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257 CR 214, LIBERTY HILL,  
TX 78642

DISTRICT 29 - BUILDING 4

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	12,000 SF
Zoning:	Liberty Hill ETJ

### PROPERTY OVERVIEW

Newly finished 12,000 SF Flex building now available for lease at District 29. The building is comprised of a 10,000 SF open warehouse with 2,000 SF of HVAC Space containing a reception area, office, bathrooms and conditioned storage space.

District 29 is set to become Liberty Hill's premiere business park, located on CR 214 with great accessibility and visibility from SH 29. 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, John's Gym & Dance Republic.

### PROPERTY HIGHLIGHTS

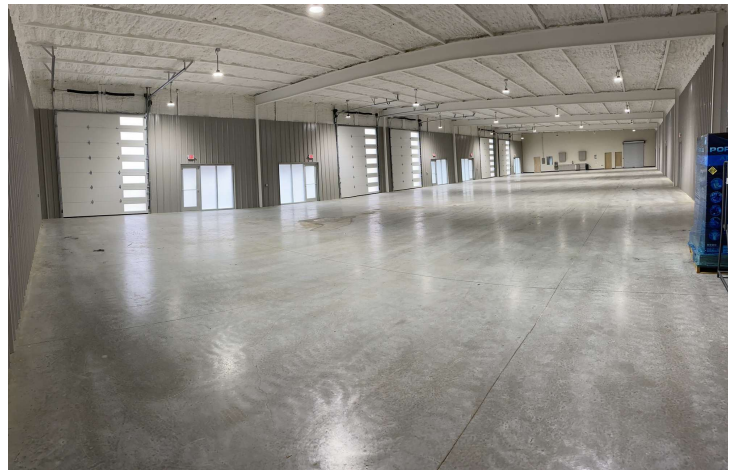
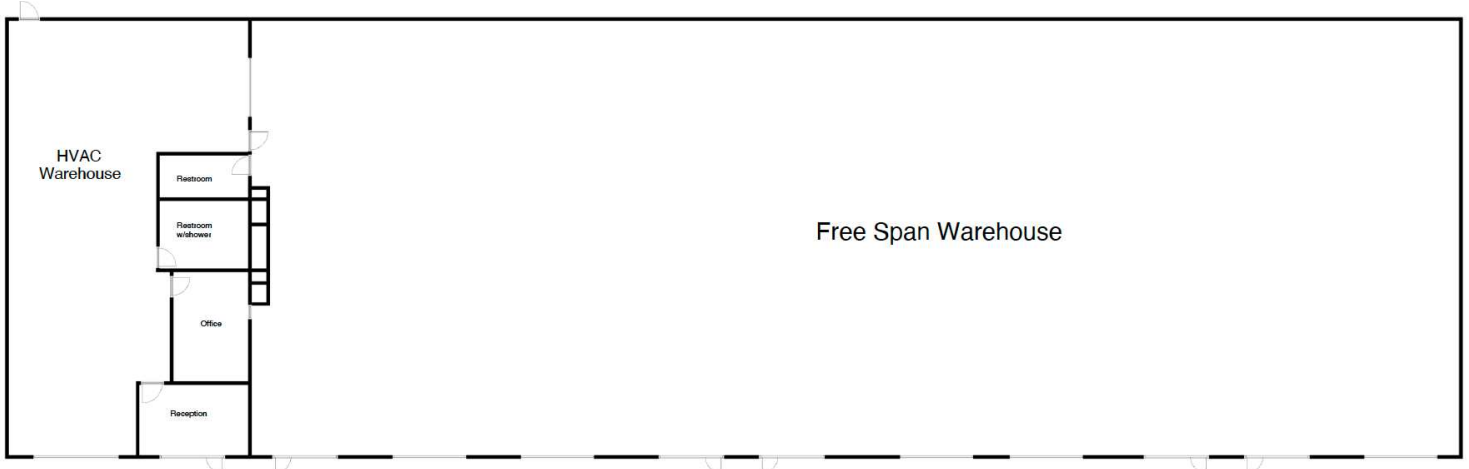
- Turnkey 12,000 SF Building Available
- 6 Grade Level Doors
- 3 Phase Power



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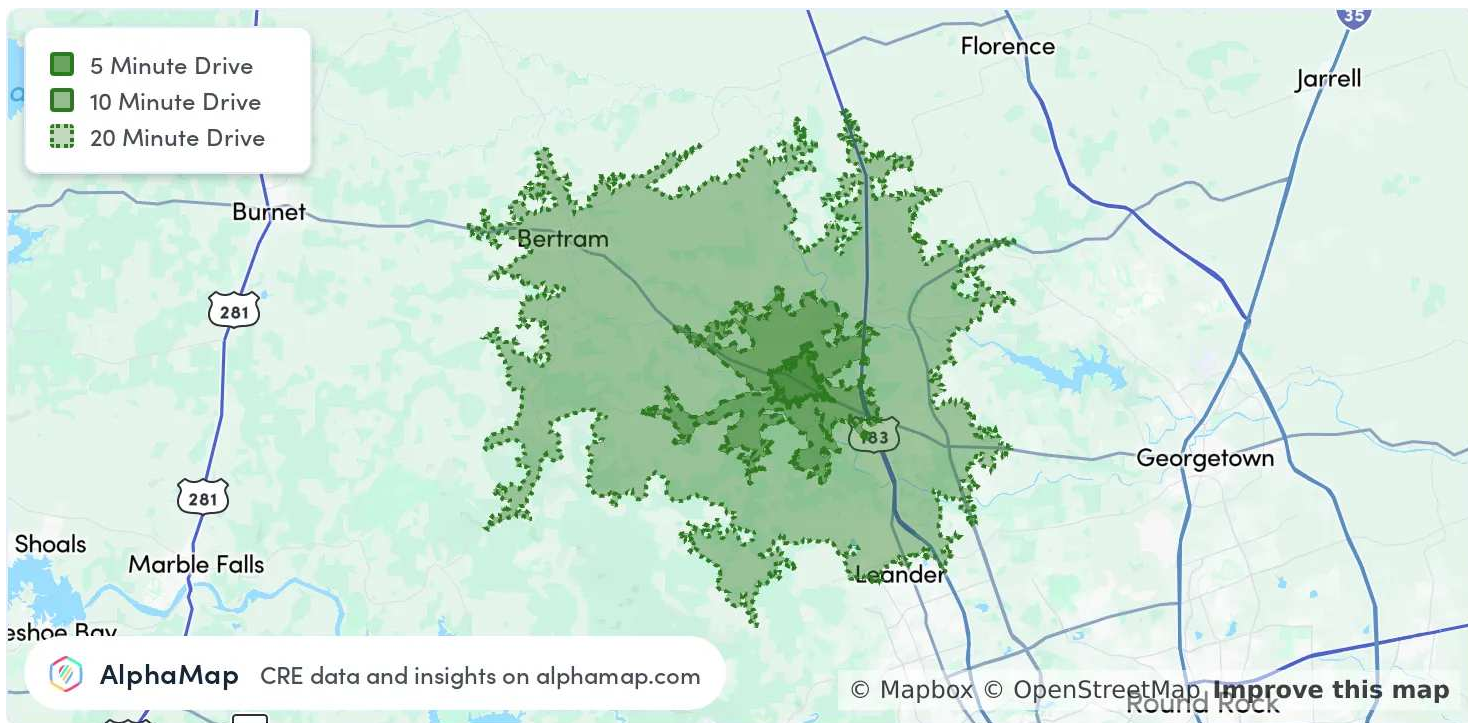
## ADDITIONAL PHOTOS



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## AREA ANALYTICS



### POPULATION

	5 MINUTES	10 MINUTES	20 MINUTES
Total Population	2,446	11,447	62,078
Average Age	38	37	37
Average Age (Male)	37	37	36
Average Age (Female)	38	38	38

### HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	20 MINUTES
Total Households	834	3,905	21,322
Persons per HH	2.9	2.9	2.9
Average HH Income	\$156,328	\$150,645	\$141,210
Average House Value	\$580,783	\$566,042	\$535,273
Per Capita Income	\$53,906	\$51,946	\$48,693

Map and demographics data derived from AlphaMap