

42.61 ACRES

WOODSPRINGS DRIVE LIBERTY, TEXAS 77575

PREMIER LAND DEVELOPMENT OPPORTUNITY

-  **PREMIER LOCATION**
Minutes to US 90 & SH 146
-  **STRONG GROWTH**
Fastest-growing corridors in the Houston MSA
-  **EXCELLENT ACCESS**
Woodsprings Drive with access to major highways
-  **DEVELOPMENT POTENTIAL**
Residential, Estate or Investment Opportunity
-  **NATURAL SETTING**
Mature trees and beautiful surroundings

EXECUTIVE SUMMARY

M Kittrell Properties is pleased to present a rare 42.61-acre tract located on Woodsprings Drive, east of Lakeland Drive in Liberty, Texas.

This property offers an exceptional opportunity for residential development, estate lots, or long-term investment in one of the fastest-growing corridors in the Houston MSA.



-  **42.61 ACRES**
As per CAD
-  **PRIME LOCATION**
Minutes to US 90 & SH 146
-  **GROWTH CORRIDOR**
Strong Population & Housing Growth
-  **DEVELOPMENT POTENTIAL**
Residential / Estate / Investment
-  **UTILITIES NEARBY**
Water, Sewer, Electric Available via City
-  **NO FLOODPLAIN**
As per Wetlands Survey & FEMA Zone X

EXCELLENT ACCESS • STRONG DEMAND • BRIGHT FUTURE

PROPERTY HIGHLIGHTS

	Total Acreage	42.61 Acres
	Location	Woodsprings Drive, East of Lakeland Drive Liberty, Texas 77575
	County	Liberty County
	Zoning	TBD / Residential
	Seller	Private Owner
	Road Frontage	+/- 2000 FT on Woodsprings Drive
	Topography	Generally Level, Heavily Treed
	Floodplain	Zone X - Area That Is Determined To Be Outside The 100 & 500-Year Floodplains
	Drainage	Existing Drainage on Property
	Detention	To be determined with City staff
	Utilities	Water, Sewer, Electric Available via City
	Best Use	Residential Development, Estate Lots, Investment
	Great Location	Strong Growth
	Asking Price	Contact Broker

-  **42.61 ACRES**
-  **LIBERTY, TX 77575**
-  **+/- 2000 FT FRONTAGE**
-  **MATURE TREES NATURAL SETTING**

LOCATION & ACCESS

42.61 ACRES ON WOODSPRINGS DRIVE | LIBERTY, TEXAS



REGIONAL CONTEXT

Strategically positioned in one of the fastest-growing corridors in the Houston MSA, this property offers excellent access to major highways, employment centers, and growing residential communities.



DIRECT ACCESS

Frontage on Woodsprings Drive
+/- 2,000 FT



STRONG ECONOMY

Close to employment centers, industrial growth, and retail development



MAJOR HIGHWAYS

Minutes to US 90
& State Highway 146



RESIDENTIAL GROWTH

Surrounded by established neighborhoods and new residential development



GROWING COMMUNITY

Located in Liberty, TX -
County seat for Liberty County
with strong historical roots &
small town charm.

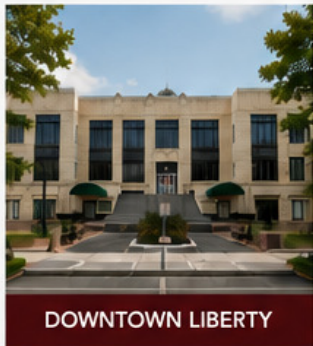


CONVENIENT LOCATION

Easy access to dining, shopping,
schools, and public services

PROPERTY ADVANTAGES

- ✓ Premier development opportunity in Liberty, Texas
- ✓ Flexible for residential, estate, or investment use
- ✓ Excellent frontage and visibility on Woodsprings Drive
- ✓ Proximity to major transportation routes and growing amenities
- ✓ Located in an area of strong demand and future growth potential
- ✓ Utilities available via City
- ✓ No floodplain – low risk and lower development costs



DOWNTOWN LIBERTY



SH 146 ACCESS



GROWING CORRIDOR



LIBERTY, TEXAS



42.61
ACRES



LIBERTY, TX
77575



+/- 2000 FT
FRONTAGE



MATURE TREES
NATURAL SETTING



DEVELOPMENT POSSIBILITIES

CONCEPTUAL SITE PLAN

This conceptual plan illustrates a potential residential layout with a mix of 40' and 60' wide lots, open space, and natural buffers. The design is intended to show one of many possible development configurations.

CONCEPT PLAN FEATURES

- Mix of 40' and 60' Wide Lots
- Open Space / Detention Amenity
- Internal Streets with Cul-de-Sacs
- Preserved Natural Areas & Tree Buffers
- Flexibility for Single-Family, Estate Lots or Build-to-Rent Community

ESTIMATED YIELD (CONCEPTUAL)

60' Wide Lots (Typical)	± 45 Lots
40' Wide Lots (Typical)	± 48 Lots
Total Estimated Lots	± 93 Lots

Lot count and layout are conceptual and subject to change based on final engineering, utility availability, and municipal requirements.

NOTES & DISCLOSURES

- This is a conceptual site plan for illustrative purposes only.
- Lot dimensions, lot count, road layout, and open space are approximate and subject to change.
- Subject to all applicable city, county, and utility requirements.
- Environmental, floodplain, and other due diligence should be verified by buyer.
- This plan does not constitute an offer or approval for development.





REGIONAL LOCATION & ACCESS

Strategically positioned in Liberty, Texas with excellent access to major highways and the greater Houston MSA.



DRIVE TIMES

US Highway 90	3 Min
SH 146	4 Min
Dayton	10 Min
Cleveland	35 Min
IAH Airport	35 Min
Port of Houston	50 Min
Downtown Houston	50 Min



PRIME LOCATION

Minutes to US 90, SH 146 & TX-99 Grand Pkwy.



EXCELLENT ACCESS

Direct access via Woodsprings Drive with connections to major highways.



GROWTH CORRIDOR

Located in one of the fastest-growing areas in the Houston MSA.



STRONG DEMAND

High demand for residential development, estate lots & investment opportunities.



M KITTRELL PROPERTIES

Integrity. Experience. Results.

42.61 ACRE DEVELOPMENT OPPORTUNITY
LIBERTY, TEXAS



*A growing community
with small-town charm
and big opportunities.*

HISTORIC DOWNTOWN LIBERTY, TEXAS

DEMOGRAPHIC SNAPSHOT

5-MILE TRADE AREA



Population

12,775



Households

4,387



Avg. Household
Income

\$92,750

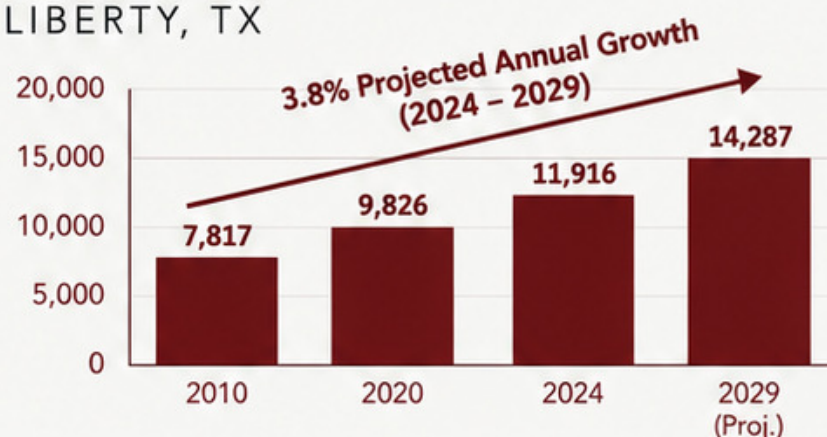


Avg. Home Value

\$185,000

POPULATION GROWTH

LIBERTY, TX



KEY DEMOGRAPHICS

5-MILE TRADE AREA



Median Age

38.3



Bachelor's Degree
or Higher

16.8%



Total Labor Force

5,984



Owner-Occupied Housing

72.3%

A GROWING COMMUNITY

Liberty, Texas is experiencing steady population and economic growth, driven by its strategic location, affordability, and expanding infrastructure. With proximity to Houston, Beaumont and the Gulf Coast, Liberty offers an attractive environment for residential, commercial and industrial development.

*A strong local economy, a supportive
business climate, and continued
investment in infrastructure position
Liberty for a bright future.*



MAJOR EMPLOYERS

- Liberty ISD
- Liberty County
- PTC Liberty Tubulars
- Trinity River Authority
- Walmart Supercenter
- Liberty Municipal Airport
- Healthcare & Regional Services



ECONOMIC DRIVERS

- Population growth & new housing demand
- Expansion of retail and service sectors
- Strategic access to US Hwy 90 and Hwy 146
- Proximity to Houston, Beaumont and Port of Houston
- Affordable cost of living and business-friendly environment

*Growth Today.
Greater Opportunities Tomorrow.*



PRIME LOCATION

Ideally located in the path of growth with easy access to US 90, SH 146, and major employment centers.



STRONG MARKET FUNDAMENTALS

Rapid population growth, rising home values, and strong demand for new residential communities.



FLEXIBLE DEVELOPMENT POTENTIAL

Well-suited for single-family or master-planned communities, or build-to-rent neighborhoods.



UTILITIES & INFRASTRUCTURE

Essential utilities are available or nearby, supporting efficient development and long-term value.



LONG-TERM VALUE

Strategic location, pro-growth environment, and ongoing investments make this a compelling long-term hold.

PROPERTY SUMMARY

Total Acreage:	42.61 Acres
Location:	Woodsprings Drive, Liberty, Texas 77575
Frontage:	± / ± 2000 ft on Woodsprings Drive
Zoning:	None (Duality City Limits)
Utilities:	Available Nearby
Topography:	Generally level & Heavily Treed
Flood Zone:	Zone X - Area which is determined to be outside of the 100 & 500 Yr Floodplain (Buyer to Verify)
Best Use:	Residential Development (Estate Lots, Subdivision or Single-Family)
Asking Price:	Contact Broker

DISCLAIMER & CONFIDENTIALITY

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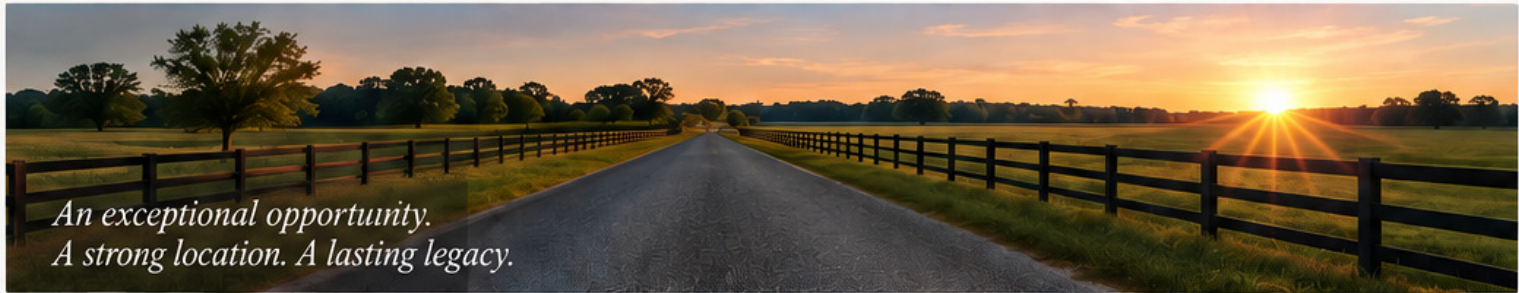
THANK YOU FOR YOUR INTEREST

We look forward to the opportunity to work with you.



ADDITIONAL INFORMATION AVAILABLE

Detailed due diligence materials, surveys and documentation are available upon request to qualified buyers.



*An exceptional opportunity.
A strong location. A lasting legacy.*