

For Sale



\*Not to scale.

**14011 W STATE HWY 29 | LIBERTY HILL**

**HIGHLY VISIBLE 1.9824 ACRE PROPERTY WITH A GENEROUS AMOUNT OF STATE HIGHWAY 29 FRONTAGE**

**Price:** \$1.695M

**Zoned:** Commercial

**Lot Size:** 1.9824 Acre Commercial Lot Fronting State Hwy 29  
in Thriving Liberty Hill

**Utilities Available:** Electricity and City Water/Sewer

**Prime Location** in Fast-Growing Liberty Hill, TX, Just North of Austin in the  
Heart of Central Texas

**Excellent Development Opportunity**

Madison Mallach, REALTOR®

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# Photos



# Photos



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# 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.*

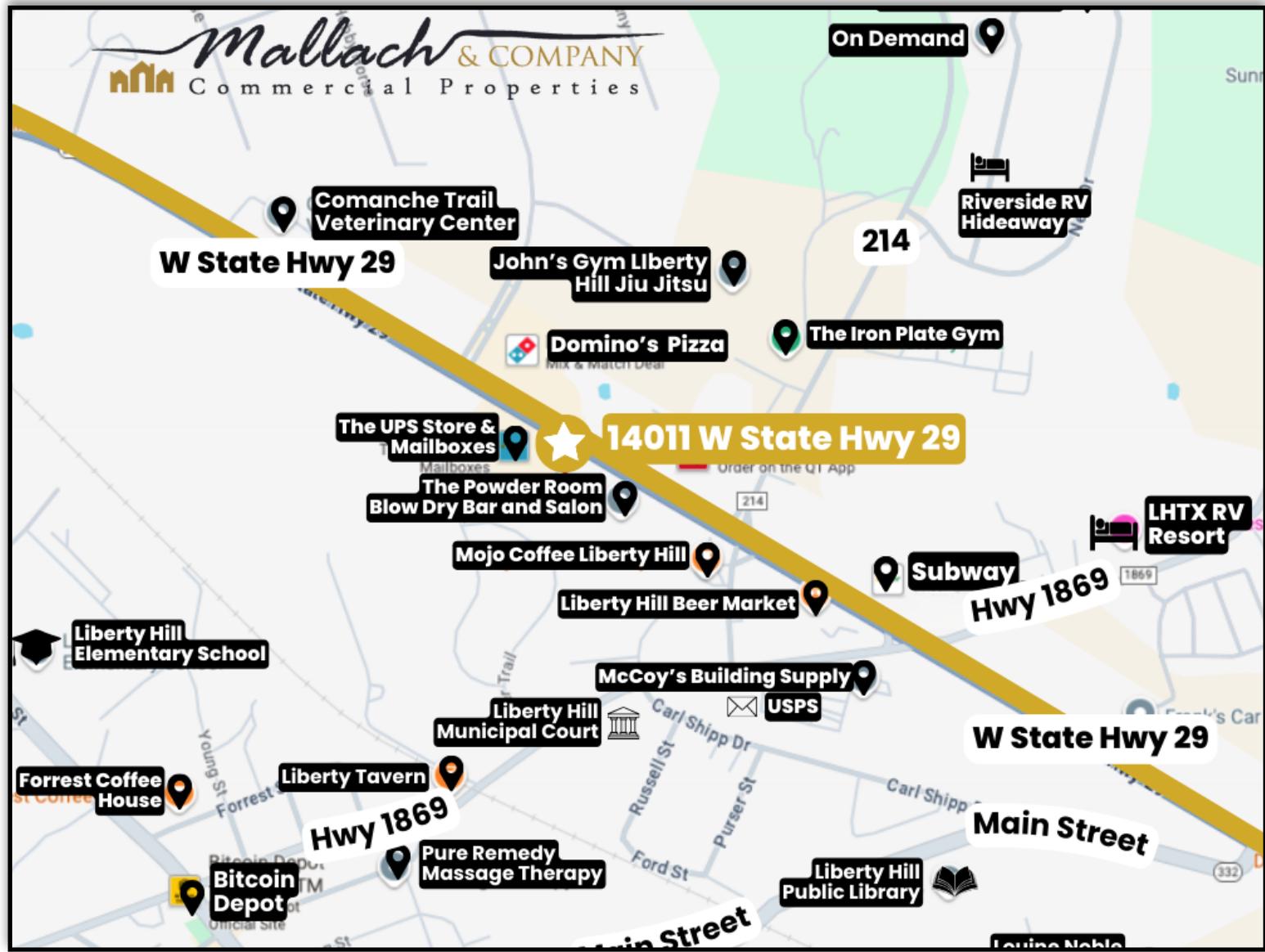


Downtown Liberty Hill is undergoing a thoughtful revitalization that aims to honor the town's historic charm while enhancing its vibrancy. In July 2024, the City Council adopted a Downtown Strategic Master Plan to help guide this transformation, with a focus on improving walkability, aesthetics, urban design, and business vitality along Main Street and adjacent blocks. A key phase began in February 2025: Main Street between W Myrtle and Grange Street is getting a facelift—new brick-paver sidewalks, landscaping, tree-lined buffers, and benches—which will not only beautify the area, but also encourage pedestrian life and community interaction [libertyhilltx.gov](http://libertyhilltx.gov). Meanwhile, Liberty Hill's growth attracts big-name retailers with a local vibe: a Whataburger is slated for completion by November 2025, joining a \$22 million Target development and the momentum behind a potential Costco—showcasing how the town is balancing modernization with its small-town soul.

*Pictured: Concept of the revitalized Liberty Hill Community Hallm courtesy of Lawrence Group, Headwater, and TKGATX.*

# Regional Map

Liberty Hill is a thriving and rapidly-growing city northwest of Austin in Central Texas. Positioned just west of the intersection with County Road 214, it benefits from strong frontage and commercial zoning. Just to the east, the Kauffman Loop / Bar W Marketplace corridor (6.9 miles away) is emerging as a new regional hub, anchored by a major H-E-B grocery store. The broader stretch of Highway 29 features a mix of fast-growing commercial development: restaurants, service businesses, and retail, reflecting Liberty Hill's dynamism within the Austin metropolitan area.

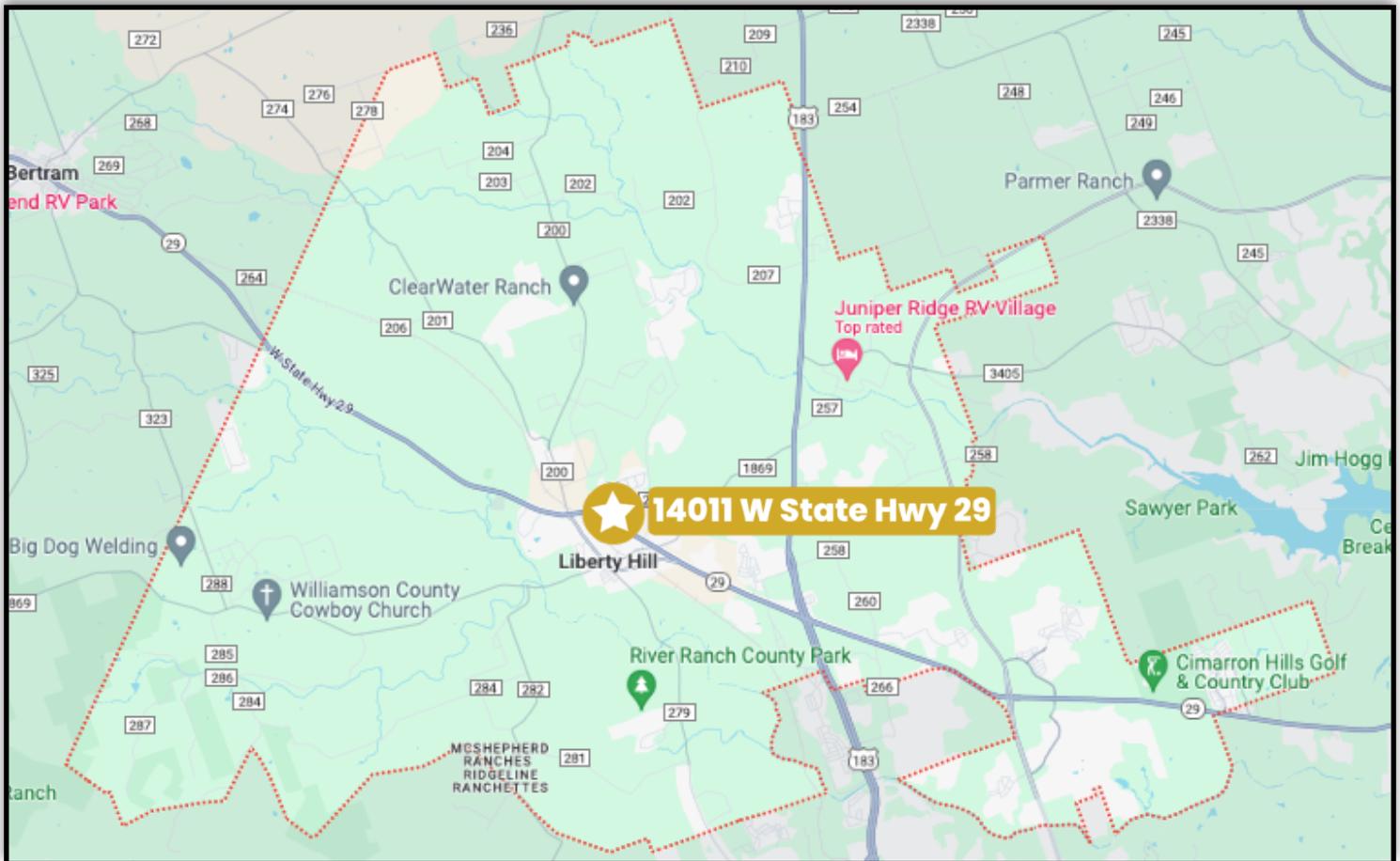


# Restaurant Map

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.



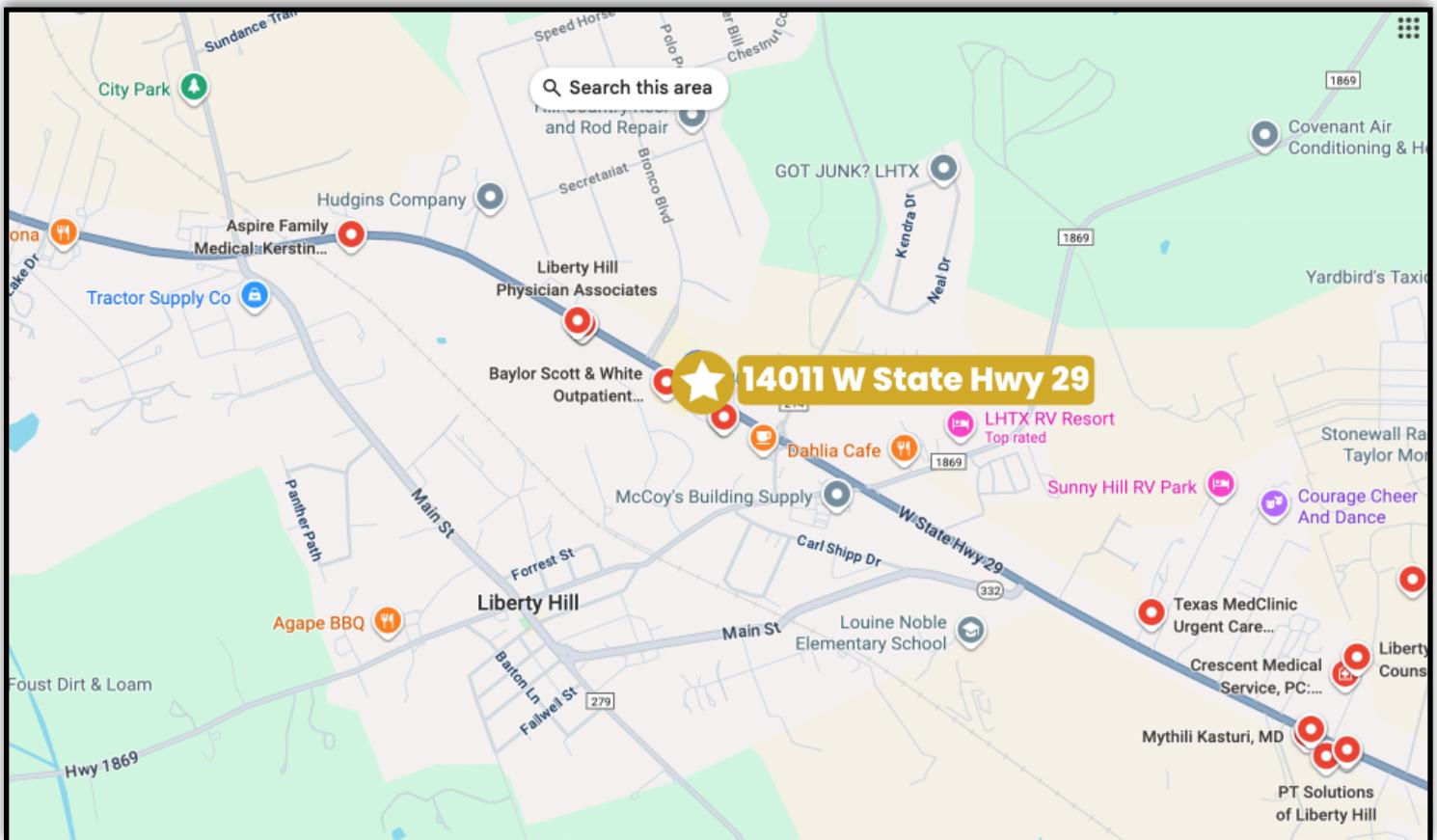
# Liberty Hill ISD Map



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

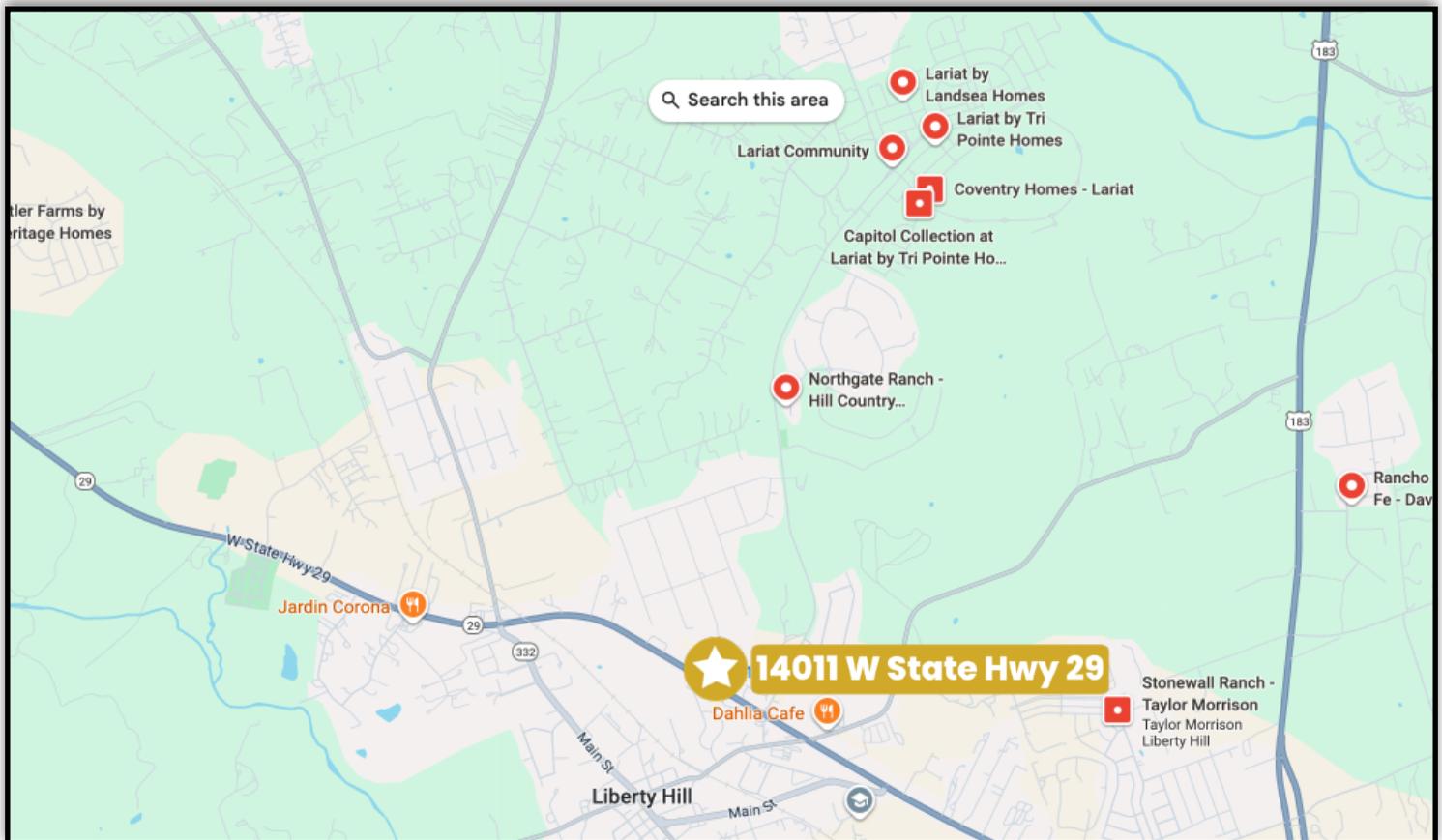
# Medical Services Map

Near 14011 W State Hwy 29 in Liberty Hill, TX, residents have access to a range of medical services. The area is served by several healthcare facilities, including family practice clinics, urgent care centers, and specialized medical offices. St. David's Emergency Center and Baylor Scott & White Medical Center in nearby Cedar Park provide emergency and hospital care. Additionally, there are numerous pharmacies, dental clinics, and wellness centers in the vicinity, ensuring comprehensive healthcare coverage for both routine and urgent medical needs.



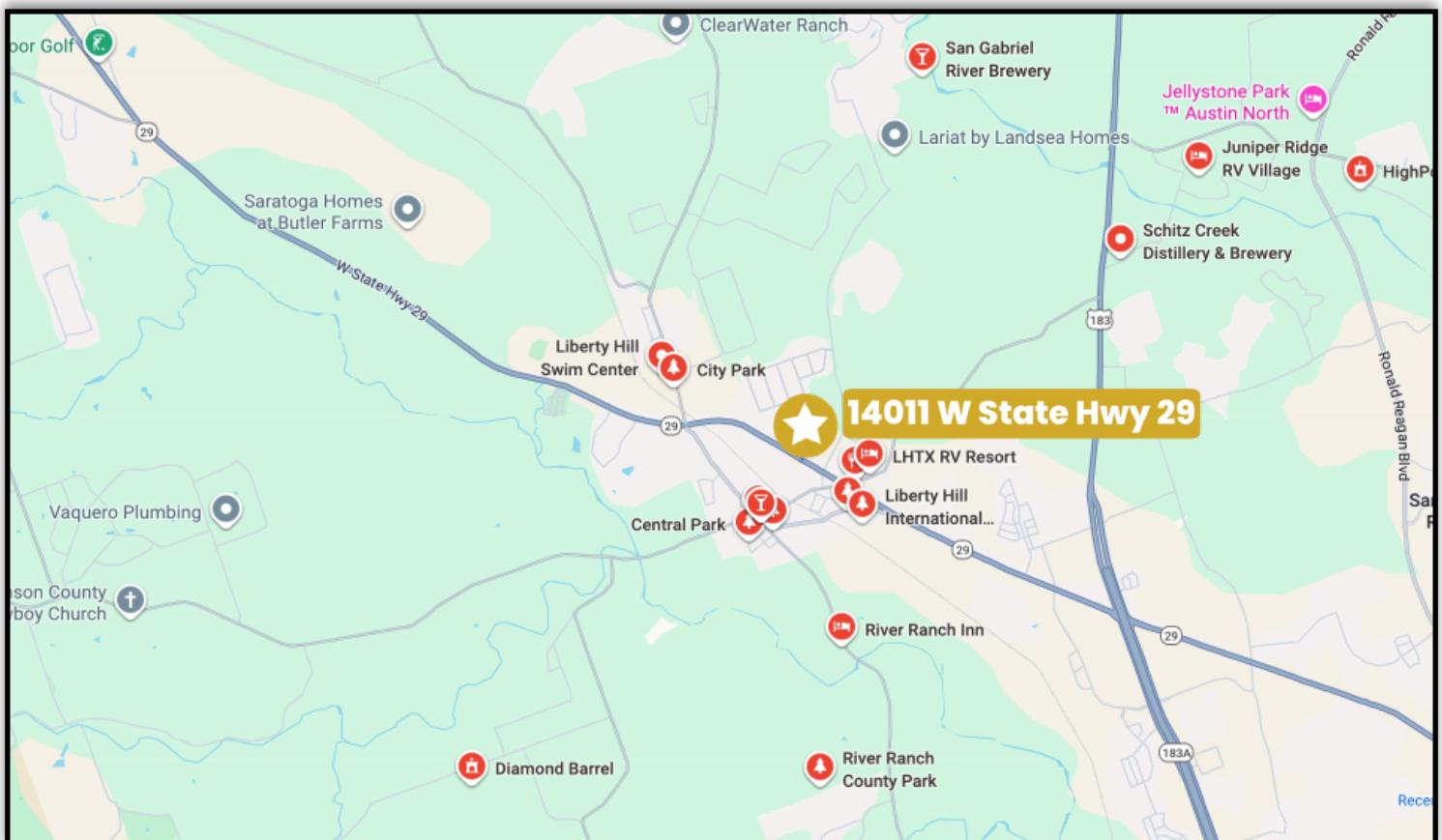
# Subdivisions Map

The area surrounding 14011 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 14011 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
<b>Total Population</b>	13,600	31,000	55,500
<b>Median Age</b>	35	34	36
<b>2028 Projected Median Age</b>	36	36	37
<b>Median Household Income</b>	\$114,000	\$119,000	\$120,000
<b>2028 Projected Median Household Income</b>	\$113,000	\$123,000	\$126,000
<b>Housing Occupancy Ratio</b>	31:1	33:1	26:1
<b>Renter To Homeowner Ratio</b>	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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

Mallach and Company, 304 W. Willis St Leander TX 78641  
Tina Mallach

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Sales Agent/Associate's Name	License No.	Email	Phone

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IABS 1-0 Date

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**Imagine Your Business Thriving and Growing with the Liberty Hill Community!**

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