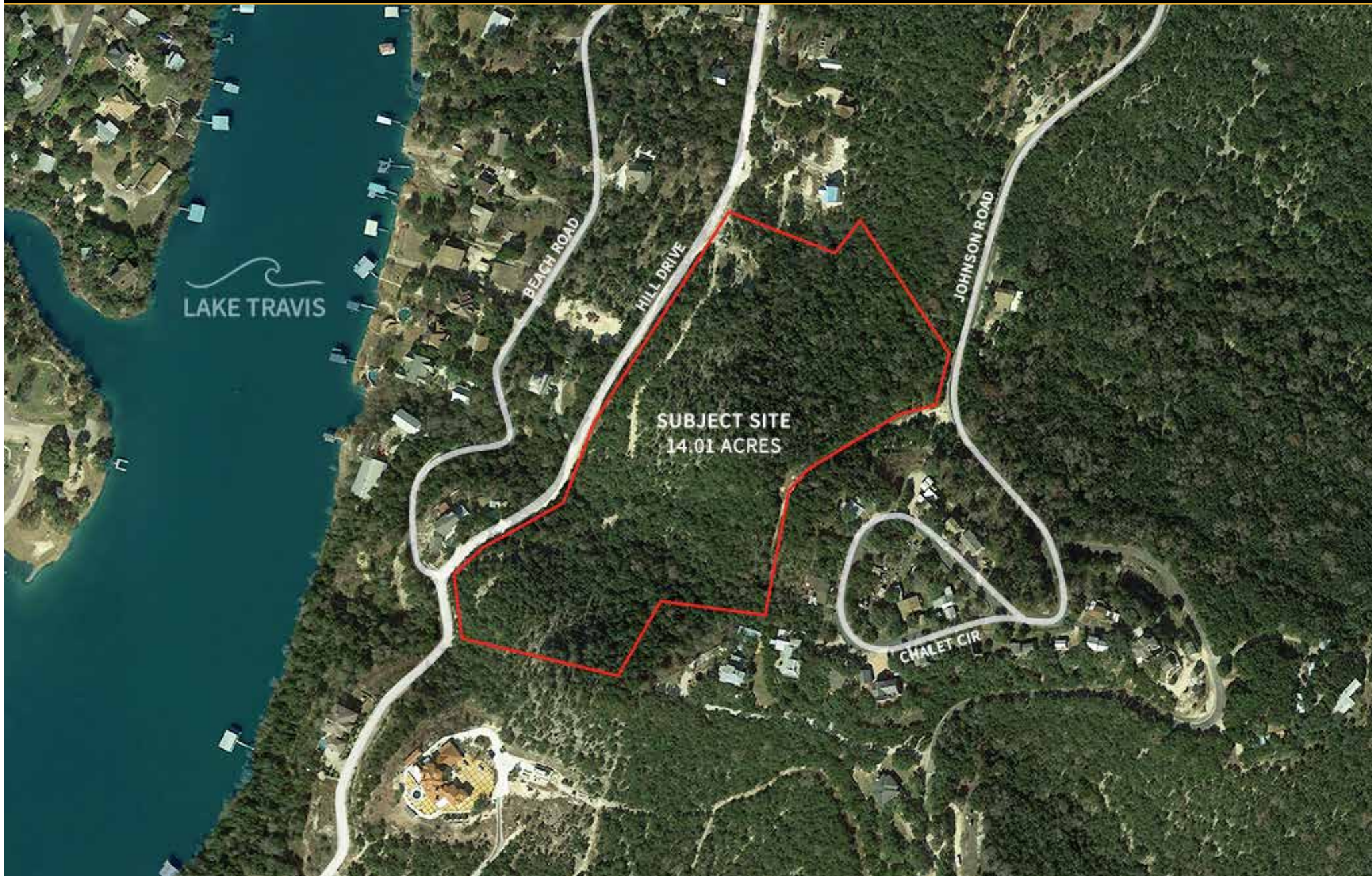


# For Sale: Unrestricted 14.01 Acres



PRISTINE LAKE VIEWS | 11001 HILL DRIVE, LEANDER, TEXAS





# GOLD TIER

EXCLUSIVELY LISTED BY

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**Colin Tierney**  
512.674.5727  
colin@goldtier.net

*The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gold Tier Real Estate and should not be made available to any other person or entity without the written consent of Gold Tier Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.*

*Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Broker is owner of property.*



# PROPERTY HIGHLIGHTS

14.01 unrestricted acres with a panoramic view of the Texas hill country and Lake Travis. Hotel, Airbnb, wedding venue, commercial & restaurant potential.

**ADDRESS:** 11001 Hill Drive, Leander, Texas

**SCHOOL DISTRICT:** Leander, ISD. Cedar Park High School

## PROXIMITY:

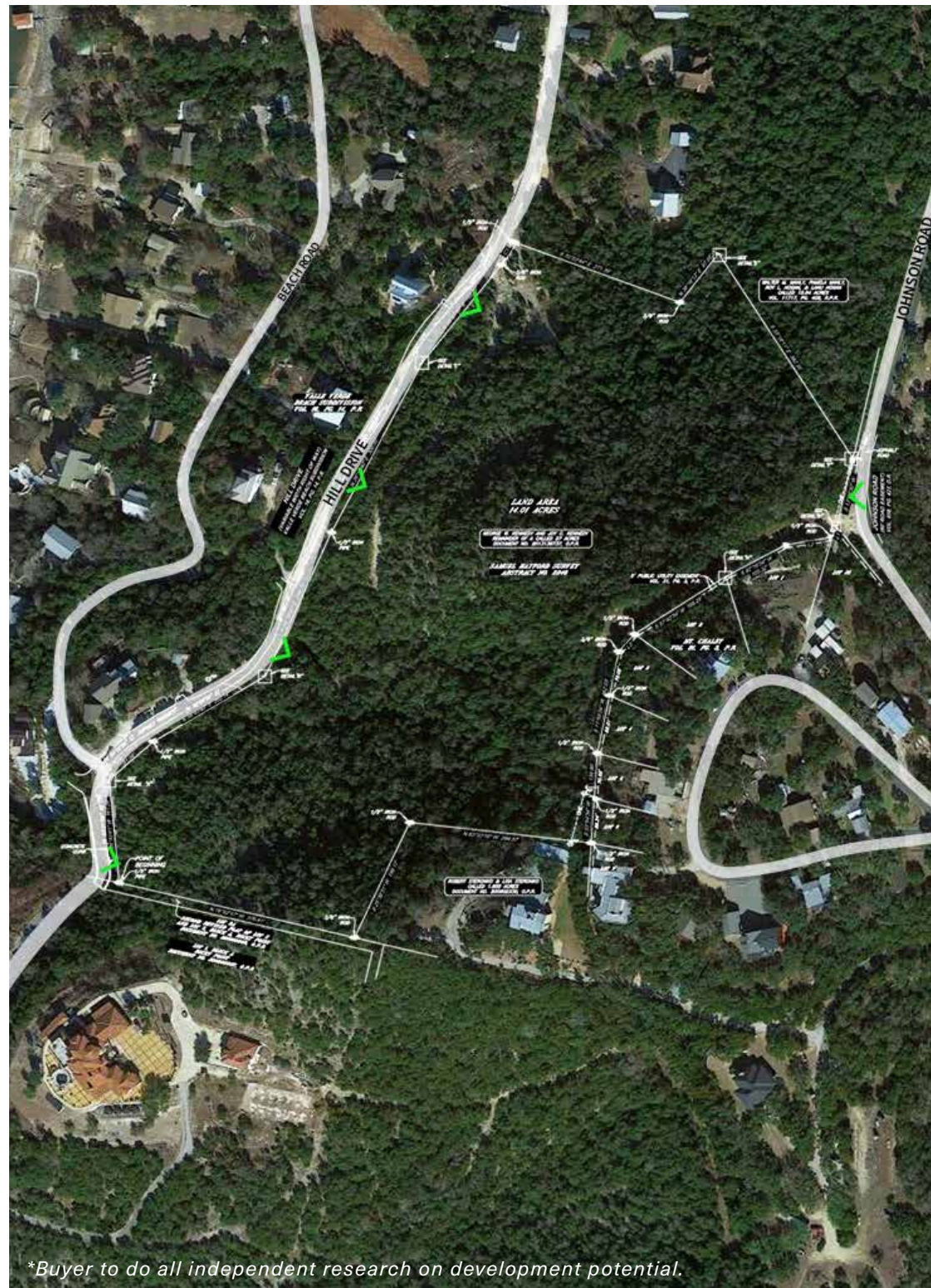
- » 10 minutes to HEB & Starbucks
- » 30 minutes to downtown Austin

## UTILITIES:

- » Electric and water to site
- » No sewer available - septic only

## REMARKS:

- » Seller has survey and engineering report
- » Unrestricted land



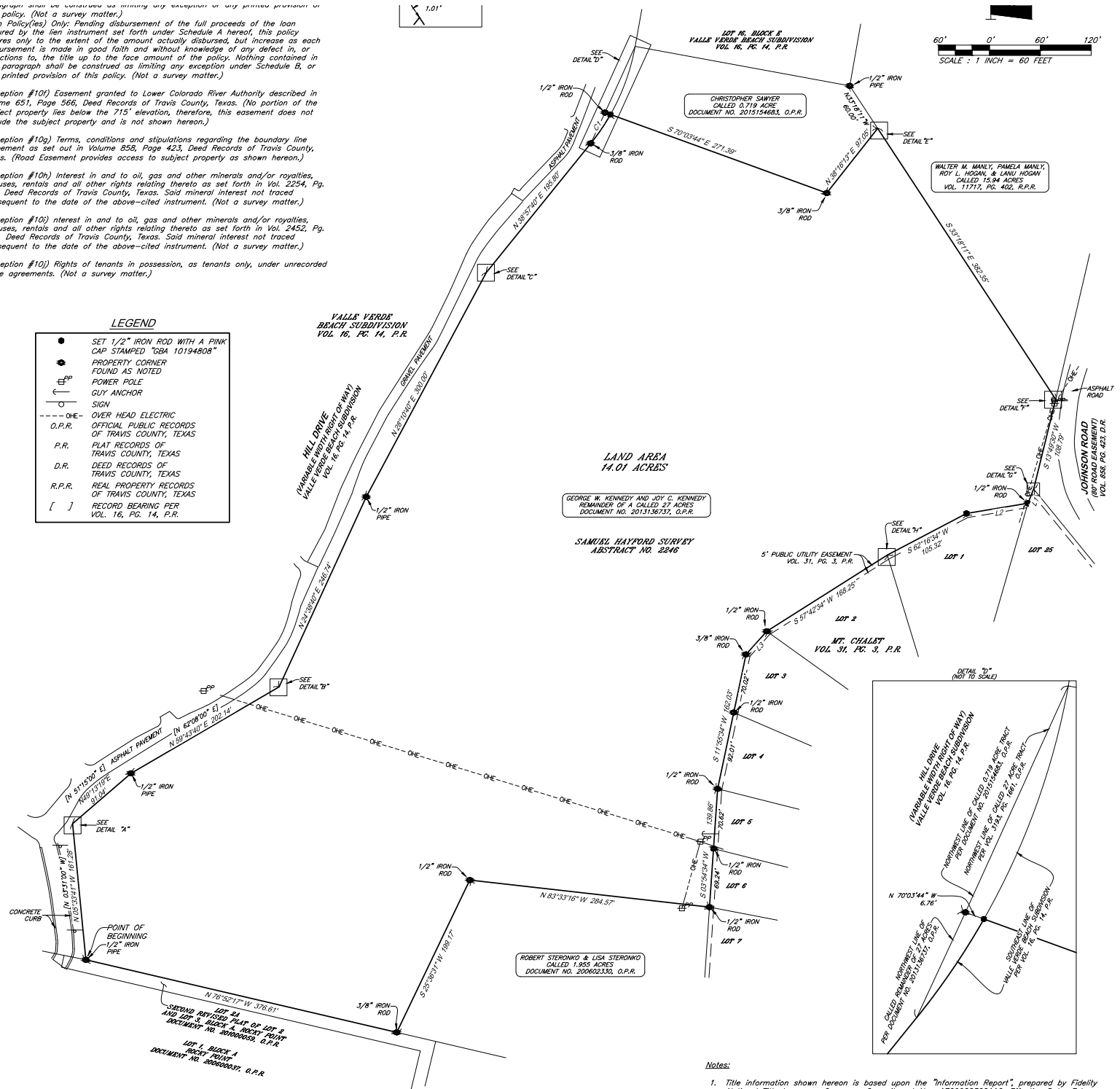
*\*Buyer to do all independent research on development potential.*

photograph shall be construed as limiting any interpretation of any printed provision of this policy. (Not a survey matter.)  
 Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy. (Not a survey matter.)

6. (Exception #10f) Easement granted to Lower Colorado River Authority described in Volume 651, Page 566, Deed Records of Travis County, Texas. (No portion of the subject property lies below the 715' elevation, therefore, this easement does not include the subject property and is not shown hereon.)
7. (Exception #10g) Terms, conditions and stipulations regarding the boundary line agreement as set out in Volume 858, Page 423, Deed Records of Travis County, Texas. (Road Easement provides access to subject property as shown hereon.)
6. (Exception #10h) Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in Vol. 2254, Pg. 155, Deed Records of Travis County, Texas. Said mineral interest not traced subsequent to the date of the above-cited instrument. (Not a survey matter.)
7. (Exception #10i) interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in Vol. 2452, Pg. 526, Deed Records of Travis County, Texas. Said mineral interest not traced subsequent to the date of the above-cited instrument. (Not a survey matter.)
6. (Exception #10j) Rights of tenants in possession, as tenants only, under unrecorded lease agreements. (Not a survey matter.)

#### LEGEND

●	SET 1/2" IRON ROD WITH A PINK CAP STAMPED "GBA 10194808"
●	PROPERTY CORNER FOUND AS NOTED
⊕	POWER POLE
⊖	GUY ANCHOR
○	SIGN
---	OVER HEAD ELECTRIC
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
[ ]	RECORD BEARING PER VOL. 16, PG. 14, P.R.



#### Notes:

1. Title information shown hereon is based upon the "Information Report", prepared by Fidelity National Title Insurance Company, Commitment No.: 1709922300116, Effective Date: February 28, 2023 at 8:00 A.M.
2. Location of utilities existing on or serving the surveyed property are shown hereon as determined by field located evidence. This surveyor recommends contacting a utility marking

To: Colin Tierney; Taylor Golden; George W. Kennedy; Joy C. Kennedy; Fidelity National Title Insurance Company.

This survey substantially complies with the current Texas



An aerial photograph showing a large body of water, likely a lake or reservoir, surrounded by dense green forest and some residential development. A red rectangular label with white text is positioned in the center-left of the image, pointing to a specific area of land. The label reads "SUBJECT SITE" in bold, uppercase letters, and "14.01 ACRES" in smaller, italicized, uppercase letters below it. A thin white line extends from the bottom of the label to a small white circle with a black outline, which marks the subject site. The site is located in a wooded area, adjacent to a road and some scattered houses. The lake is on the right side of the image, with several small boats visible. The surrounding land is covered in thick green trees, with some cleared areas and buildings visible in the distance.

**SUBJECT SITE**  
*14.01 ACRES*



An aerial photograph of a residential area featuring a large lake on the right side. The land is densely wooded with green trees. Several houses with various roof colors (brown, grey, white) are scattered throughout the wooded areas. A winding road is visible on the left side. A red rectangular box with white text is positioned in the center-left, pointing to a specific area in the woods. The text in the box reads "SUBJECT SITE" in bold and "14.01 ACRES" below it. A thin white line with a small circle at the end points from the box to the subject site.

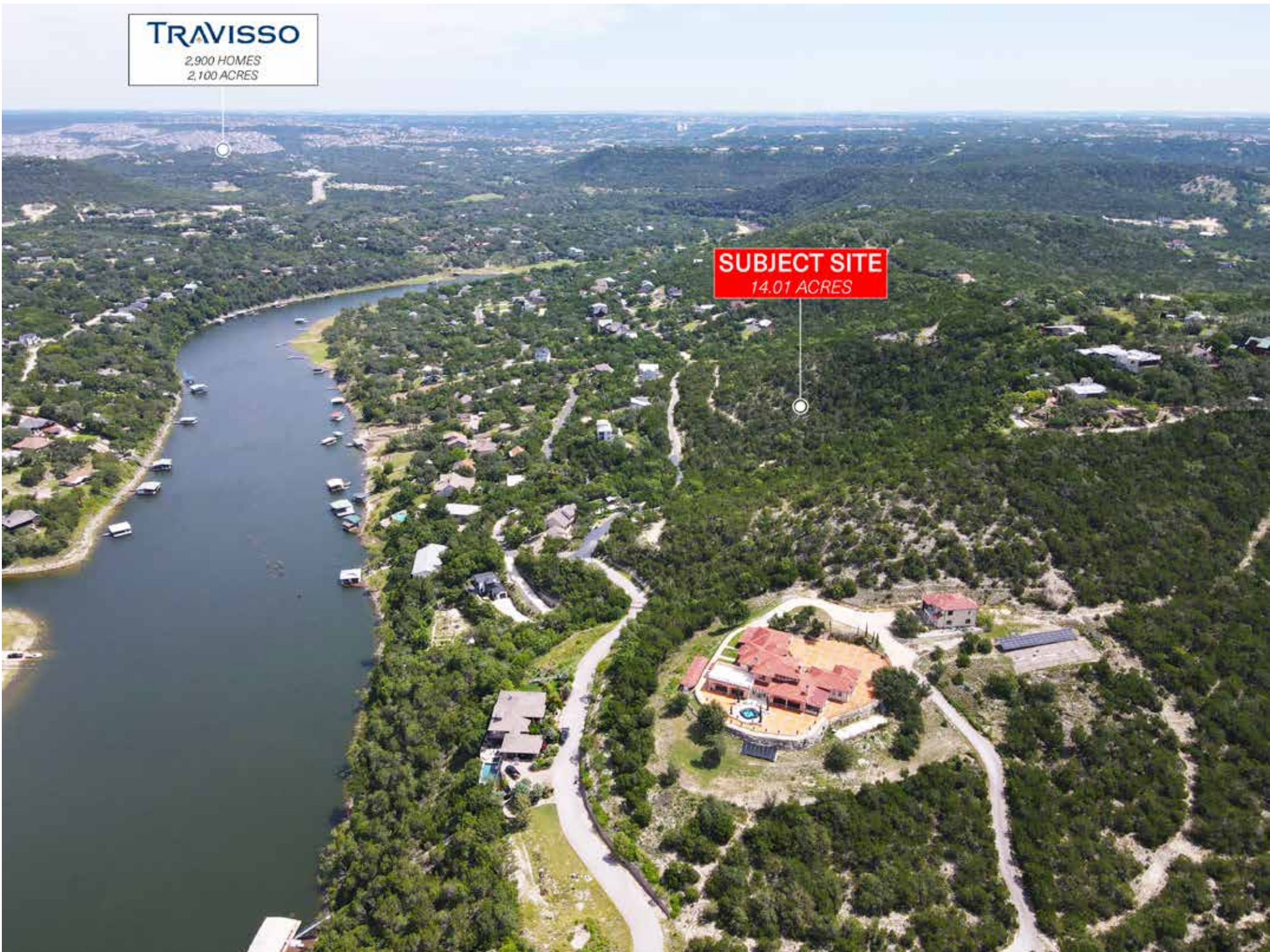
**SUBJECT SITE**  
14.01 ACRES



TRAVISSO

2,900 HOMES  
2,100 ACRES

SUBJECT SITE  
14.01 ACRES







TRAVISSO

2,900 HOMES  
2,100 ACRES

SUBJECT SITE

14.01 ACRES





**SUBJECT SITE**  
14.01 ACRES

This is an aerial photograph of a residential area characterized by dense green trees and winding roads. On the right side of the image, a body of water is visible with several boats docked along the shore. A red rectangular label with white text is positioned in the upper-middle section of the image, pointing to a specific area within the wooded landscape. The label reads 'SUBJECT SITE' in bold, uppercase letters, with '14.01 ACRES' in smaller, uppercase letters below it. A thin white line extends from the bottom of the label to a small white circle on the ground, indicating the exact location of the subject site.



**SUBJECT SITE**  
14.01 ACRES





An aerial photograph of a residential area with a large wooded lot. The lot is surrounded by other houses and winding roads. A red label with white text points to the wooded lot.

**SUBJECT SITE**  
14.01 ACRES



An aerial photograph of a residential development. A winding road, highlighted in grey, runs diagonally across the lower half of the image. Several modern, multi-story houses are scattered throughout the landscape, which is covered in dense green trees and vegetation. In the background, a large body of water is visible, surrounded by rolling hills and mountains under a clear sky. A red rectangular label with white text points to a specific location in the upper-middle part of the image.

**SUBJECT SITE**  
14.01 ACRES



**SUBJECT SITE**  
14.01 ACRES

LAKE  
TRAVIS

HILL DRIVE

BEACH ROAD







**SUBJECT SITE**  
14.01 ACRES

This aerial photograph shows a large residential development on a hillside. The development includes several modern houses with flat roofs and large windows, interspersed with dense green trees. A winding road, labeled 'HILL DRIVE', runs along the right side of the property. In the background, a large body of water, labeled 'LAKE TRAVIS', is visible, surrounded by rolling hills and mountains. A red rectangular box highlights a specific area of the property, labeled 'SUBJECT SITE' and '14.01 ACRES'.

LAKE  
TRAVIS

HILL DRIVE





**SUBJECT SITE**  
14.01 ACRES

This is an aerial photograph of a scenic landscape. In the foreground, there is a dense, lush green forest covering a hillside. A white circle with a black outline marks a specific location on this hillside. A red rectangular box with white text is positioned above the circle, pointing to it. The text in the box reads "SUBJECT SITE" in bold, uppercase letters, and "14.01 ACRES" in a smaller font below it. In the middle ground, a large, calm lake stretches across the scene. To the right of the lake, there is a green, grassy area that appears to be a golf course or a park, with some buildings and paths visible. The background consists of rolling hills covered in dense forest, with a few scattered houses visible on the slopes. The sky is a pale blue with some light, wispy clouds.





**SUBJECT SITE**  
14.01 ACRES









**TRAVISSO**  
2,900 HOMES  
42 ACRES COMMERCIAL LAND



**FUTURE SCHOOL**

**TRAVIS COUNTY PRESERVES**



HILL DR

JOHNSON RD

TRAILS END



**SUBJECT SITE**  
14.01 ACRES



LAKE TRAVIS





## 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.

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
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
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