

PROPERTY

FOR LEASE

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DISTRICT 29

295 CR 214, LIBERTY HILL, TX 78642

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

District 29 is set to become Liberty Hill's premiere business park. District 29 is located on CR 214 with great accessibility and visibility from SH 29. Unit sizes will range from 2,000-12,000 SF. The property is conveniently located in the Liberty Hill 1/2 Mile ETJ enabling the park to accommodate a variety of uses subject to landlord approval.

Come join Iron Plate Gym, Latika, Relentless Rides, Gold Medal Gymnastics, Black Diamond Autowerkz, The Vinew Shoppe, Republic Tint & WORC Fitness!

PROPERTY HIGHLIGHTS

- Unit Size: 2,000 - 12,000 SF
- Spec, Build-to-Suite & Shell Options Available
- 1 Grade Level Door/2k SF
- 3 Phase Power
- Spectrum Fiber Internet

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	2,000 - 12,000 SF
Building Size:	12,000 SF

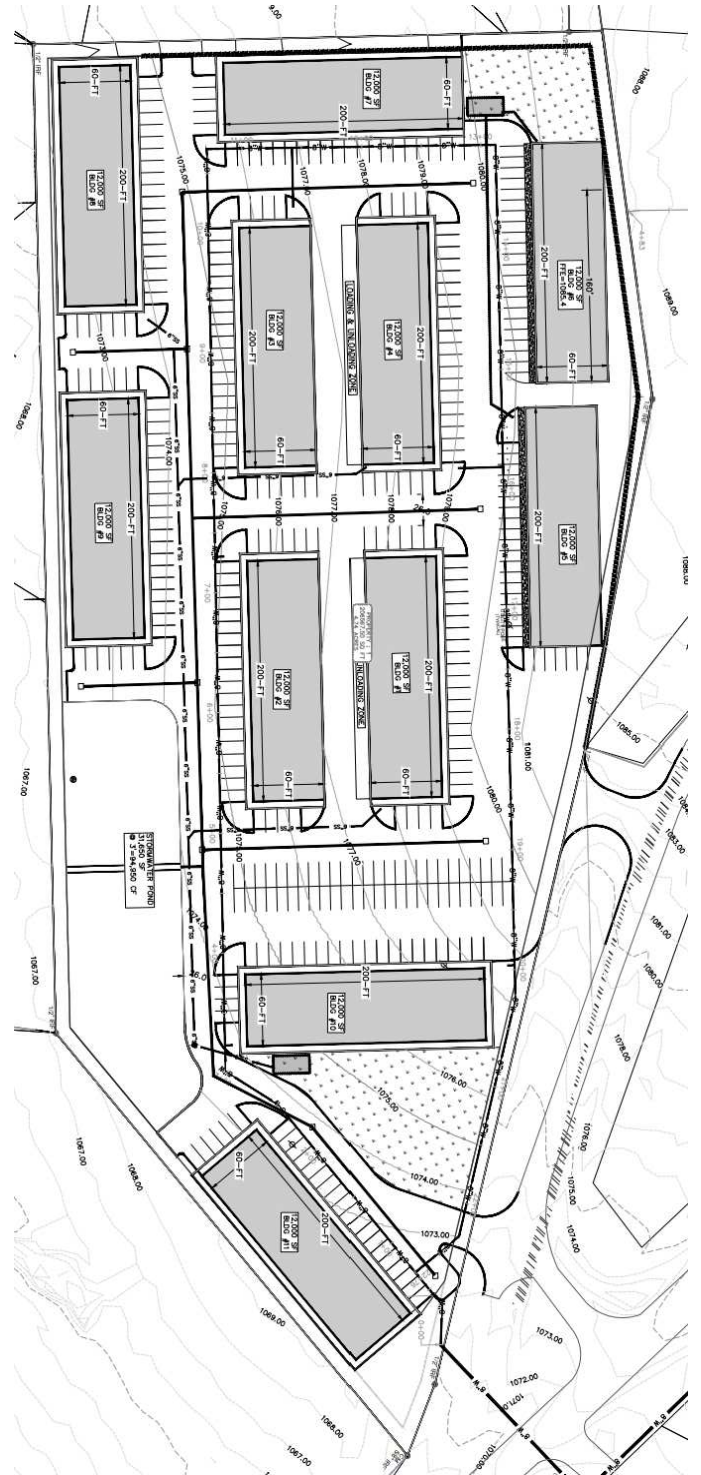
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	265	1,761	4,903
Total Population	885	5,863	16,329
Average HH Income	\$128,649	\$116,810	\$113,396

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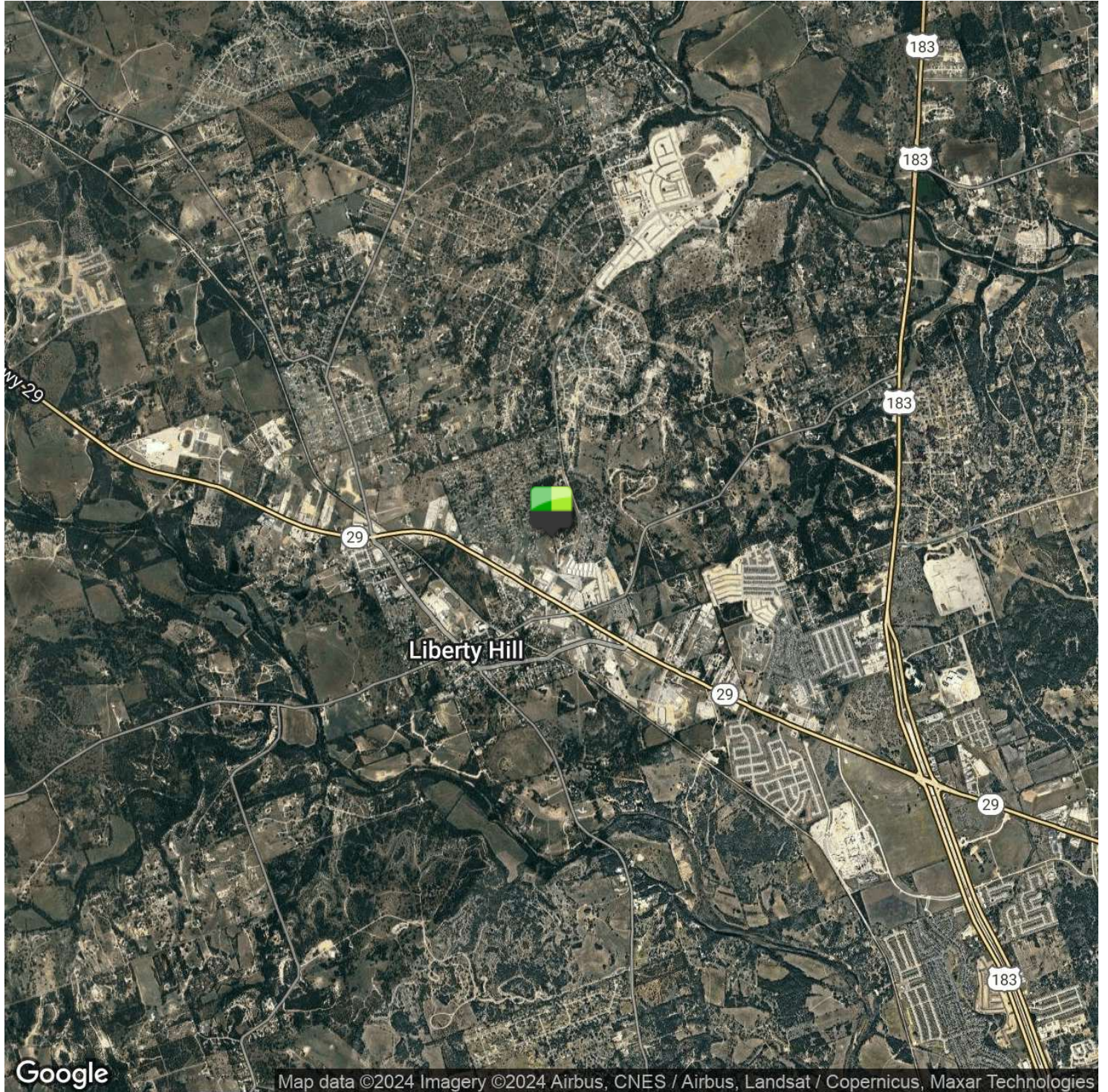
SITE LAYOUT



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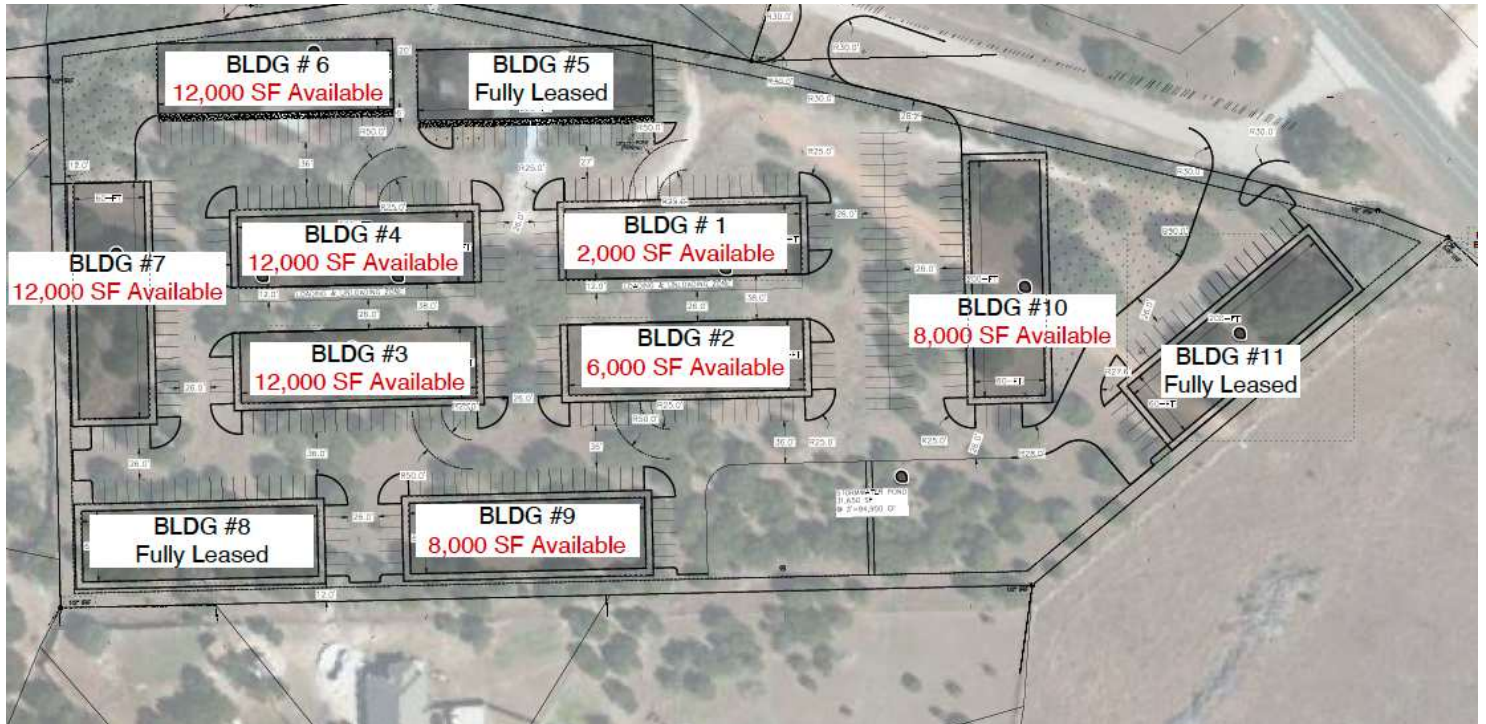
LOCATION MAP



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LEASE SPACES



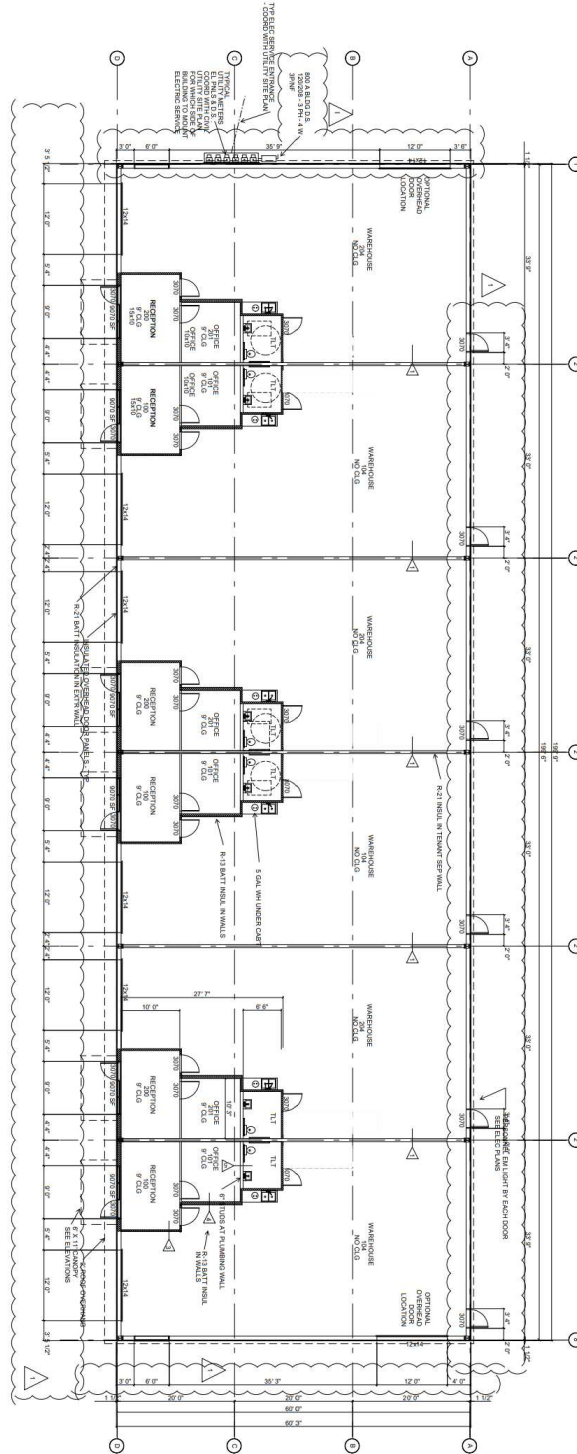
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1 - Unit 110	2,000 SF	NNN	Contact Broker	Spec Suite Available
Building 2 - Unit 100	2,000 SF	NNN	Contact Broker	Spec Suite Available
Building 2 - Unit 110	2,000 SF	NNN	Contact Broker	Spec Suite Available
Building 2 - Unit 120	2,000 SF	NNN	Contact Broker	Spec Suite Available
Building 3	2,000 - 12,000 SF	NNN	Contact Broker	Shell Space Available
Building 4	2,000 - 12,000 SF	NNN	Contact Broker	Shell Space Available
Building 6	2,000 - 12,000 SF	NNN	Contact Broker	Shell Delivery Anticipated Q2 2025
Building 7	2,000 - 12,000 SF	NNN	Contact Broker	Shell Delivery Anticipated Q2 2025
Building 9	2,000 - 8,000 SF	NNN	Contact Broker	Shell Delivery anticipated Q1 2025
Building 10	2,000 - 8,000 SF	NNN	Contact Broker	Shell Space Available

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SPEC FLOOR PLAN





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.

Commercial Market Exchange	9003840	info@cmeatx.com	(512)774-9520
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Delahoussaye	535200	matt@cmeatx.com	(512)585-5313
Designated Broker of Firm	License No.	Email	Phone
Jennifer Bernstein	603557	jennifer@cmeatx.com	(512)774-9520
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anthony Gonzales	738482	anthony@cmeatx.com	(512)786-1482
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