

FOR SALE: 1.76 ACRE PAD SITE



PRIME RETAIL PAD SITE | 12700 W STATE HWY 29, LIBERTY HILL, TX



STONEWALL RANCH
1,121 LOTS

BILL BURDEN
ELEMENTARY SCHOOL

CALIBER
COLLISION

AutoZone
Popeyes
brakes plus
Wendy's
McDonald's

HIGGINBOTHAM
BROTHERS
A DIVISION OF US

Meridell Achievement Center

SUBJECT SITE
1.76 ACRES

A-LINE
AUTO PARTS

Minuteman
Rentals
Tools / Sales / Service

HWY 29: 32,927 VPD (TX DOT)





GOLD TIER

EXCLUSIVELY LISTED BY

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LIBERTY HILL
MIDDLE SCHOOL



29
TEXAS

TRUSS MATE INC.

ARC
AUSTIN REGIONAL CLINIC

HWY 29: 32,927 VPD (TX DOT)

DOUBLE DAVE'S
PT. SOLUTIONS
State Farm

LIBERTY HILL
PEDIATRICS
DONUT PALACE

Care First
CLINIC

29
TEXAS

ALINE
AUTO PARTS

SUBJECT SITE
1.76 ACRES

Minuteman
Rentals
Tools / Sales / Service

Meridell Achievement Center

 Meridell Achievement Center

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KARMM

ALINE
AUTO PARTS

SUBJECT SITE
1.76 ACRES

**Minuteman
Rentals**
Tools / Sales / Service

29
TEXAS

HWY 29: 32,927 VPD (TX DOT)

ONLY



PROPERTY HIGHLIGHTS

ADDRESS: 12700 W State Highway 29, Liberty Hill, TX

ACREAGE: Approximatley 1.76 Acres

PRICING: \$1,763,308.80 (\$23/sqft)

UTILITIES:

- 8" Water Line
- 6" and 10" Wastewater Lines

ZONING: C3 - General Commercial/Retail

FRONTAGE: 150' Highway 29 Frontage

REMARKS:

- Buyer's Responsibility to Re-plat Site
- Great Street Visibility
- High Traffic Counts
- Close Access to Major Thoroughfares



**Buyer to do all independent research on development potential.*

STONEWALL RANCH
1,121 LOTS

Meridell Achievement Center

SUBJECT SITE

BILL BURDEN
ELEMENTARY SCHOOL

29
TEXAS

LIBERTY HILL
MIDDLE SCHOOL

ARC
AUSTIN REGIONAL
CLINIC

ALINE

Minuteman
Rentals

DOUBLEDAVE'S

Care First
CLINIC

LIBERTY HILL
PEDIATRICS

CALIBER
COLLISION

Wendy's

popeyes

AutoZone

CIRCLE K

McDonald's

TACO BELL

CLASSIC

29
TEXAS

PHASE 4

LIBERTY PARKE
793 LOTS

PHASE 1

DOG
RANCH

ACCESS
HEAL+H

FLOOR DEPOT

LIBERTY HILL
Central Hospital

HWY 29
BY PARK

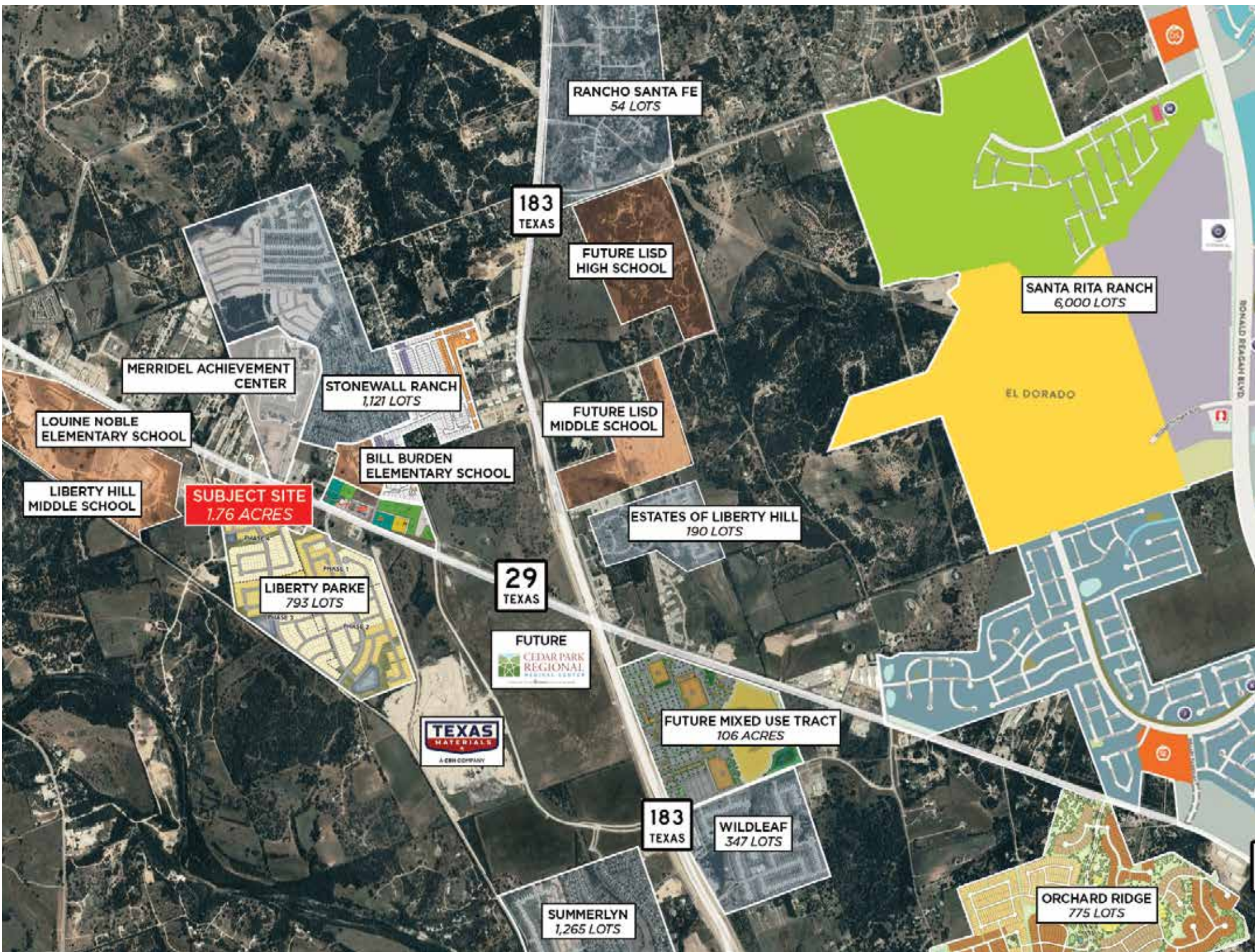
O'Reilly
AUTO PARTS

Starbucks

OK
Dog 1 Tractor

TRUSSMATE INC.

DOG
PARK



RANCHO SANTA FE
54 LOTS

183
TEXAS

FUTURE LISD
HIGH SCHOOL

MERRIDEL ACHIEVEMENT
CENTER

STONEWALL RANCH
1,121 LOTS

FUTURE LISD
MIDDLE SCHOOL

SANTA RITA RANCH
6,000 LOTS

LOUINE NOBLE
ELEMENTARY SCHOOL

BILL BURDEN
ELEMENTARY SCHOOL

EL DORADO

LIBERTY HILL
MIDDLE SCHOOL

SUBJECT SITE
1.76 ACRES

ESTATES OF LIBERTY HILL
190 LOTS

LIBERTY PARKE
793 LOTS

29
TEXAS

FUTURE
CEDAR PARK
REGIONAL
MIDDLE SCHOOL

FUTURE MIXED USE TRACT
106 ACRES

TEXAS
MATERIALS
A CEM COMPANY

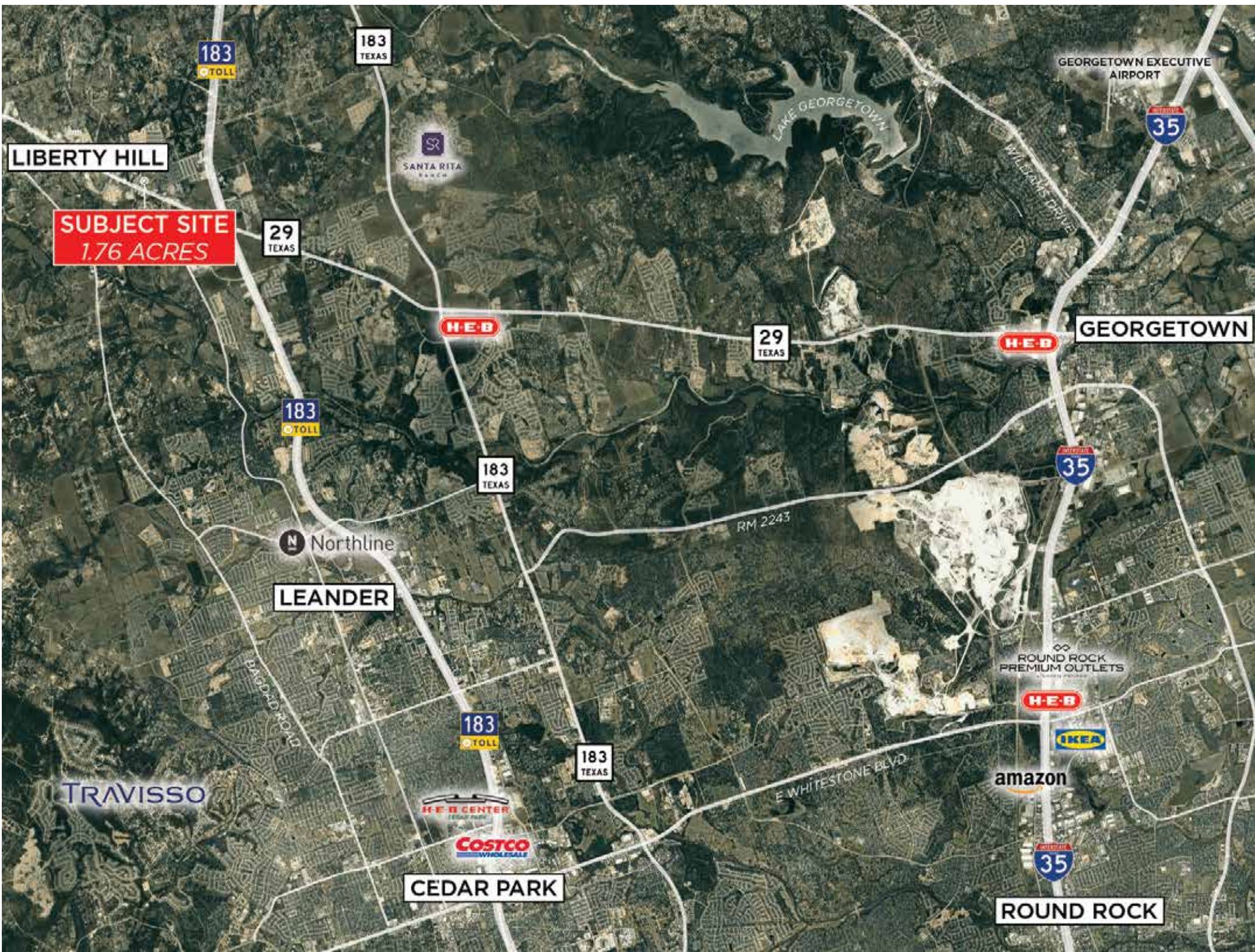
183
TEXAS

WILDLEAF
347 LOTS

SUMMERLYN
1,265 LOTS

ORCHARD RIDGE
775 LOTS

RONALD REAGAN BLVD



183
TOLL

183
TEXAS

LIBERTY HILL

SUBJECT SITE
1.76 ACRES

29
TEXAS

SANTA RITA
RANCH

LAKE GEORGETOWN

GEORGETOWN EXECUTIVE AIRPORT

35

H-E-B

29
TEXAS

H-E-B

GEORGETOWN

183
TOLL

183
TEXAS

35

N Northline

RM 2243

LEANDER

ROUND ROCK PREMIUM OUTLETS

H-E-B

IKEA

amazon

TRAVISSO

H-E-B CENTER

COSTCO
WHOLESALE

183
TEXAS

E WHITESTONE BLVD

35

CEDAR PARK

ROUND ROCK

WATER LINES



WASTEWATER LINES



ZONING





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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date