

1500 CR 279

Riverfront Development Opportunity

27.3 Acres | Liberty Hill, Texas



Exclusively Offered by Bramlett Partners

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Price Upon Request

Executive Summary

Positioned along the rapidly expanding CR 279 corridor in Liberty Hill, **1500 CR 279** presents a rare opportunity to acquire **27.3 acres of premier San Gabriel River frontage** in one of the fastest-growing markets in Central Texas. Located within the Williamson County ETJ, the property combines exceptional natural beauty with outstanding accessibility, making it well suited for a variety of residential, hospitality, recreational, or mixed-use development opportunities.

The property's defining feature is its remarkable stretch of the **South Fork of the San Gabriel River**, where dramatic limestone bluffs overlook deep, clear water framed by mature native hardwoods and panoramic Hill Country views. This unique setting offers a level of character and natural beauty seldom found within minutes of Liberty Hill's thriving commercial corridor.

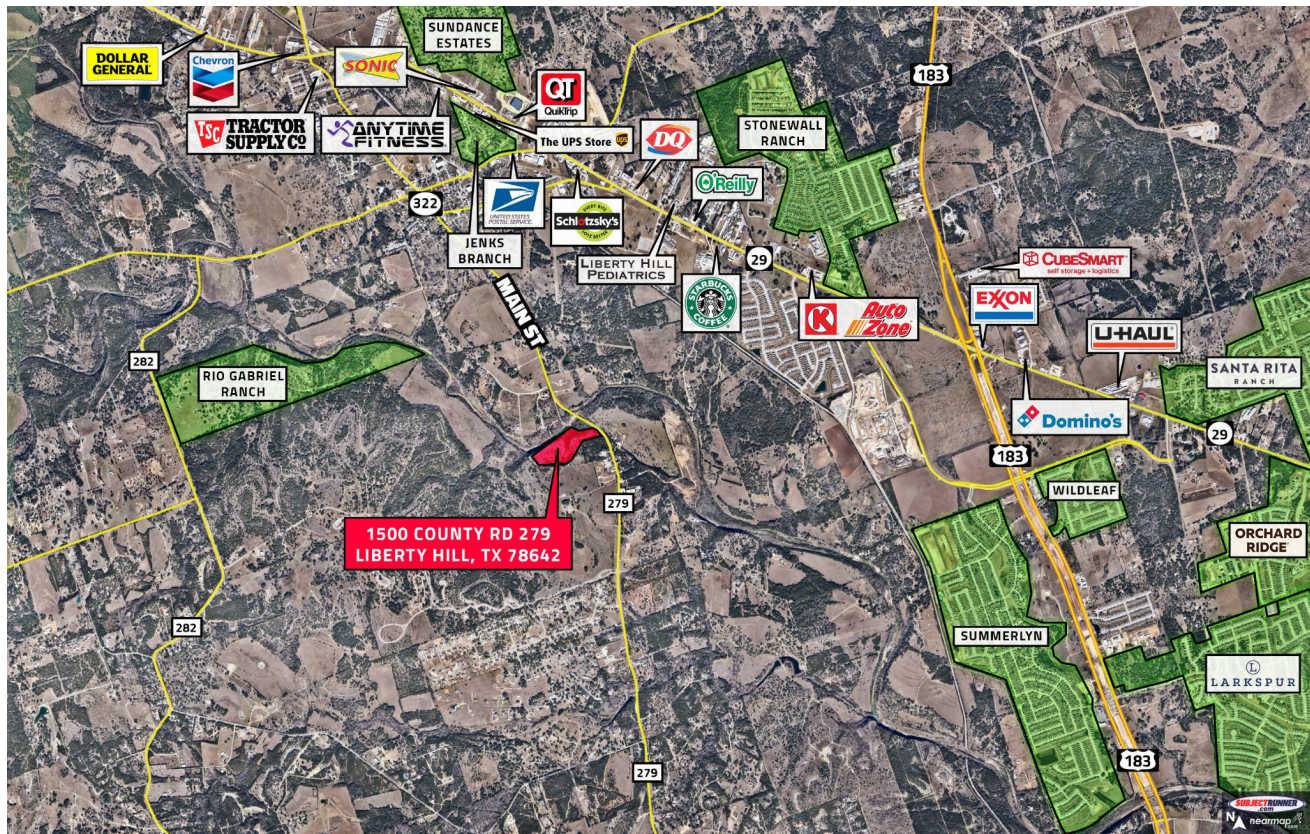
Further enhancing the property's long-term value, Williamson County has planned roadway improvements that include a new driveway entrance, a sidewalk connection to the future county park, and a paved golf cart path providing direct access to the river. These infrastructure enhancements are expected to significantly improve accessibility while preserving the property's distinctive riverfront environment.

As Liberty Hill continues to experience unprecedented residential and commercial growth, opportunities to acquire large-scale riverfront properties of this quality have become increasingly limited. **1500 CR 279** offers a unique combination of location, natural amenities, and future infrastructure improvements that positions it as one of the area's most compelling development opportunities.

Investment Highlights

- 27.3 Acres in Williamson County ETJ
- San Gabriel River Frontage
- New Driveway Access
- Future Sidewalk Connection to County Park
- Private Paved Golf Cart Path to the River
- Minutes from Liberty Hill & Highway 29
- Strong Population Growth
- Ideal for Residential, Mixed-Use, Hospitality, or Recreational Development
- Seller has extensive Due Diligence materials available

Aerial



Survey

