

For Sale



CASHMERE
REALTY GROUP

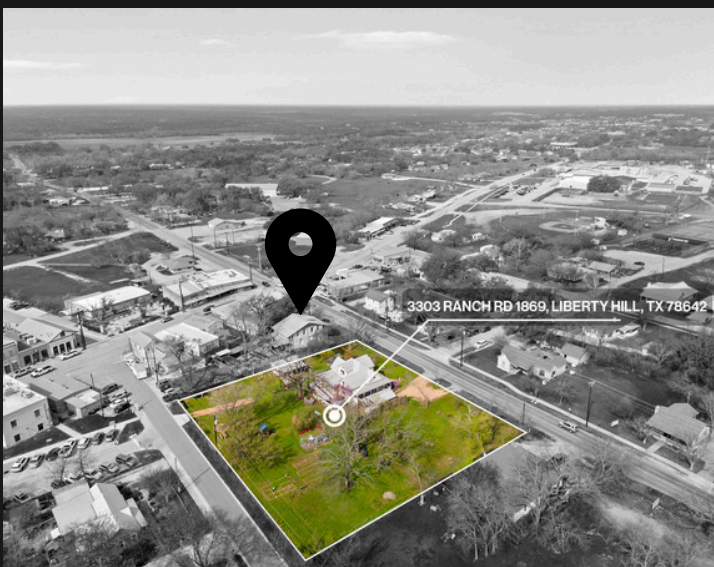
**3303 RANCH RD
LIBERTY HILL, TX**

Zoned: C2

*1.1 Acres (can
subdivide)*

*Public Sewer/Water
Road Frontage on 1869
and Myrtle
Prominent downtown
location*

READY FOR DEVELOPMENT



*Ideal location for subdividing,
mixed use development
(residential/commercial), retail,
office center, cultural hub/food
service, or hospitality.*

CONTACT LYNSAY
BLASIENZ FOR
MORE
INFORMATION



CONTACT US: 512-844-0656
LYNSAYBREATOR@GMAIL.COM

WWW.CASHMEREREALTYGROUP.COM

Offered at \$1,299,999

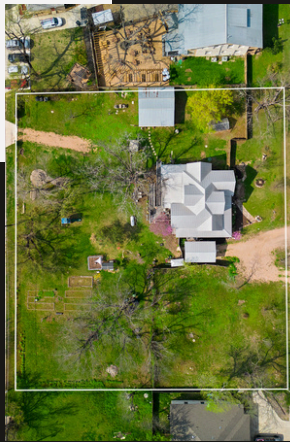
Liberty Hill, TX

LIBERTY HILL'S ECONOMY THRIVES ON BUSINESS-FRIENDLY POLICIES AND A SUPPORTIVE ENVIRONMENT FOR BOTH STARTUPS AND ESTABLISHED COMPANIES. THE TOWN'S ADAPTIVE APPROACH FOSTERS GROWTH AND SUCCESS, GUIDED BY A STRATEGIC VISION FOR LONG-TERM DEVELOPMENT.

INVESTING IN MODERN INFRASTRUCTURE, LIBERTY HILL PROVIDES STATE-OF-THE-ART UTILITIES, RELIABLE TRANSPORTATION, AND SMART LAND USE. WITH AMPLE LAND AND A COMMITMENT TO SUSTAINABLE GROWTH, THE TOWN ENSURES A SOLID FOUNDATION FOR DIVERSE INDUSTRIES, MAKING IT AN ATTRACTIVE DESTINATION FOR BUSINESSES SEEKING STABILITY AND OPPORTUNITY.



LOCATED INSIDE CITY LIMITS (INFILL/PREFERRED)



PRIME DOWNTOWN LOCATION



CASHMERE REALTY GROUP



INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BROKER IS ACTING AS LANDLORD'S/SELLER'S AGENT: A LANDLORD'S/SELLER'S AGENT WORKS SOLELY ON BEHALF OF THE LANDLORD/SELLER TO PROMOTE THE INTERESTS OF THE LANDLORD/SELLER WITH THE UTMOST GOOD FAITH, LOYALTY AND FIDELITY. THE AGENT NEGOTIATES ON BEHALF OF AND ACTS AS THE ADVOCATE FOR THE LANDLORD/SELLER.

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LIBERTY HILL IS EXPERIENCING SIGNIFICANT GROWTH, MAKING IT AN IDEAL TIME FOR DEVELOPERS AND BUSINESSES TO ESTABLISH THEMSELVES IN A THRIVING MARKET. WITH ONGOING RESIDENTIAL AND COMMERCIAL DEVELOPMENT, NUMEROUS OPPORTUNITIES AWAIT SMALL DEVELOPERS TO PARTICIPATE IN THE TOWN'S EXPANSION AND REVITALIZATION.

COMPARED TO LARGER CITIES, LIBERTY HILL OFFERS LOWER REAL ESTATE AND OPERATIONAL COSTS, PROVIDING A GREAT ADVANTAGE FOR SMALL BUSINESSES AND DEVELOPERS LOOKING TO MAXIMIZE THEIR INVESTMENTS. AS A GROWING TOWN, THERE ARE ALSO MANY UNMET NEEDS AND MARKET GAPS THAT SMALL BUSINESSES CAN CAPITALIZE ON, SUCH AS NICHE RETAIL, DINING, AND PROFESSIONAL SERVICES.



GREAT INVESTMENT OPPORTUNITY IN PRIME LOCATION - REPURPOSE/RENOVATE



EXCELLENT VISIBILITY & ACCESSABILITY



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