



# 1959 COUNTY ROAD 200



CARRIAGE OAKS ESTATES | LIBERTY HILL



The Unique Potential to Support Both Home Life **and** Work Life...All From One Scenic, Six-Acre Hill Country Estate

6 Flat, Cleared, Usable Acres

"Potential" Zoning (ETJ, Flexible)

Home: 4 Bedrooms | 3 Full Bathrooms | 2,306 Square Feet

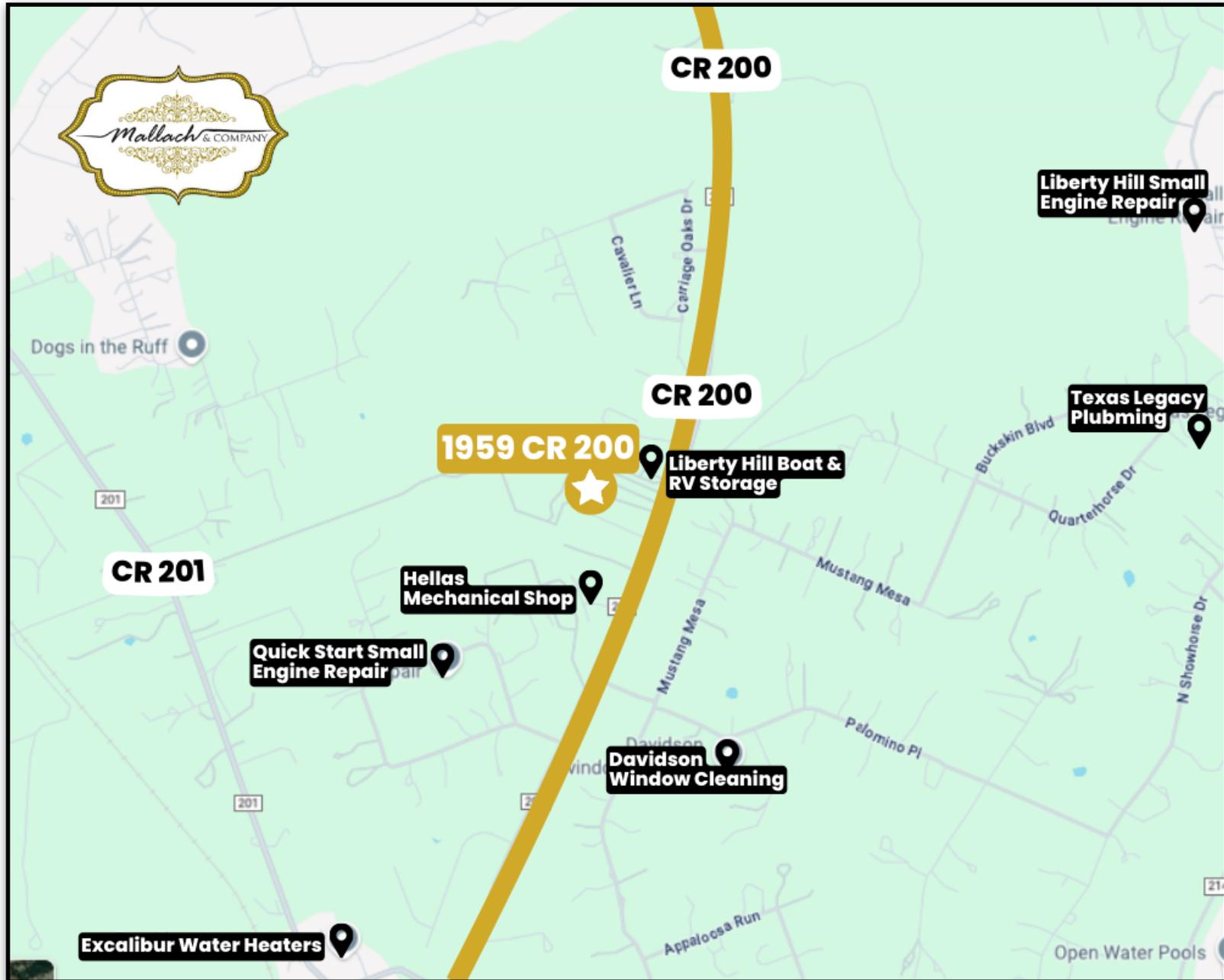
Bonus Detached Shop/Hobby Space

Zoned for Acclaimed Liberty Hill ISD: Bill Burden Elementary, Liberty Hill Middle, Liberty Hill High School

Offered at \$1,500,000



# NEARBY BUSINESSES ON CR 200







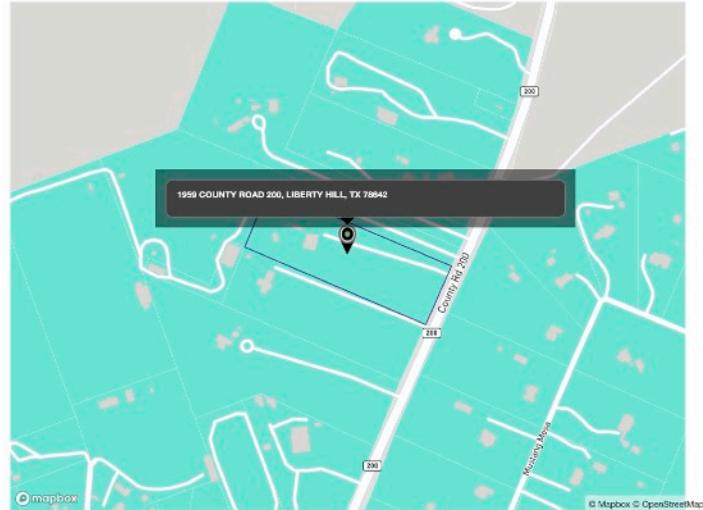


6 SPACIOUS ACRES



# A RARE LIVE-WORK OPPORTUNITY | 1959 COUNTY ROAD 200

## ZONABILITY REPORT



- Legend**
- Agricultural
- Government
- Planned Special
- City Limits
- Subject
- Commercial
- Mixed
- Residential
- Potential City Expansion (ETJ)
- Industrial
- Multifamily
- No Zonability Coverage
- Potential Zoning (ex. ETJ)

### Basics

Property			
Assessor Address	1959 COUNTY ROAD 200, LIBERTY HILL, TX 78642	Mailing Address	918 PALOS VERDES, LEANDER, TX 78641-8872
Owner(s) of Record	TINA MOORE		
County Property ID	R331397	Ownership in Years	30 years
Additional ID	not available	Appraised Value	not available
Year Built	1994	County	Williamson, TX
Lot Size	261,360 SF	Legal Description	CARRIAGE OAKS EST PH 1, LOT 5, ACRES 6.0
Building Size Estimate	2,306 SF		
Existing Use (per assessor)	SFR		

### Move-In Ready:

With a spacious, move-in-ready 3-bedroom, 3-bath home, you'll have all the comfort and functionality of a well-designed residence. But beyond the home lies a major bonus: a dedicated workshop space and ample acreage, ideal for entrepreneurs, creatives, or hobbyists who want room to work, build, or run a business without leaving the property.

### True Flexibility:

Whether you're a tradesperson needing secure, on-site storage for tools and equipment, a remote worker wanting separation between home and office, or a small business owner looking to operate from your own land—this property offers the flexibility and infrastructure to make it happen.

### The Work-Live Lifestyle at 1959 CR 200:

**Workshop or Studio Space:** Use the shop for woodworking, auto work, welding, crafting, or even light manufacturing.

**Room to Expand:** The 6-acre lot provides plenty of room for future outbuildings, additional parking, or livestock.

**Separation of Spaces:** Enjoy the privacy and serenity of your home while maintaining a distinct, functional work area.

**No HOA Restrictions:** Freedom to pursue your work or hobbies without oversight from a homeowners' association.

**Convenient Access:** Located just minutes from Highway 29 and a short drive to Austin, making deliveries, client meetings, or supply runs easy and efficient.

**This property is perfect for those who want to simplify their commute and enjoy the freedom of living and working in one inspiring place.**





## LIBERTY HILL, TEXAS

Liberty Hill, Texas, has rapidly emerged as one of the most desirable places to live in Central Texas. While it maintains the charm and character of a small town, it's also experiencing exciting growth and development—making it an ideal spot for families, professionals, and anyone looking for a tight-knit community with room to grow. Here's a closer look at why Liberty Hill continues to capture the hearts of new residents.

### **A Rich Blend of History and Culture**

Liberty Hill's roots run deep. The town's historic downtown, with its limestone buildings and timeless architecture, tells the story of a community grounded in heritage. It's home to the Liberty Hill International Sculpture Park, a rare outdoor exhibit featuring large-scale works from artists around the world. This unique cultural landmark was born out of a 1976 symposium and continues to be a point of pride for locals and visitors alike.

Liberty Hill also honors its small-town past while embracing the future. Local businesses and historic storefronts provide an authentic experience that connects residents to the community's origins, offering a refreshing contrast to the rapid development seen elsewhere in the region.

### **A Welcoming Community**

Liberty Hill lives up to its reputation as a town with a big heart. Community involvement is high, and residents genuinely care about

one another. Events like local parades, festivals, and civic engagement opportunities such as "Coffee with the City Manager" help create a sense of connection and accountability between residents and leadership.

It's a place where neighbors still know each other by name and where families feel confident putting down roots. Whether you're raising children or seeking a slower pace of life, Liberty Hill delivers the warm sense of belonging that many people are searching for.

### **Strong Growth, Smart Development**

Liberty Hill is in the midst of transformative growth. In recent years, the population has increased dramatically, spurred by its proximity to Austin and the expansion of regional infrastructure. The extension of the 183A toll road now connects Liberty Hill directly to the Austin metro area, significantly reducing commute times and improving access to jobs, dining, and entertainment.

Major retailers and commercial developments are also on the way. National brands like Costco and Target have announced plans to open locations in Liberty Hill, signaling long-term investment in the area. This careful balance between growth and preservation is key to Liberty Hill's success—the community is expanding, but it's doing so with a focus on quality of life.





## LIBERTY HILL, TEXAS

### **Top-Rated Schools and Youth Programs**

The Liberty Hill Independent School District (LHISD), is known for its academic excellence and robust extracurricular programs. The district serves more than 8,800 students and continues to grow, with new campuses planned in response to rising enrollment.

Liberty Hill High School is especially recognized for its strong athletic programs, with state championships in football and soccer fueling community pride. From early education through high school graduation, students in Liberty Hill benefit from an environment that emphasizes achievement, teamwork, and opportunity.

### **Outdoor Living and Recreation**

The natural beauty of Liberty Hill offers residents ample opportunities to enjoy the outdoors. Foundation Park provides walking trails, sports fields, a playground, and even a performance area, making it a favorite gathering spot for local families. Parks and public green spaces throughout the area support a healthy, active lifestyle.

In addition, the town's sculpture park offers a one-of-a-kind outdoor art experience. These spaces blend recreation and culture, contributing to Liberty Hill's well-rounded appeal.

### **Thriving Economy and Local Opportunity**

Liberty Hill's location—just 30 miles northwest of Austin—places it within reach of the region's booming tech economy. Major employers such

as Apple, Dell, Samsung, and Tesla are all accessible within a manageable commute, and the local business environment is supportive of entrepreneurship and growth.

The Liberty Hill Economic Development Corporation continues to attract new business, with available industrial space and a workforce supported by the greater Austin area. This means residents can enjoy small-town life while still accessing big-city opportunities.

### **A Balanced Lifestyle**

Liberty Hill's climate—hot summers and mild winters—makes it ideal for year-round outdoor enjoyment. Whether you're grilling in the backyard, taking the kids to the park, or enjoying live music under the stars, life here often revolves around the outdoors.

While Liberty Hill offers a slower, more peaceful pace than nearby cities, it still provides the modern conveniences today's homeowners want. It's a place where you can enjoy wide-open spaces, friendly neighbors, and a deep sense of community, without sacrificing access to the amenities that matter most.

### **Final Thoughts**

Liberty Hill offers something truly special—a rare blend of charm, growth, and opportunity. It's a place where families thrive, businesses grow, and community matters. With a top-notch school system, a vibrant small-town culture, and easy access to Austin, Liberty Hill stands out as one of Central Texas's most promising places to live.









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