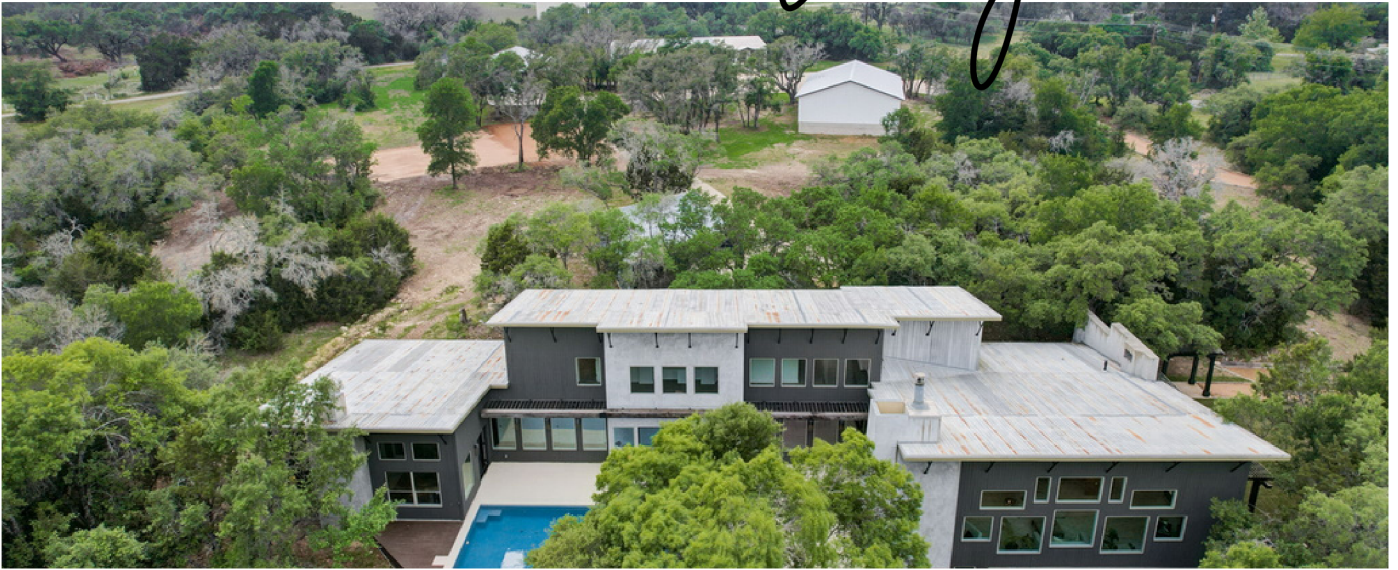


675 RANCH ROAD 1869
LIBERTY HILL, TX 78642
OFFERED AT \$4,488,700

Very **RARE**



COMMERCIAL

residential

Industrial

LIMITLESS

LOT SIZE: 12.07 Acres

BUILDINGS: 4

TOTAL SQ FT: 12,000-15,000

RESTRICTIONS: None

BROKER CO-OP: Yes



Williamson County is the 10th fastest growing county in the US!

IMAGINE!

What would you do with 12.07 unrestricted acres?

Incredible opportunity to bring your imagination to life with this rare, unrestricted ranchette of 12.07 acres abounding with so many options such as a multi-generational compound, a wedding venue, a health and wellness center, a fabrication facility as well as commercial office space. Upon entering the gate, you'll immediately see 3 buildings. To your right is roughly 3000 sf² of space that includes offices, a kitchen, 2.5 bathrooms and wide open space to transform as needed. To the left is approximately 3000 sf² that includes 2 offices with exterior entry, an extra-large workshop and an interior office with space for a full bath. Ahead to your right, you'll see a warehouse of nearly 2300 sf² that has double door entry with a sloped concrete drive that could potentially accommodate fork lift deliveries. Parking is ample with a large concrete parking lot as well as a crushed granite parking area. Follow the quaint, wooded drive to the magnificent main house of just under 7000 sf² where Texas Hill Country embraces modern style tucked deep into large oak trees to lend privacy and space. Create your dream business or live lavishly with 5 bedrooms, 4 bathrooms, a theater room, a basement, an exercise room and a flex space. Solid, majestic ceiling beams carry the main living with wonderful scale and detail. The kitchen boasts a 60" Dual Fuel Commercial Wolf range and Vent-A-Hood vent system and a built-in commercial pizza oven. The Sub Zero Built in 36" freezer and 36" Fridge gives tons of storage. The island holds the Advanta combo Microwave/Convection oven giving an extra cooking option. The butler's pantry has 25' of cabinetry with back up dishwasher, sink and double oven. Enter through the 500-year-old handmade doors from India to the primary bedroom fit for royalty. Escape into nature through Western Sliders to the private outdoor space suited with a saltwater pool, massive outdoor fireplace and over 2000 sf² of patio and deck. Create your dream today!





Kristen Childers
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