Residence, per State Law

Group Home of Six (6) or More Residence, per State Law

Nursing, Convalescent or Rest Home

Retirement Center Apartment

Group Living

NON-RESIDENTIAL USES

Community Services

Day Care

Educational Facilities

Government Facilities, except Detention Centers

Institutions

Limited Hospital Services

Parks and Open Space

Passenger Terminal, Rail Transit

Place of Worship

Major and Minor Utilities

Eating Establishments

Bar and Tavern

Brewpub

Indoor Entertainment

Office

Overnight Accommodations (Hotel, Motel, Bed and Breakfast)

Parking, Commercial

Retail Sales/Service (incl. Personal Service and Repair Shops)

Farm Stand



CONDITIONAL USES (REQUIRES CERTAIN CONDITIONS TO BE IN PLACE)

RESIDENTIAL USES

Duplex
Multifamily Dwelling
Manufactured Home

NON-RESIDENTIAL USES

General Hospital Services
Medical Facilities, Non-General, Non-Limited
Wireless Transmission Facilities
Brewery, Distillery or Winery
Game Room
Outdoor Entertainment
Self-Storage Warehouse
Limited Vehicle Services and Uses

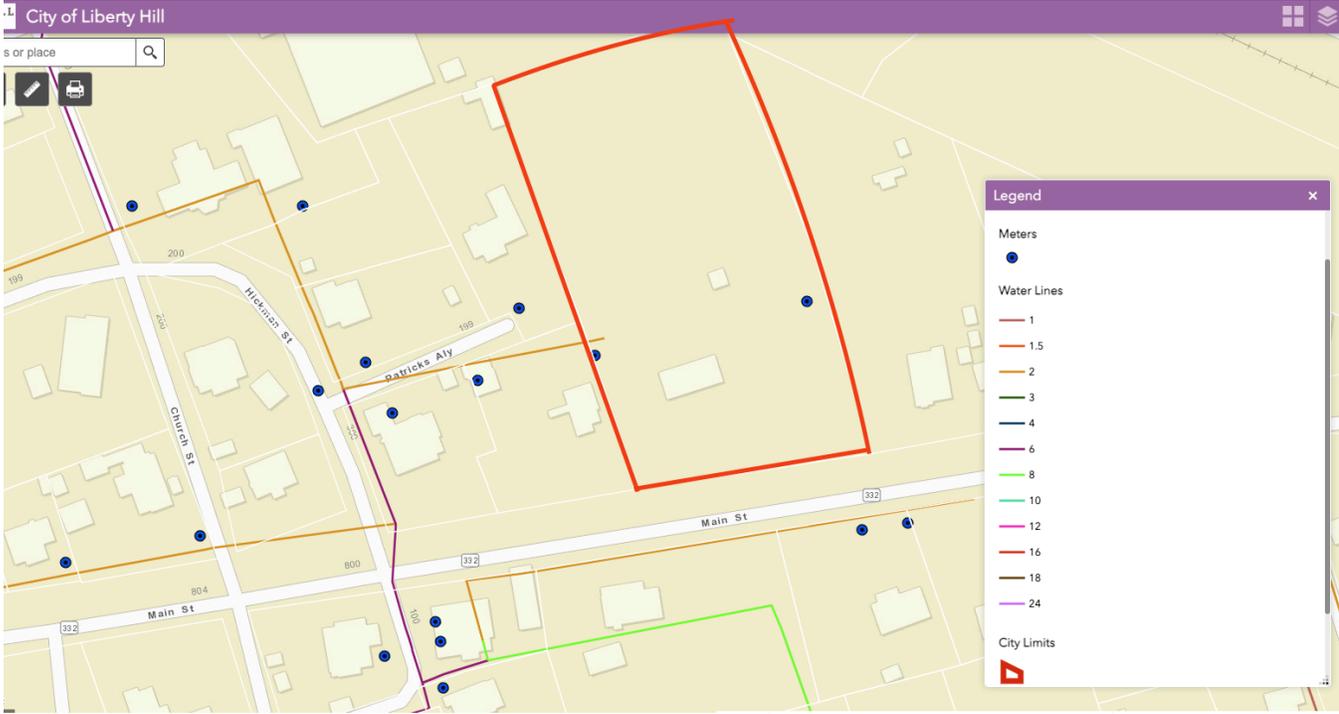
Conditional Use requests are subject to City Council approval. They must be processed in accordance with the rules outlined in Section 3.07.03 and 4.10 of the UDC. An application may take up to ninety (90) days to process and involve at least two (2) separate public hearings. The first public hearing will be before the Planning and Zoning Commission (PZC), which will make its recommendation based on Planning Staff's analysis of the request. The PZC will then forward its recommendation to the City Council, who will then conduct a second public hearing to review the matter and make its decision. Public hearings require due process, which involves mailed notification to all property owners within 200 feet of the property where the conditional use will be located, and a printed public hearing notice in the Williamson County Sun newspaper. Information about the request will also be posted at either City Hall or the Municipal Courts Building.

DON'T SEE WHAT YOU'RE LOOKING FOR?

Simply call (512) 548-5519 or contact us via e-mail at planning@libertyhilltx.gov, and ask for assistance. A member of our department will be more than happy to help you find the answer.



Water Line Map



Wastewater Map

