



RETAIL | LIBERTY HILL | FOR LEASE

929 Main Street

Liberty Hill, Texas 78642

PROPERTY DESCRIPTION

Prime Restaurant Space – Main Street, Liberty Hill
Delivery Q1 2026 | 6,301 SF | White-Boxed with Grease Trap

Your Next Destination Dining Spot:

This rare opportunity is located in a historic bank building and former theater on Liberty Hill's vibrant Main Street. With rich history and character, this 6,301 SF white-boxed restaurant space is designed for a flagship dining experience with modern infrastructure and unique features.

Property Highlights:

- White-box delivery Q1 2026 – ready for your custom design
- Grease trap installed – restaurant-ready infrastructure
- Open mezzanine seating – ideal for bar, lounge, or private dining
- Basement/wine cellar space – perfect for speakeasy or tasting room
- Excellent Main Street visibility with strong foot traffic
- Flexible layout for fine dining, casual concept, or brewery/taproom
- Historic charm – unique setting in a former theater and bank building

Why Liberty Hill?:

- Explosive Growth: 45%+ population growth in the last 10 years
- Affluent Demographics: Average household income \$125K+
- Main Street Momentum: Surrounded by boutiques, breweries & community events
- Easy Access: Just 30 minutes to Austin
- Top-Ranked Schools: Draws families and consistent customer base

Your Concept. Your Brand. Your Space – Coming Q1 2026

SPACES	LEASE RATE	SPACE SIZE
929 Main St.	\$25.00/SF/Year + NNN	6,301 SF



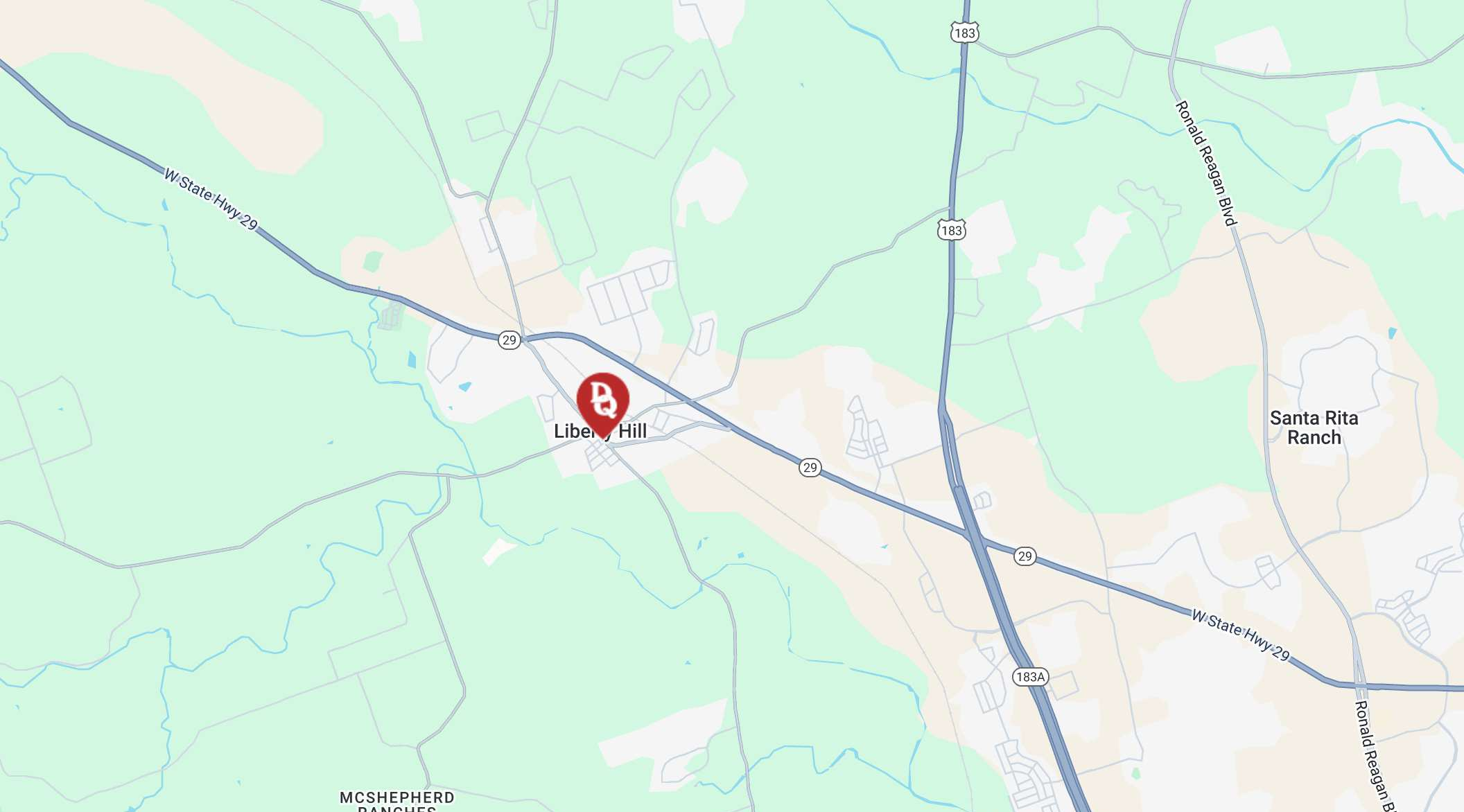
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Shelly Morgan
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LOCATION OVERVIEW

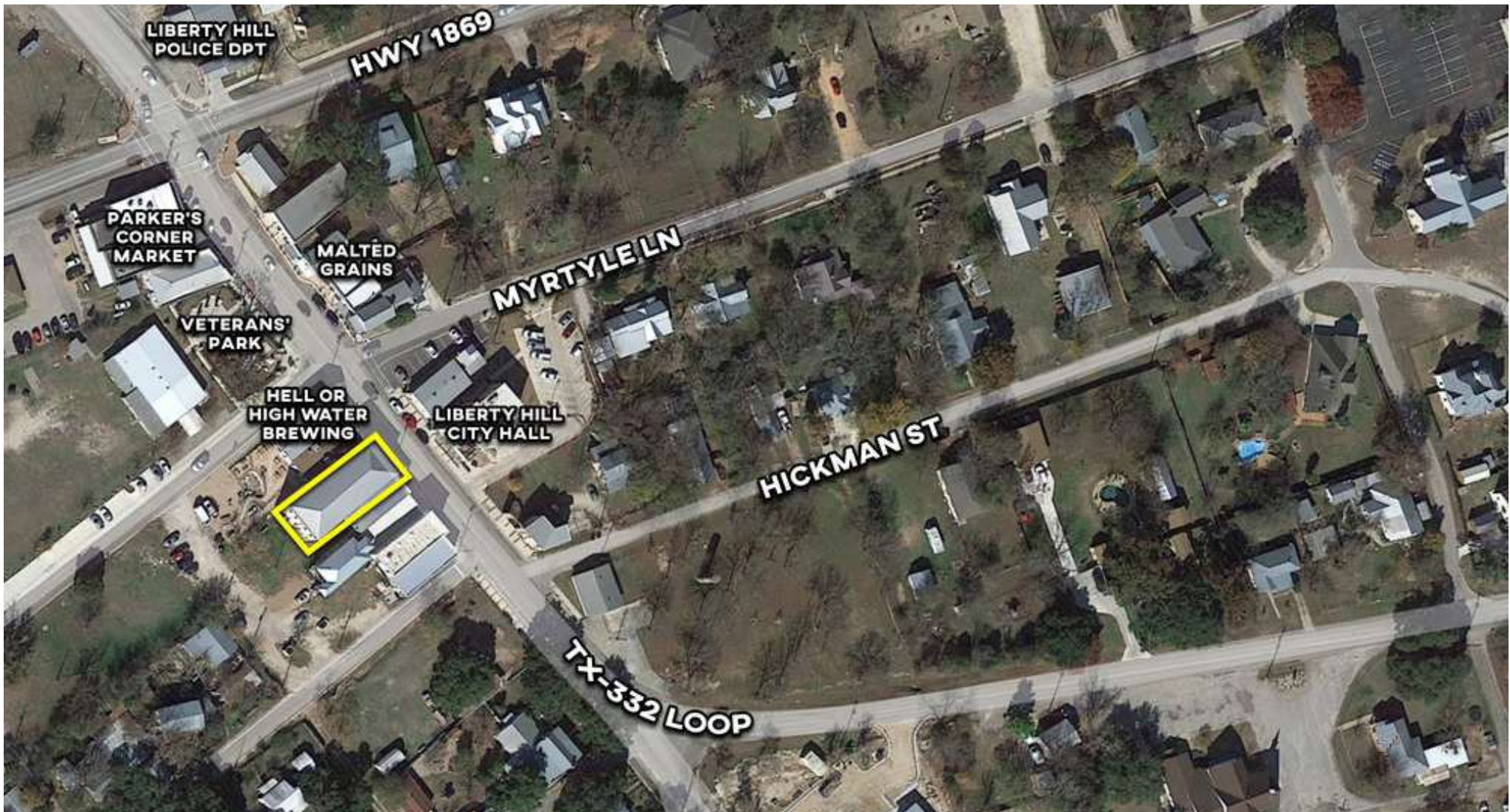
Downtown Liberty Hill on Main Street at Loop 332 and 1869.

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Aerial

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Shelly Morgan	509529	shelly@donquick.com	(512) 814-1825
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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