

Presented by:

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PAD SITES AVAILABLE

±0.72 - 2.89 ACRES PAD SITES AVAILABLE

*11730 W State Highway 29, Liberty Hill, TX 78642*

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## PAD SITES AVAILABLE

### LOCATION INFORMATION

SIZE	±0.82 - 2.98 Acres
PRICE	SEE PRICING CHART ON PAGE 3
APN	R-15-0521-0000-0034B, R-15-5350-010A-0004C
LATITUDE, LONGITUDE	30.658244, -97.887966
LEGAL	AW0521 AW0521 - Robinson, JB Sur, ACRES 11.85, S11800-STONEWALL Ranch Sec 1 (BLK A LT 4 REPLAT) Block A, Lot 1, Acres 4.46
ZONING	C-3 (Commercial)
UTILITIES	All available except for natural gas (No provider in Liberty Hill)

### 2019 TAX RATES

SLH - LIBERTY HILL ISD	1.3647
CLH - CITY OF LIBERTY HILL	0.4545
F01 - Williamson ESD #4	0.0932
GWI - Williamson Co	0.4187
RFM - Williamson Co FM/Rd	0.0400
Total	2.3712

### PROPERTY HIGHLIGHTS

- Utilities available and detention taken care of
- C-3 Zoning leaves ample opportunities
- Corner of future Seward Junction Loop & 29
- Access via Stonewall Ranch Parkway & Seward Junction Loop
- Cedar Park Regional bought 34 acres just down the Loop
- National QSRs currently under contract

### HOW TO MAKE AN OFFER

OFFERS SHOULD BE PRESENTED IN THE FORM OF A NON-BINDING LETTER OF INTENT AND SHOULD INCLUDE PRICING, DUE DILIGENCE AND CLOSING TIMELINE, EARNEST MONEY DEPOSIT, QUALIFICATIONS TO CLOSE, AND DEVELOPMENT PLANS

### LIBERTY HILL DEMOGRAPHIC HIGHLIGHTS

2019 POPULATION ESTIMATE FOR TRADE AREA	38,706
2019 HOUSEHOLD INCOME	\$123,549
2019 TRAFFIC COUNT AT SITE	31,114
LOTS BEING DEVELOPED	17,000+

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## PROPERTY DETAILS



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### PRICING CHART

PAD	SIZE	STATUS
Pad A	1.74 Acres	Sold
Pad B	1.65 Acres	Sold
Pad C	2.89 Acres	Contact Broker for Pricing
Pad D	0.82 Acres	Sold
Pad E	1.75 Acres	Not Available
Pad F	1.65 Acres	Sold
Pad G	1.1 Acres	Sold
Pad H	.75 Acres	Sold
Pad I	.72 Acres	Contact Broker for Pricing

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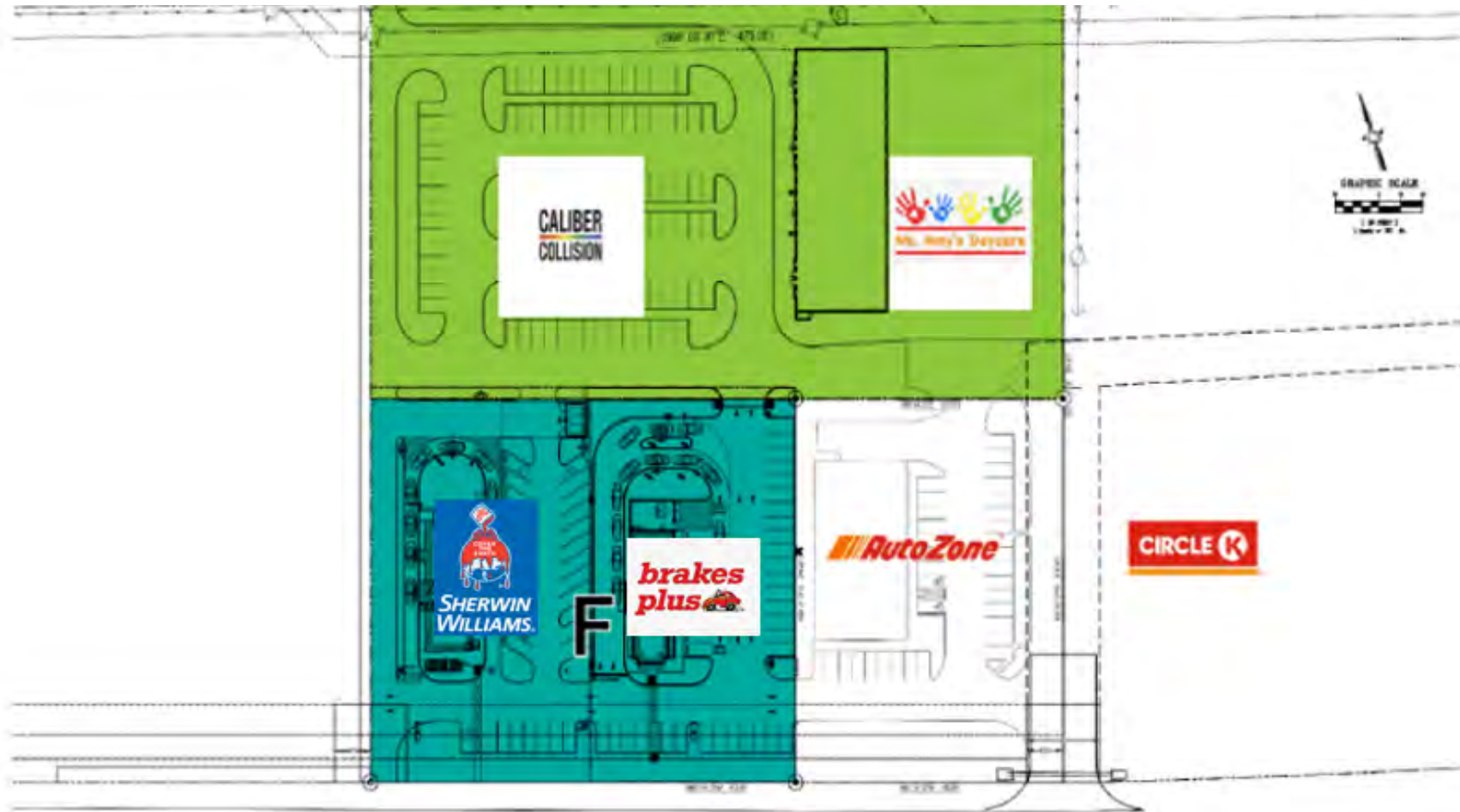
PRICING

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## PAD SITES AVAILABLE



### PRELIMINARY SITE PLAN STATE HIGHWAY 29 & STONEWALL PARKWAY



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SITE PLAN



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SITE PLAN



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RENDERING



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AREA MAP

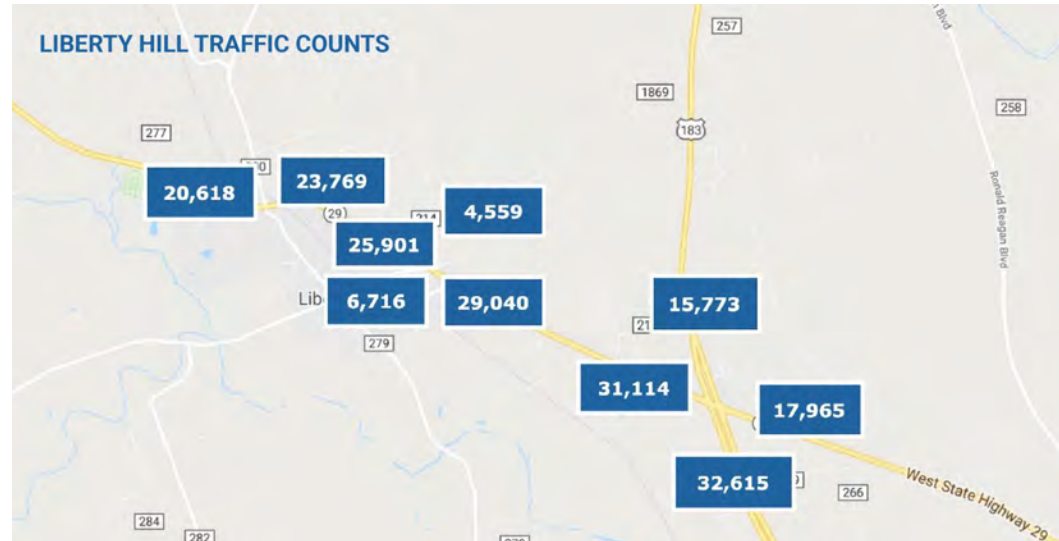


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## PAD SITES AVAILABLE



### Population

	2000	2010	2019 ESTIMATE	2024 PROJECTION
Primary Retail Trade Area	15,781	26,328	38,706	42,769

### Income

	2019 ESTIMATE
Average Household	\$123,549
Median Household	\$93,754

### Educational Attainment

	2019 ESTIMATE
Graduate or Professional	9.6%
Bachelor's Degree	21.2%
Associate Degree	10.3%
Some College, No Degree	25.9%
High School Graduate	25.1%
Some High School, No Degree	4.3%
Less than 9th Grade	3.7%

### Race Distribution

	2019 ESTIMATE
White	87.61%
Black or African American	1.65%
American Indian/Alaskan	0.67%
Asian	1.23%
Native Hawaiian/Islander	0.12%
Other Race	6.45%
Two or More Races	2.28%
Hispanic or Latino (of any race)	16.75%

### Age

GROUPS	2019 ESTIMATE
9 Years and Under	11.81%
10-17 Years	11.93%
18-24 Years	9.43%
25-34 Years	9.93%
35-44 Years	11.95%
45-54 Years	14.47%
55-64 Years	14.07%
65 Years and Over	16.42%
DISTRIBUTION	2019 ESTIMATE
Median Age	41.01
Average Age	39.85



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LIBERTY HILL

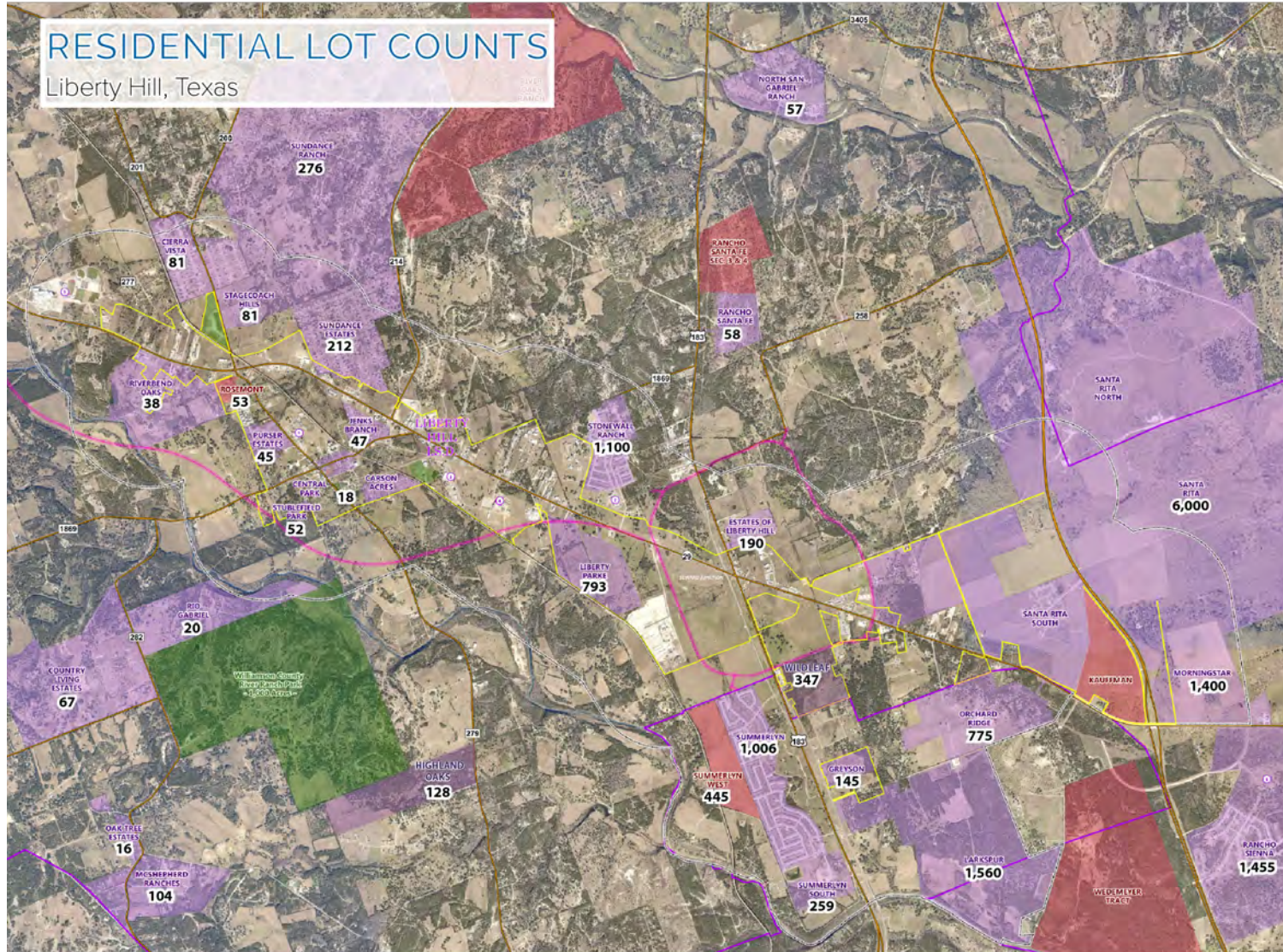


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## RESIDENTIAL LOT COUNTS



# 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.*

11-2-2015



## 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.

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