



For Lease

Mallach & COMPANY
Commercial Properties

12780 W STATE HWY 29
BLDG B, SUITES 200 AND 300
LIBERTY HILL
IRON B CROSSING BUSINESS CENTER

**Excellent Liberty Hill Business Opportunity—2 Units Available:
Building B: 1,206 SQ FT Unit and a 936 SQ FT Unit**

- **Price:** \$18.00/Sq Ft/Yr + NNN
- **Unit Size:** 1,206 Sq Ft and 936 Sq Ft
- **Zoning:** General Commercial
- **Suitable For:** Retail, Office, Medical, and Creative
- **Signage:** Pillar Building Signage on State Hwy 29
- **Utilities:** Electricity, Water, Sewer, High-Speed Internet
- **Parking:** Available
- **Prime Location** in Fast-Growing Liberty Hill, TX, Just North of Austin in the Heart of Central Texas

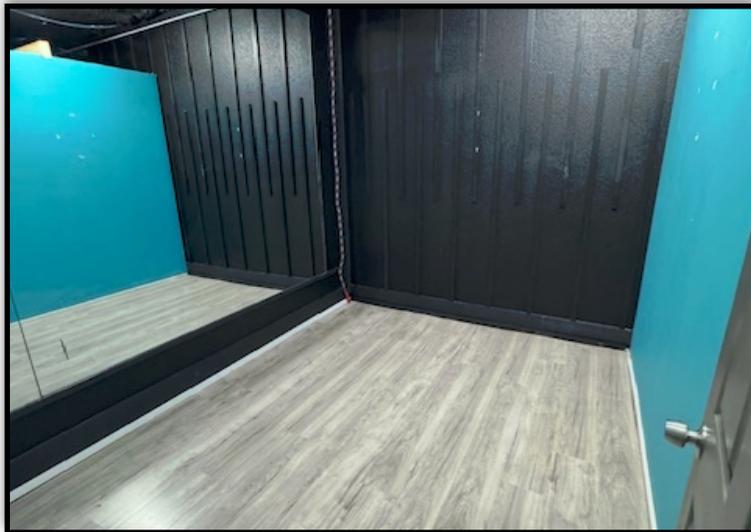


Madison Montgomery, REALTOR® (512) 966-0392 | MadisonMallach@gmail.com **John Mallach, REALTOR®** (512) 799-9083 | John.Mallach@gmail.com

Suite 300 Interior Photos



Suite 300 Interior Photos



Suite 300 Interior Photos



Liberty Hill, Texas



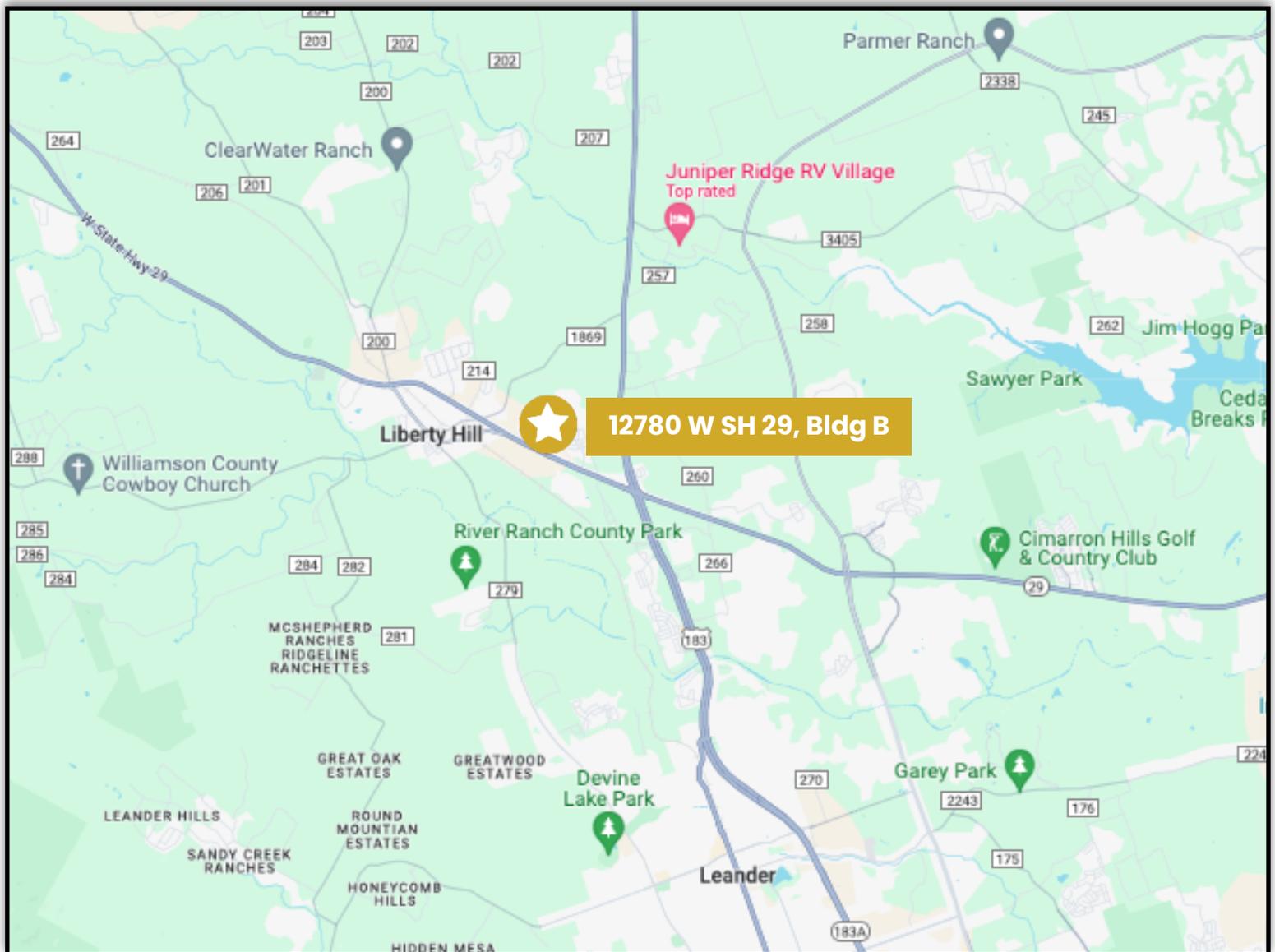
Positioned perfectly in the Texas Hill Country off State Highway 29 West, Liberty Hill offers the best of country living with strong community values. Residents also enjoy an excellent school district, hill country vistas, and easy access to area attractions. What was once a rural ranching community is now expanding its business profile and developing new, upscale neighborhoods. The results of tremendous growth in Williamson County as a whole are especially easy to see in Liberty Hill. While growth and change are common buzzwords in present-day Liberty Hill, it's a deep-rooted connection to our historic past that makes us different from other cities in Central Texas. New residents come from all over to relate to those "simpler times" again.

The old and the new are coming together here in Liberty Hill. A growing city's vision for greatness is taking shape with a collective goal of turning the area into a destination for business, retail, art, dining, and entertainment.

Credit: [Liberty Hill Chamber](#) and [Experience Liberty Hill](#).

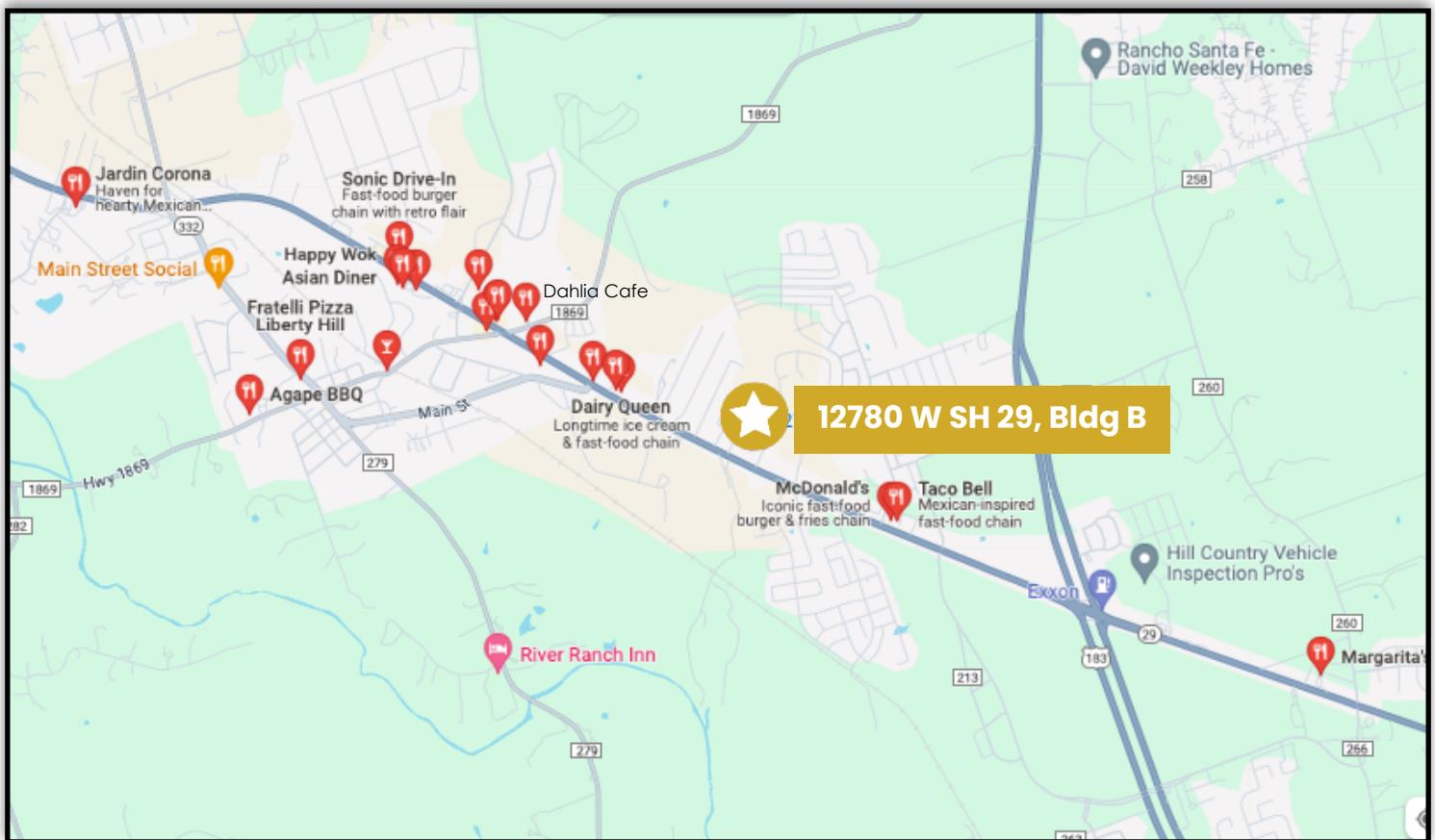
Regional Map

The property is located in the heart of the Central Texas region, near the town of Liberty Hill. This area is situated approximately 33 miles northwest of Austin, offering a blend of rural charm and suburban convenience. The surrounding region is known for its rolling hills, scenic landscapes, and a growing community. Nearby, you will find landmarks such as the Balcones Canyonlands National Wildlife Refuge, providing ample opportunities for outdoor recreation. Additionally, the proximity to Austin allows easy access to urban amenities, cultural attractions, and a thriving tech industry.

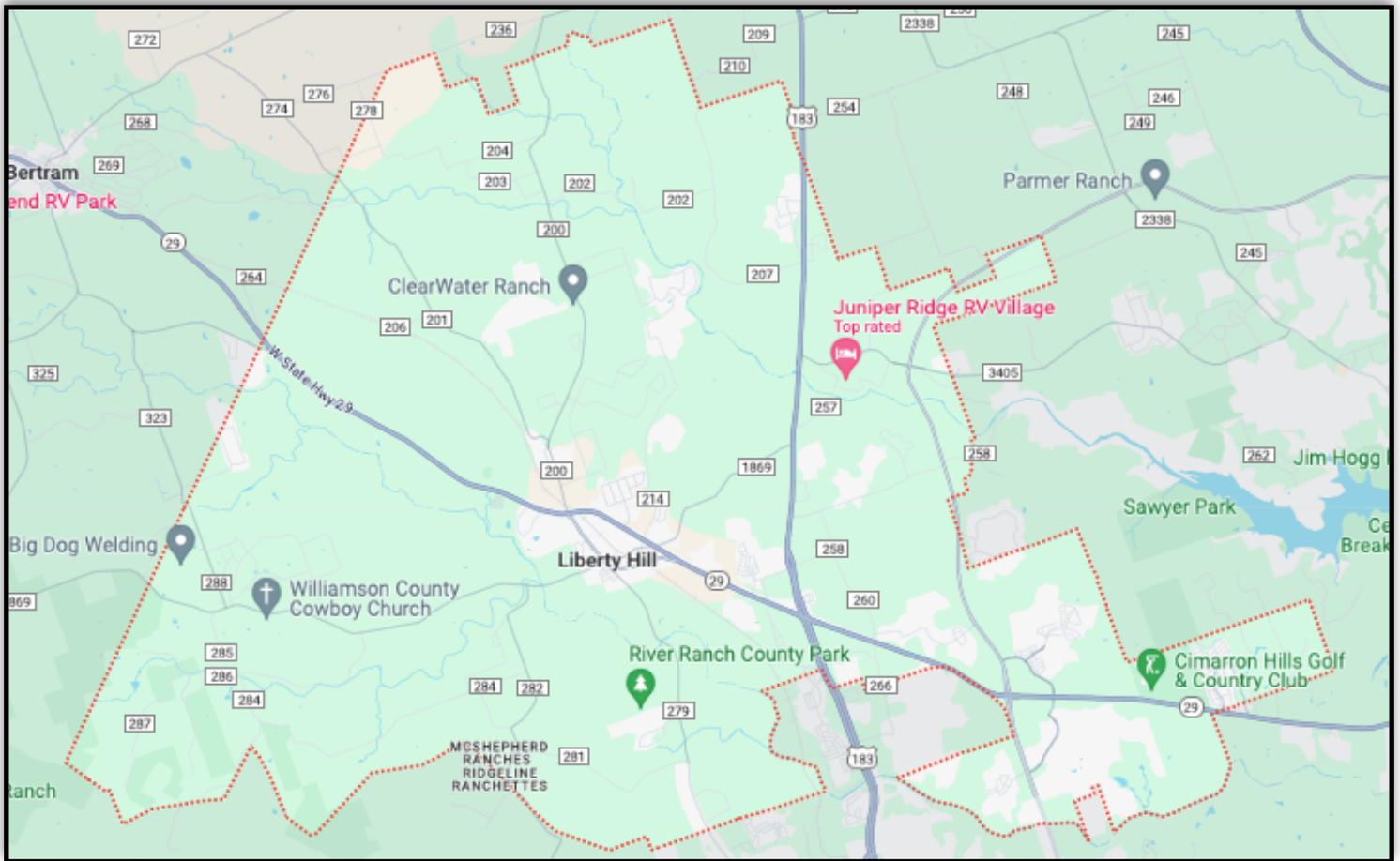


Restaurant Map

There are several delightful dining options catering to various tastes. Dahlia Café offers hearty American fare with a focus on comfort food in a cozy, welcoming atmosphere. For those craving Mexican cuisine, Jardin Corona provides a vibrant menu featuring classic dishes such as enchiladas and fajitas. If you're in the mood for barbecue, Smokey Mo's BBQ serves up flavorful smoked meats and traditional sides. Additionally, the Agape BBQ & Smokehouse offers a unique twist with its Texas-style barbecue and fusion dishes. Each restaurant brings its own unique flavor to the local dining scene, ensuring there's something for everyone.



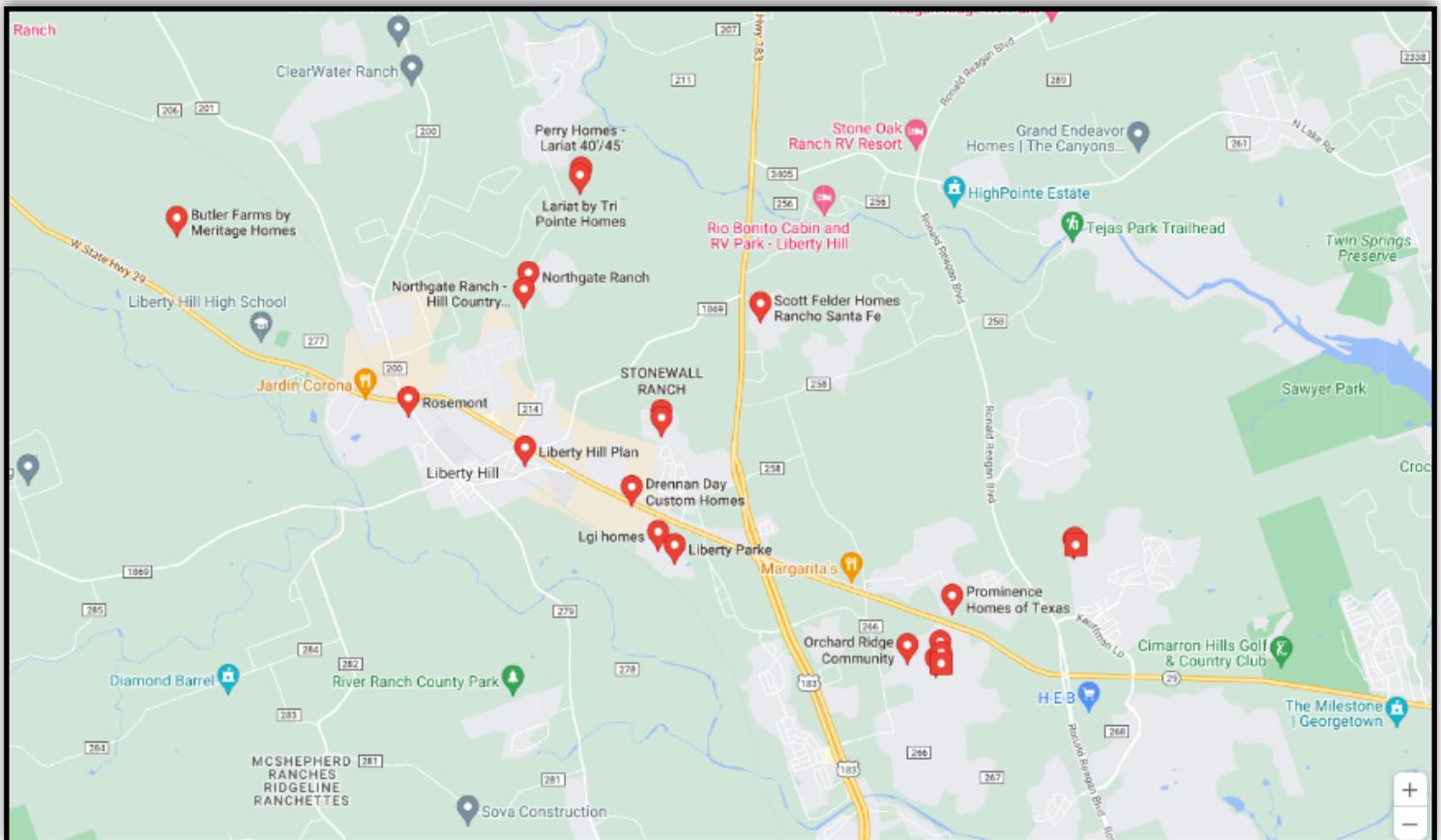
Liberty Hill ISD Map



Tierra Rosa Elementary School
Bar W Elementary School
Santa Rita Elementary School
Rancho Sienna Elementary School
Louine Noble Elementary School
Liberty Hill Elementary School
Bill Burden Elementary School
Santa Rita Middle School
Liberty Hill Middle School
Legacy Ranch High School
Liberty Hill High School

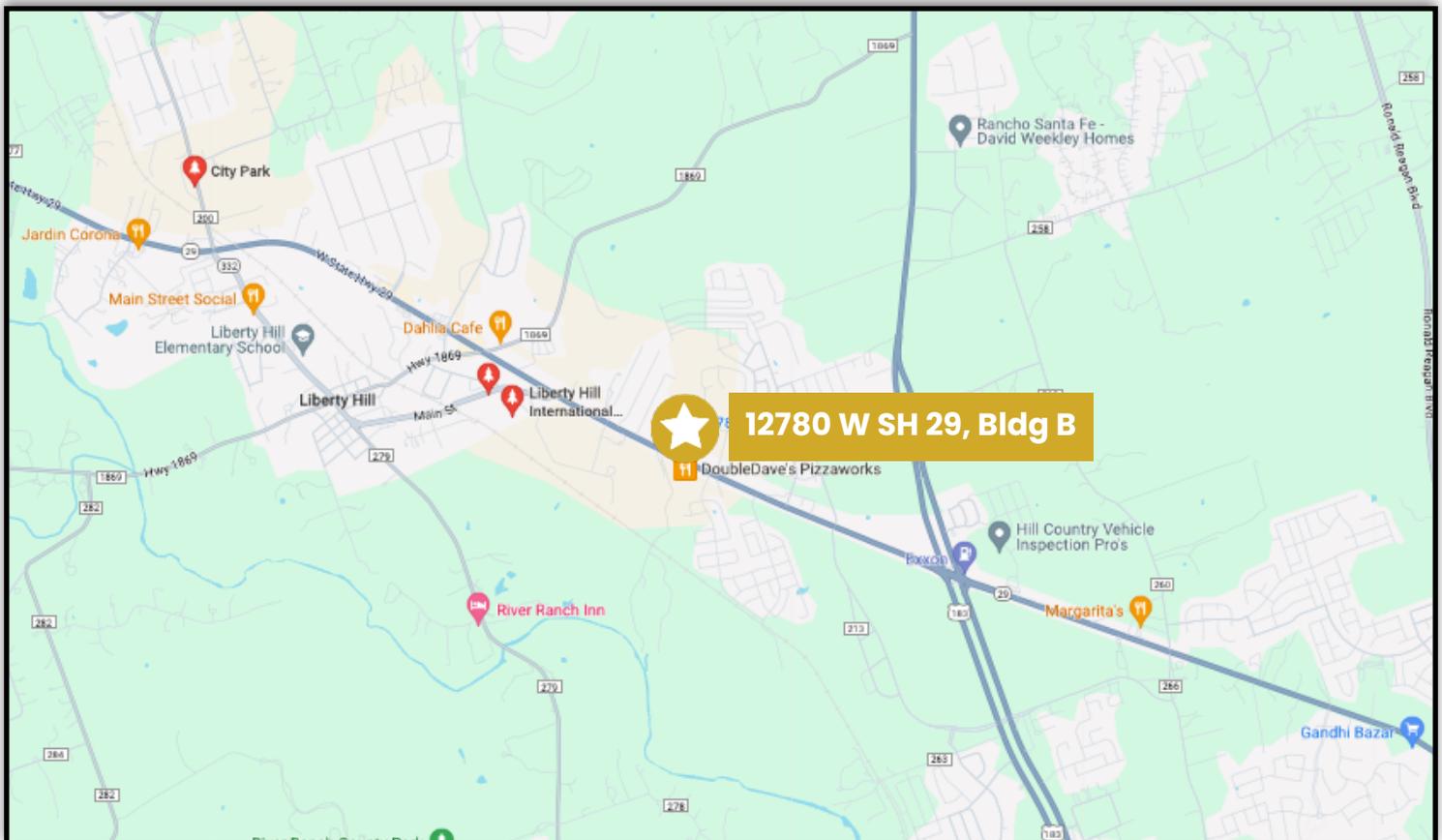
Subdivisions Map

The area surrounding 12780 W State Hwy 29 in Liberty Hill, TX, is experiencing rapid development, characterized by several new and established subdivisions. Among these are the Rancho Sienna community, known for its extensive amenities and scenic hill country views, and Santa Rita Ranch, which boasts a family-friendly environment with parks, trails, and community events. Another notable subdivision is Orchard Ridge, offering modern homes with access to lush green spaces and recreational facilities. These neighborhoods provide a blend of suburban tranquility and convenient access to the broader Austin metropolitan area, making them attractive options for families and professionals alike.



Things To Do

Near 12780 W State Hwy 29 in Liberty Hill, TX, visitors can enjoy a variety of activities. Nature enthusiasts can explore the scenic trails and picturesque settings of nearby Balcones Canyonlands National Wildlife Refuge, ideal for hiking and birdwatching. For a family-friendly outing, Liberty Hill's Lions Foundation Park offers playgrounds, picnic areas, and sports facilities. Wine aficionados can visit local wineries such as the popular Thirsty Mule Winery, offering tastings and vineyard tours. Additionally, art lovers can explore the Liberty Hill International Sculpture Park, showcasing unique and thought-provoking outdoor sculptures. With these diverse options, there's something for everyone to enjoy in this charming area.



Liberty Hill Demographics



Demographics: Liberty Hill, TX	1 Mile	3 Miles	5 Miles
Total Population	13,600	31,000	55,500
Median Age	35	34	36
2028 Projected Median Age	36	36	37
Median Household Income	\$114,000	\$119,000	\$120,000
2028 Projected Median Household Income	\$113,000	\$123,000	\$126,000
Housing Occupancy Ratio	31:1	33:1	26:1
Renter To Homeowner Ratio	1:5	1:6	1:6



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.

Mallach Enterprises Inc	9001091	mallachandcompany@gmail.com	(512)699-9714
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tina Mallach	504448	tinamallach@gmail.com	(512)699-9714
Designated Broker of Firm	License No.	Email	Phone
Tina Mallach	504448	tinamallach@gmail.com	(512)699-9714
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Mallach	568197	john.mallach@gmail.com	(512)799-9083
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

IABS 1-0 Date

12780 W STATE HWY 29, BLDG B, SUITES 200 AND 300
LIBERTY HILL, TX 78642

For Lease

The Liberty Hill Community has Untapped Potential for Your Business!

Madison Montgomery, REALTOR®
(512) 966-0392 | MadisonMallach@gmail.com

John Mallach, REALTOR®
(512) 799-9083 | John.Mallach@gmail.com

The logo for Mallach & Company Commercial Properties features the name 'Mallach' in a large, elegant, cursive script. To the left of 'Mallach' is a small icon of three stylized houses. To the right of 'Mallach' is the text '& COMPANY' in a smaller, gold, sans-serif font. Below this, the words 'Commercial Properties' are written in a gold, all-caps, sans-serif font.

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