

59.46+/- ACRE DEVELOPMENT SITE

5700 CR 200 | Liberty Hill, Texas 78642

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer qualified investors and developers the opportunity to purchase 59.46 +/- acres, located at 5700 County Road 200 in Liberty Hill, TX (“the Site”). The Site is outside the Liberty Hill city limits in Williamson County with no known zoning in place. Potential uses include, but are not limited to, single family, RV park, manufactured housing, and recreational uses. Liberty Hill boasts excellent demographics and growth, with an average household income of \$111,000, a median home value of \$575,000, and an astounding 236% increase in population over the last 5 years. The Site is located along County Road 200 connecting to State Highway 29 and US-183 which are major east-west and north-south thoroughfares in the Austin MSA .

This Site is exceptionally well-priced at an asking **price of only \$2,600,000 (\$43,727 per acre)** and is a great opportunity to acquire a property in the immediate path of growth in one of the nation’s fastest growing MSA’s. Seller financing is available to qualified Buyers; call for details.

A 2% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. If seeking a Co-Broker Fee, the third-party broker must be identified upon initial conversation with listing broker.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	59.46 +/- Acres
Address	5700 CR 200, Liberty Hill, TX 78642 (33.20299, -96.75128)
Access	Access via Country Road 200
Utilities	2” waterline to the Site - City of Georgetown Water CCN
Zoning	No Zoning – Williamson County
Appraisal District Property ID’s	R021879, R584658
School District	Liberty Hill ISD

TAX INFORMATION	
Taxing Entity	Tax Rate
Williamson ESD	0.074944
Williamson County	0.355670
Williamson County FM/RD	0.044329
Liberty Hill ISD	1.166900
Total Tax Rate	1.641843

(1) Purchaser to verify all information during due diligence.

PRICING	
Asking Price	\$2,600,000
Asking Price Per Acre	\$43,727

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 250
3-MILE | 3,821
5-MILE | 9,109

MEDIAN HOUSEHOLD INCOME



1-MILE | \$120,966
3-MILE | \$120,004
5-MILE | \$116,148

MEDIAN HOME VALUE



1-MILE | \$673,780
3-MILE | \$653,612
5-MILE | \$615,399

59.46+/- ACRES
LIBERTY HILL, TX

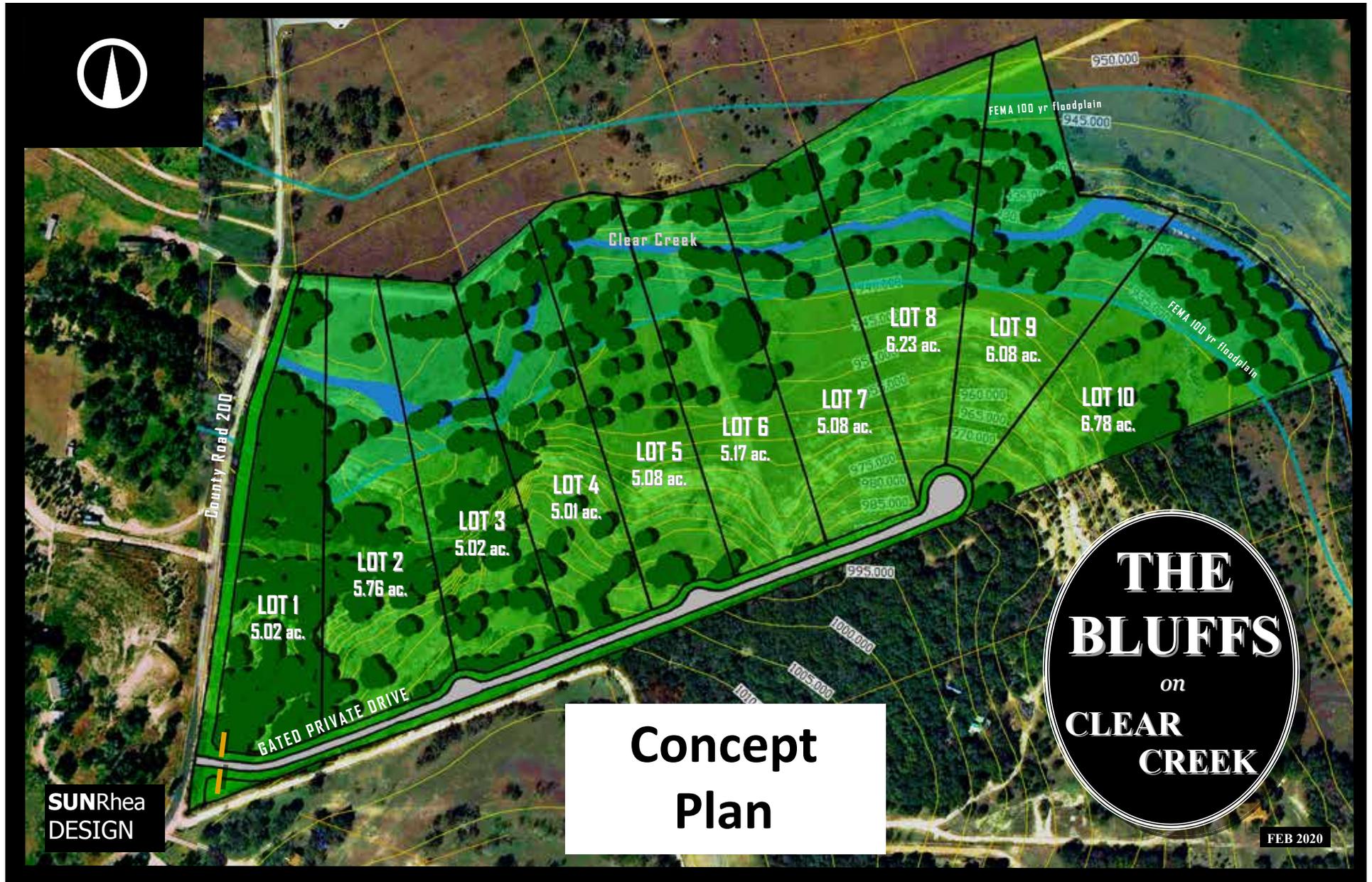


59.46+/- ACRES
LIBERTY HILL, TX



59.46 +/- ACRES
LIBERTY HILL, TX





SUNrhea
DESIGN

Concept Plan

THE BLUFFS on CLEAR CREEK

FEB 2020

INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is located roughly 3 miles west of US-183, providing rapid access to the greater Austin MSA, and is also less than 18 miles west of I-35, a major north-south throughfare providing access to Dallas, Austin, and San Antonio.
- The Site benefits from proximity to numerous new and planned residential developments. Additionally, the continued growth throughout the I-35 corridor and Texas Triangle enhances the area's overall appeal.
- Located in the Austin MSA and less than an hour drive from the Austin CBD, the Site is strategically positioned to benefit from proximity to major employers, including The State of Texas, the University of Texas at Austin, Tesla, H-E-B, and more.



Zoning

- The Site is located in Williamson County, and is not subject to any known zoning restrictions, offering flexibility for development.
- Potential uses include, but are not limited to, single family, RV park, manufactured housing, and recreational uses.
- The Site has a preliminary plat in place contemplating 10 residential lots set to expire March 2026.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the US Census Bureau, the estimated population of Liberty Hill is 11,984 as of September of 2024, an astounding 236% increase from the 2020 population of 3,646.
- As of May 2025, the Median Home Price in Liberty Hill was \$575,000 according to Realtor.com.
- The Site is served by the highly rated Liberty Hill ISD (A- on Niche.com).



AUSTIN MSA HIGHLIGHTS

- The Austin MSA area has a well-diversified economy that ranks eighth in the nation. The Austin area economy's GDP came in at \$248.1 billion in 2023. Austin is the No. 1 best performing large city in the U.S., according to a new study from the Milken Institute.
- In 2023 Austin added 56,300 jobs with a year-over-year increase of 4.4%, making it the fifth best performing among the top 50 metros.
- The current population of the Austin Round Rock MSA in 2024 is 2,473,275, a 2.06% increase from 2023. Austin also became the 10th largest city in the country and was ranked the fastest-growing area for the 12th straight year in 2023.
- Recent rankings and awards received by Austin include: #1 in GDP growth among big U.S. metros, #2 in best real estate market in America, and #7 in top U.S. cities for international business.

The Site is located in Williamson County, which is part of the Austin Metropolitan Statistical Area. The Austin MSA encompasses 5 counties (Bastrop, Caldwell, Hays, Travis, and Williamson). The Austin MSA has a population of 2,554,930, making it the 25th most populous metro area in the United States.



**GROSS METROPOLITAN
PRODUCT**

\$220.05 Billion



**AUSTIN POPULATION
GROWTH**

2.06% (2023-2024)



**AUSTIN ESTIMATED
POPULATION**

2.47 Million



Downtown Austin



Main Street

ECONOMIC OVERVIEW

The Austin-Round Rock Metropolitan Statistical Area (MSA) has experienced robust job growth over recent years, underscoring its economic vitality. From 2010 to 2020, Austin added approximately 350,000 jobs, marking a significant increase in employment opportunities across various sectors. This growth has been driven by the city's thriving technology industry, expanding healthcare sector, and a developing ecosystem of startups and creative enterprises. The presence of major corporations and a supportive business environment have also contributed to Austin's reputation as a hub for innovation and entrepreneurship. Major employers in Austin include the State of Texas, University of Texas at Austin, Dell, and the City of Austin. As the capital of Texas, Austin hosts nearly 70,000 government workers. The University of Texas at Austin (UT Austin) plays a pivotal role in the city's culture and economy, boasting a student body of over 50,000 and employing 25,000 faculty and staff. Its extensive research initiatives drive innovation and attract investments to Austin. UT Austin's dedication to academic excellence and community engagement fosters partnerships with local businesses, nonprofits, and government agencies, enhancing the city's overall quality of life and economic prosperity.



AUSTIN MAJOR EMPLOYERS	
EMPLOYER	EMPLOYEES
State of Texas Government	69,777
University of Texas Austin	25,313
Dell Computer Manufacturing	14,000
City of Austin Government	12,000
Federal Government	11,991
Seton Healthcare Network	11,500
AISD Education	10,672
St. David's Healthcare Services	6,600
IBM Computer Manufacturing	6,239



AREA OVERVIEW

Liberty Hill is a rapidly growing city located about 30 miles north of Austin, Texas, in Williamson County. The area benefits from proximity to Austin's economic opportunities while maintaining its own identity with numerous parks, trails, and small town charm. The Site is served by Liberty Hill ISD, which has an A- grade on Niche.com and enrolls approximately 8,829 students, with a student-teacher ratio of 18:1. The city is home to a growing art scene, anchored by the famous Liberty Hill International Sculpture Park. Liberty Hill is also located on the Northeast edge of Balcones Canyon Lands National Wildlife Refuge, a nearly 25,000 acre national park with over 8 miles of public hiking trails.

TRANSPORTATION



Air: Austin-Bergstrom International Airport located approximately 40 miles southeast of the Site, the airport has over 260 daily flights with nonstop service to 95 plus domestic and international destinations. Lago Vista Texas Rusty Allen Airport is located 4.5 miles north of the Site, which is utilized for personal and domestic flights throughout the state of Texas.



Highway: The Site is located within the Williamson County, northwest of the City of Austin. The main thoroughfares around the Site are US-183 and State Highway-29, located 3 miles east and 5.5 miles south of the Site, respectively. 17.2 miles east of the Site is I35 which provides access into Downtown Austin and San Antonio, and serves as a direct route to DFW. Travel time from the Site to Downtown Austin is about 1 hour.



Georgetown Main Street



Austin-Bergstrom International Airport

April 2025 Market Statistics - Austin-Round Rock-San Marcos MSA

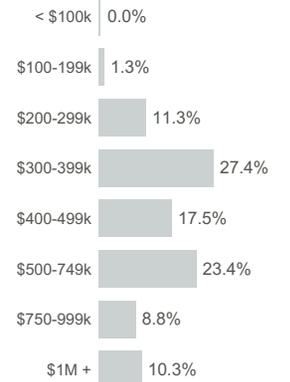
Median Price
\$450,000
▼ -2.2% YoY

Closed Sales
2,580
▼ -12.2% YoY

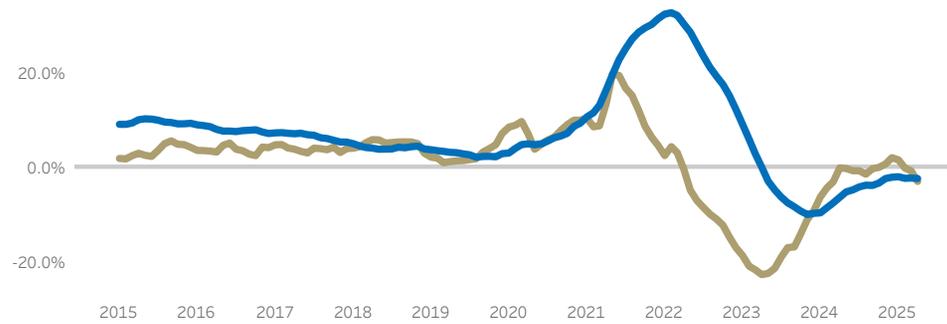
Active Listings
13,108
▲ 27.3% YoY

Months Inventory
5.2
▲ 1.3 YoY

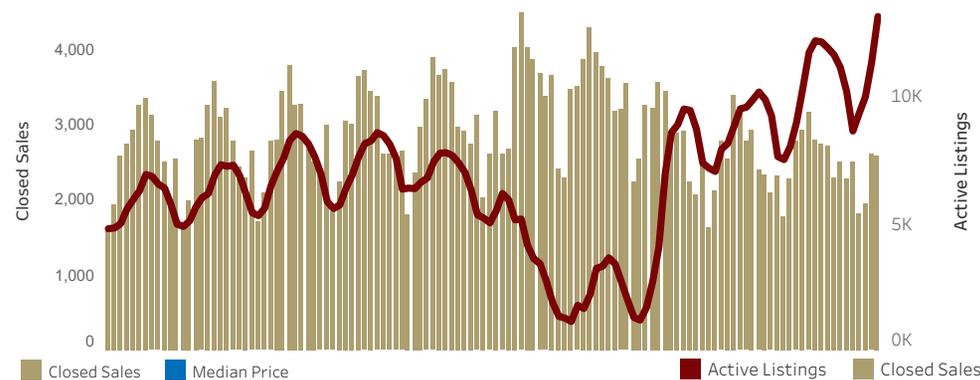
PRICE DISTRIBUTION



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



VALUATION STATS

Median Price/Sq Ft
\$225.43
▼ -2.7% YoY

Median Home Size
2,014 sq ft

Median Year Built
2013

Close/Original List
95.0%

TRANSACTION TIME STATS

Days on Market
66
3 days more than April 2024

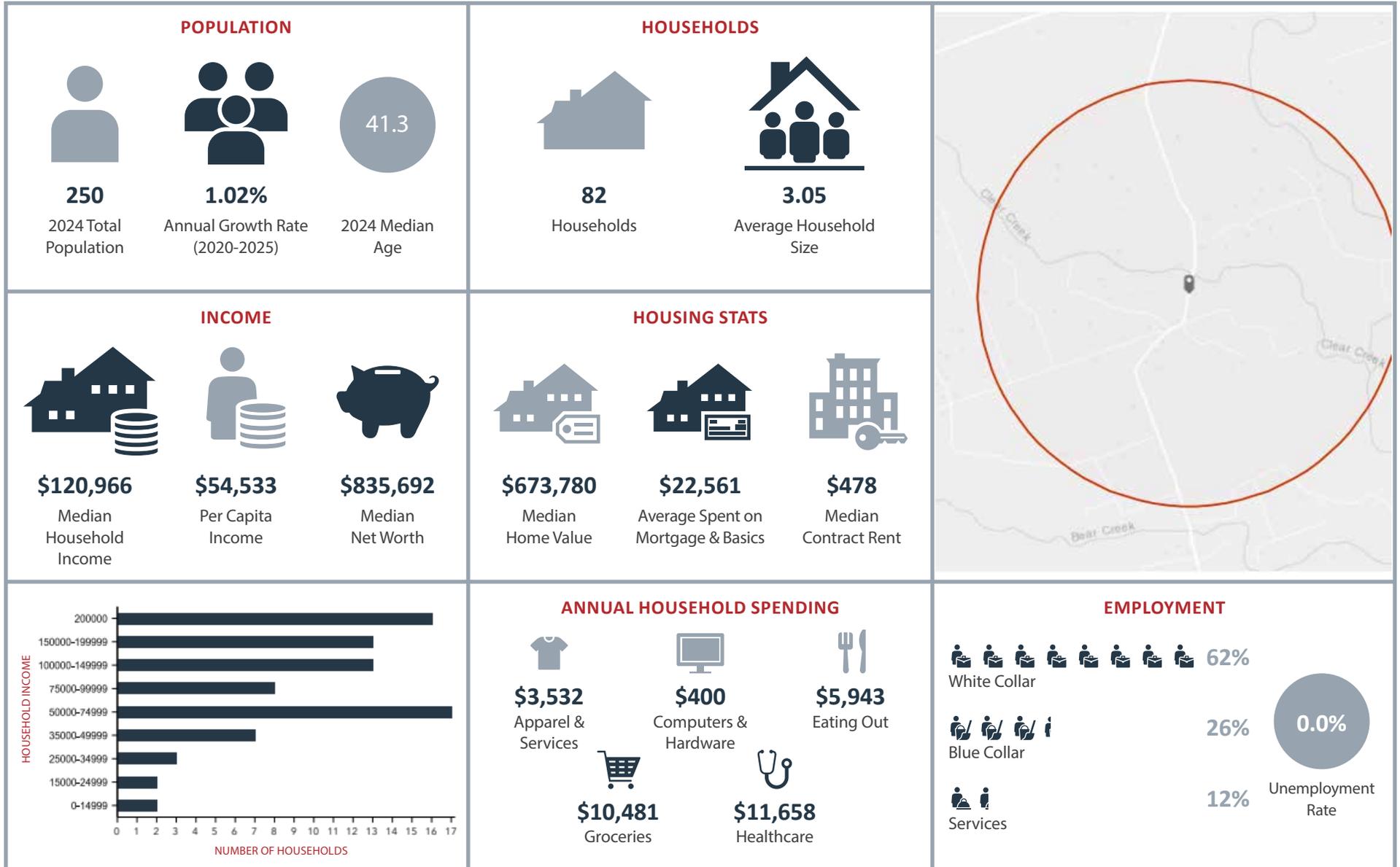
Days to Close
32
3 days less than April 2024

Total Days
98
Unchanged from April 2024

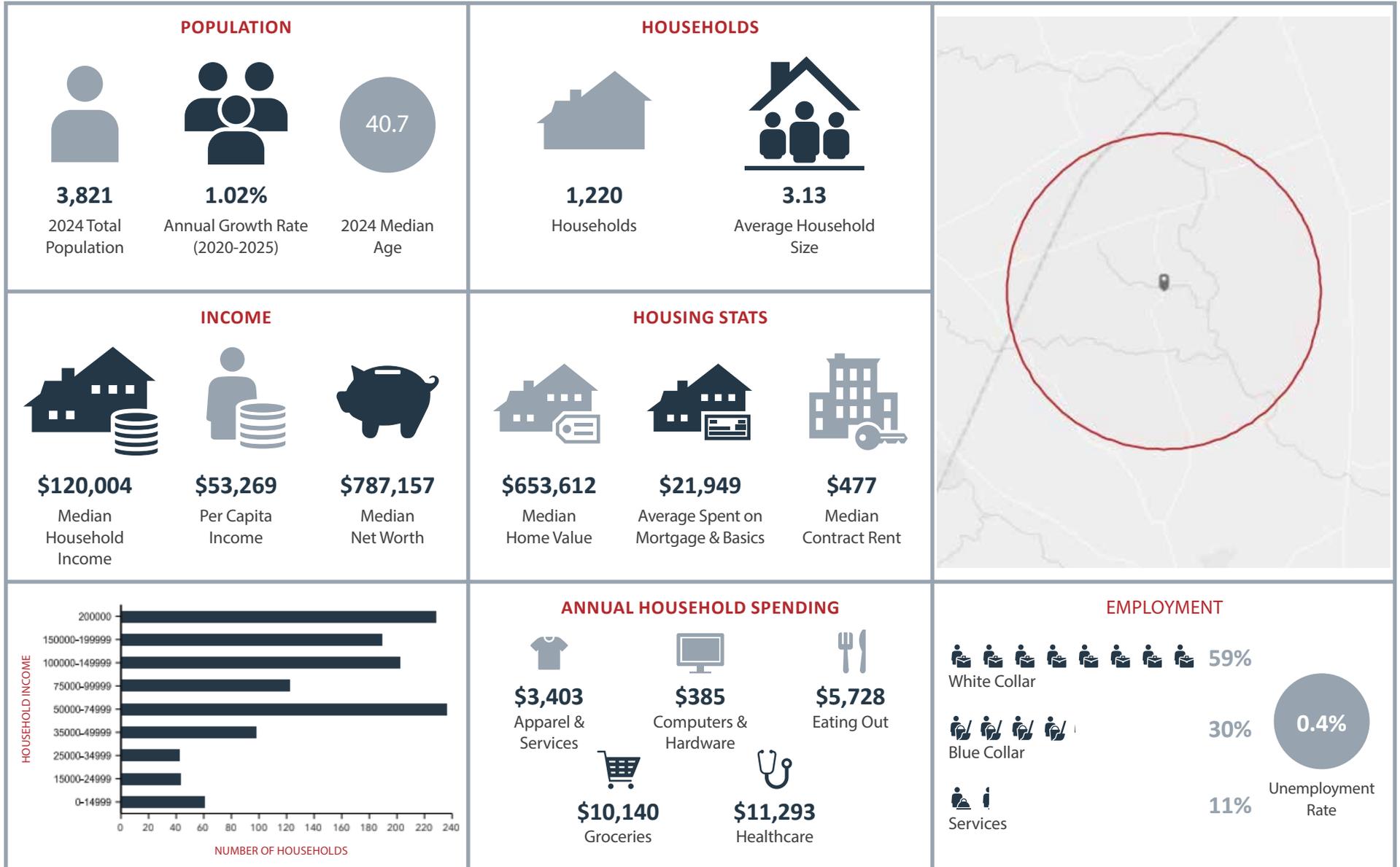


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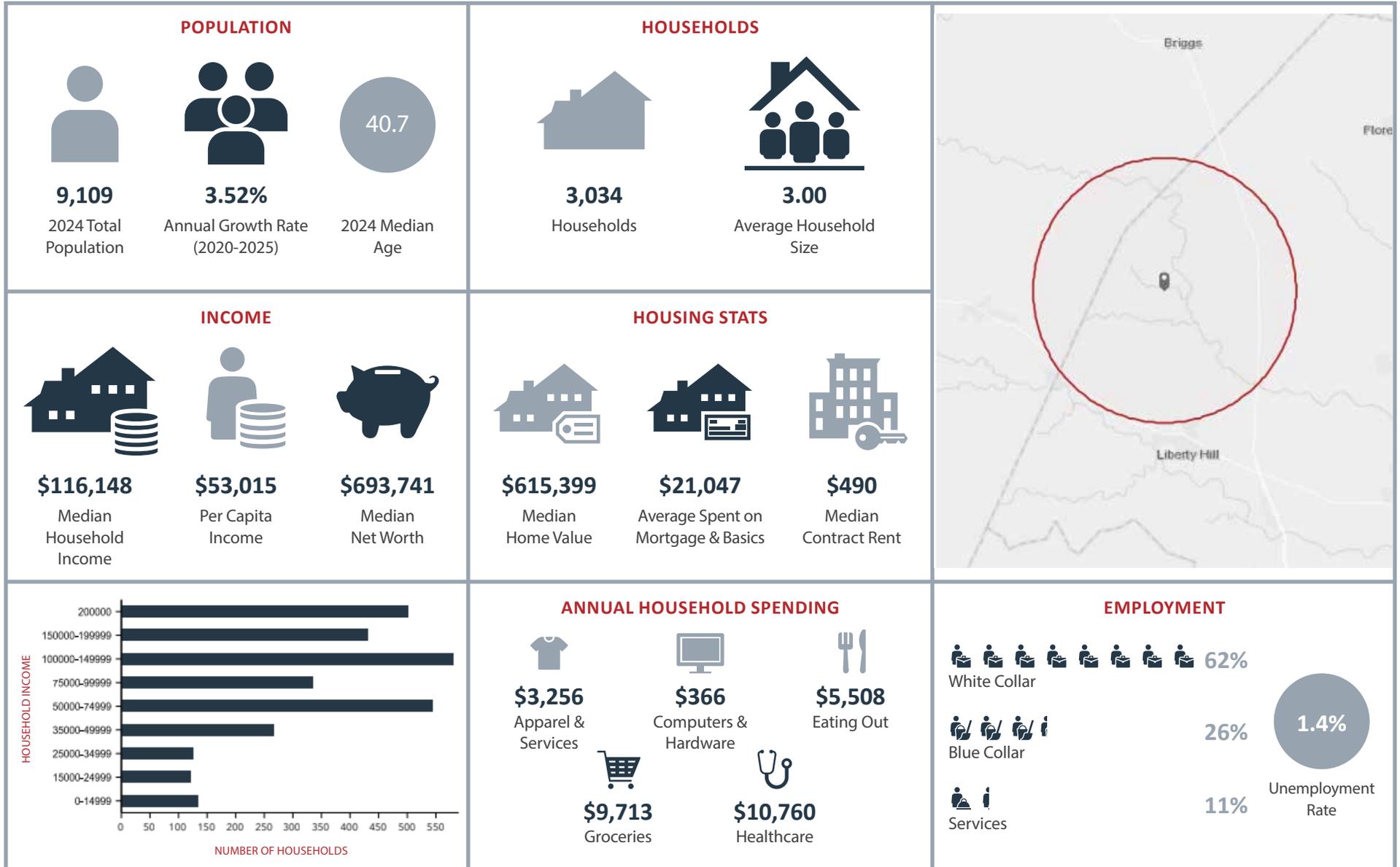
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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