



For Sale: 47 Acres

CR 281

285 Acres: Future Forestar SF Development
on Bagdad

Bagdad Road: 0.5 Miles East

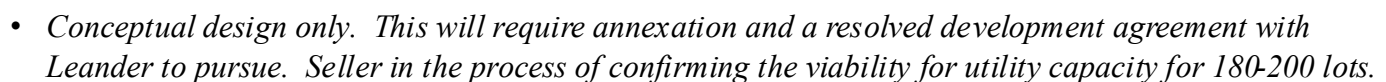
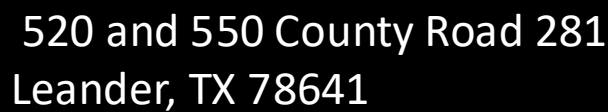
Asking \$4,999,995.00

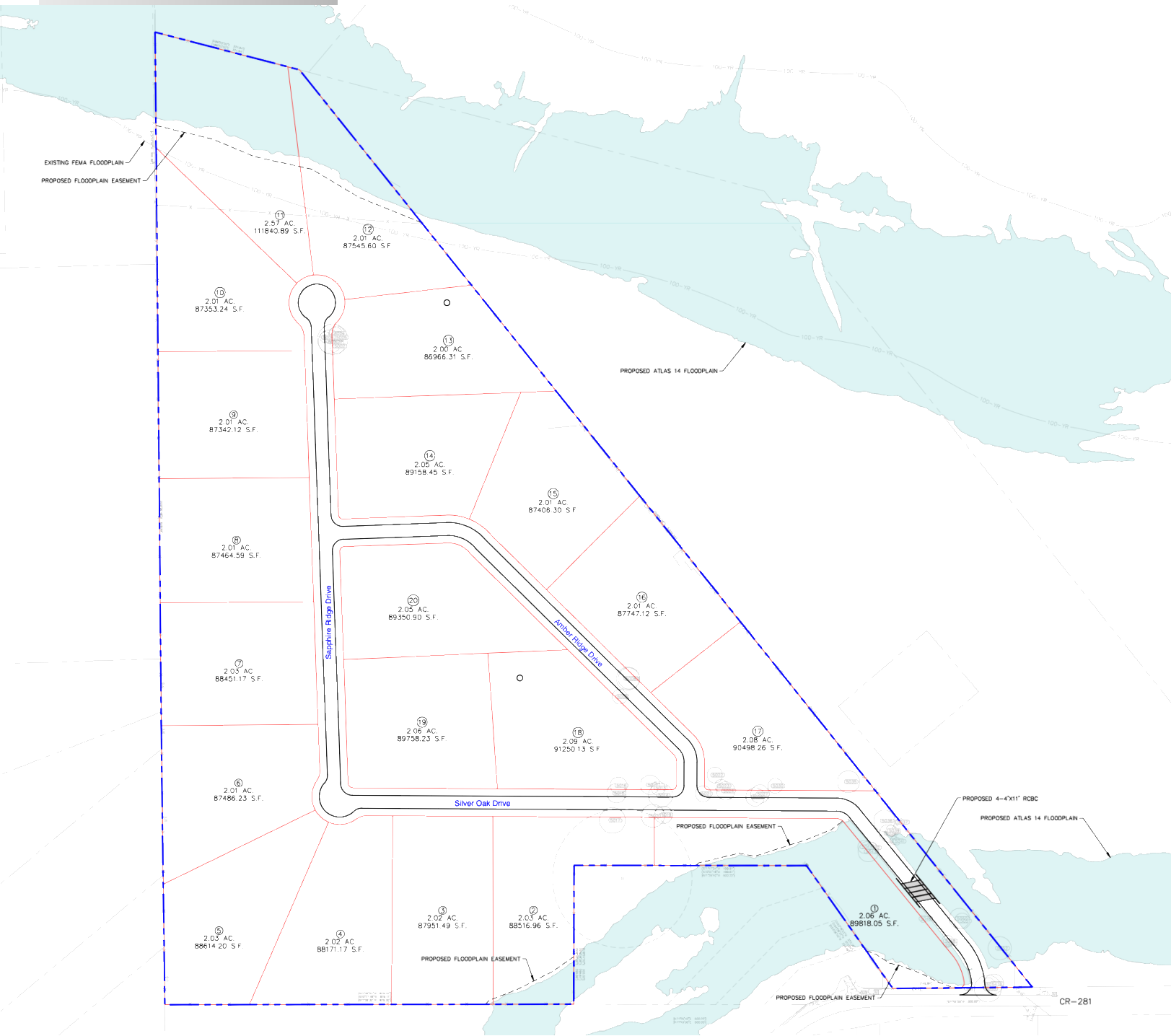
- **Seeking annexation into Leander City Limits to allow for an on-site treatment plant for wastewater and the extension of the water line from Bagdad and 281 to the property.*
- **Estimated density of 192 lots** with the on-site wwtp. Seller currently discussing development options and utilities with Leander engineering department.
- Land: 47 acres total made up of two separate tracts (Property ID R336504 and R577895)
- Property has been withdrawn from the Liberty Hill ETJ but is still within Liberty Hill ISD
- Currently agriculturally exempt with a 2023 tax rate of 1.614614
- **Can discuss delivery of finished lots depending on the builder and terms.**

John Cummings

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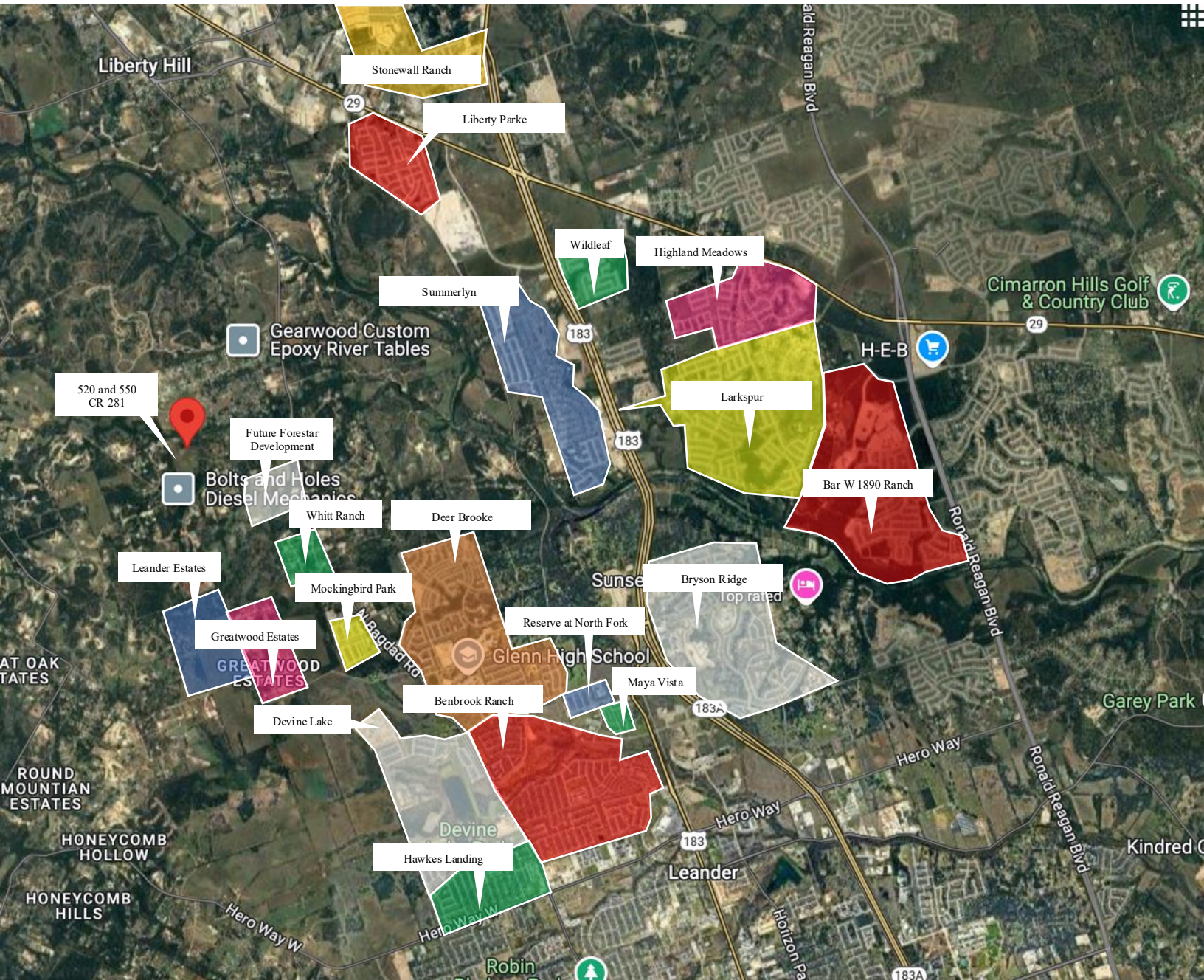
- 20 total SF lots. In the event we cannot get water or wastewater to the property, lots of 2+ acres will be required in Williamson County.
- *Atlas 14 floodplain at the entrance of the property will be resolved with permitted site plan. This should not need to go through the review process with FEMA.
- Approximately 3,500-4,000 CFS going through this crossing. Assuming velocity ~6 ft/s, and using 4'x11' RCB's, we are planning to need approximately 15-20 boxes for the crossing.



Drive Times

- Liberty Hill High School: 12 minutes north
- Downtown Liberty Hill: 6 minutes north
- Highway 29 and 183: 10 minutes northeast
- Downtown Leander: 11 minutes
- Destination Bell Cedar Park: 21 Minutes
- The Domain: 30 minutes
- Lago Vista: 32 minutes
- Downtown Austin: 42 minutes

Neighborhood Spotlight



News In The Area



Target files permit for SEC 29 and 183: [Click for Link](#)



Mixed-use hub planned for 140 acres at Ronald Reagan and 29 near Santa Ranch: [Click for Link](#)



Northline mixed-use development in Leander partners with Endeavor to bring retail to the 116-acre tract: [Click for Link](#)



Legacy Ranch Opens Fall of 2024 for 9th Grade Campus. Will expand to the larger campus to the north on 258 in the fall of 2026: [Click for Link](#)

Liberty Hill ISD population, which has doubled in the past five years, expected to reach over 18,000 students by 2033 prompting purchase of land for more future schools: [Click for Link](#)



183A Phase III expansion set to open in 2026 for traffic: [Click for Link](#)

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.

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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>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<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

