

Property Overview

Location

The Mixed Use Development is located in the center of Liberty Hill on SH 29. The entrance to the largest housing developments in Liberty Hill, Sundance Ranch and Estates, is just across SH 29 from the property.

Road access

The development opens directly to SH 29 which intersects with US 183 and IH 35 to the east. The road is an excellent five lane highway providing easy ingress and egress to the property.

Surrounding Development and Area Overview

Liberty Hill is one of the shining stars of Central Texas. The community boasts an excellent blue ribbon school district with TEA rated exemplary schools. With the unprecedented growth of housing, the need for commercial services has grown. Recently a high tech company making the worlds smallest video cameras has located on a site just to the east of this project.

The area offers a wide range of housing from starter homes to large estate tracts. The beautiful hill country views and surroundings will draw residents to this area for years to come.

Property Description

This mixed use development consists of approximately 30 acres located between SH 29 and the High School stadium. Approximately 700 ft. fronts on SH 29 giving it an abundance of retail visibility.

The property slopes gently to the rear making drainage and development very cost effective. The site is also off the Edwards Aquifer recharge zone, thus removing any requirement for storm water filtration.

Zoning

The City of Liberty Hill has yet to establish a zoning ordinance. There are some subdivision requirements but these are minor compared to other Central Texas cities. All the development along SH 29 is commercial.

Utilities

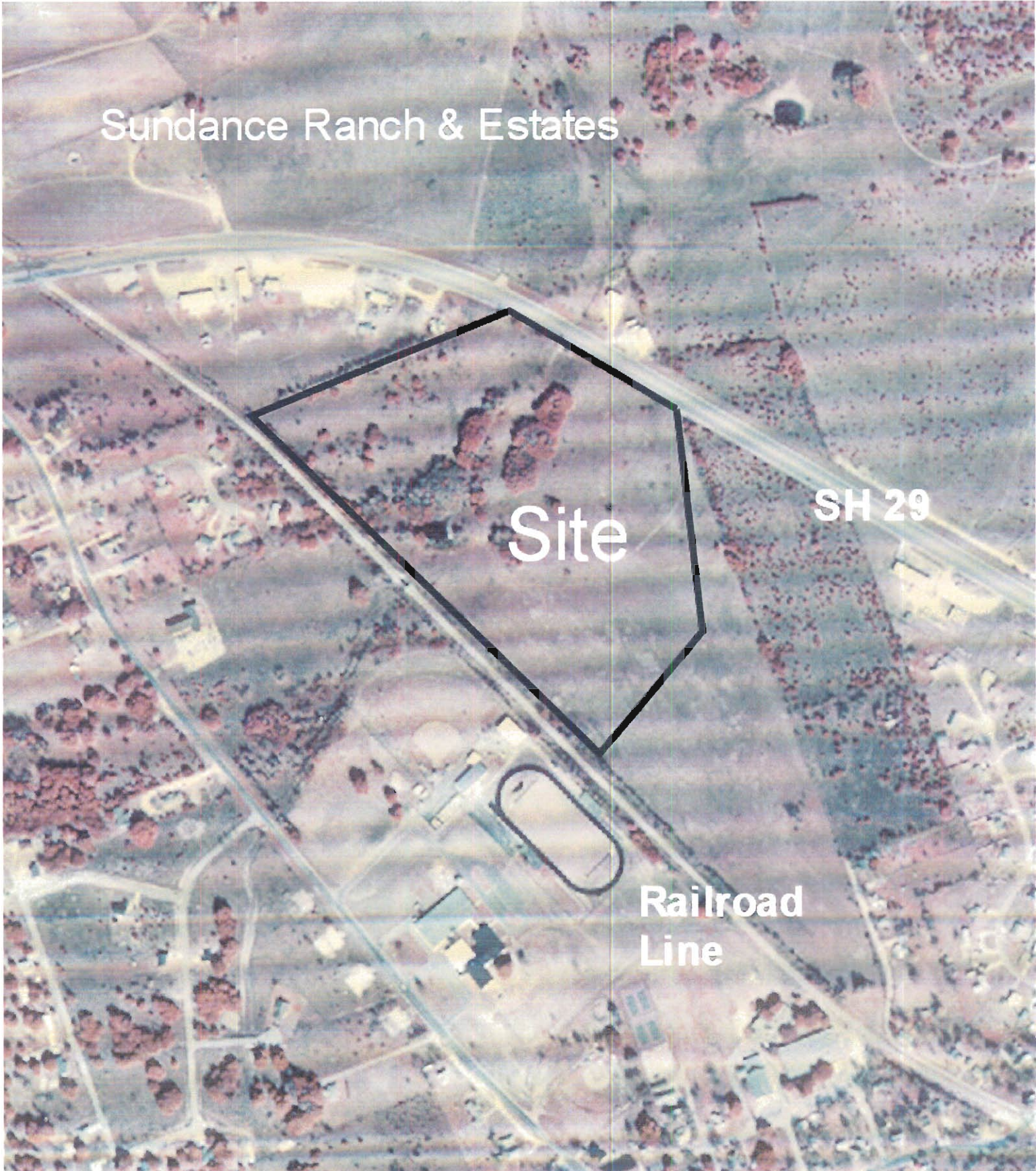
The City of Liberty Hill provides water to the site. An 8" water line is available about 200' to the north. There is sanitary sewer system in Liberty Hill

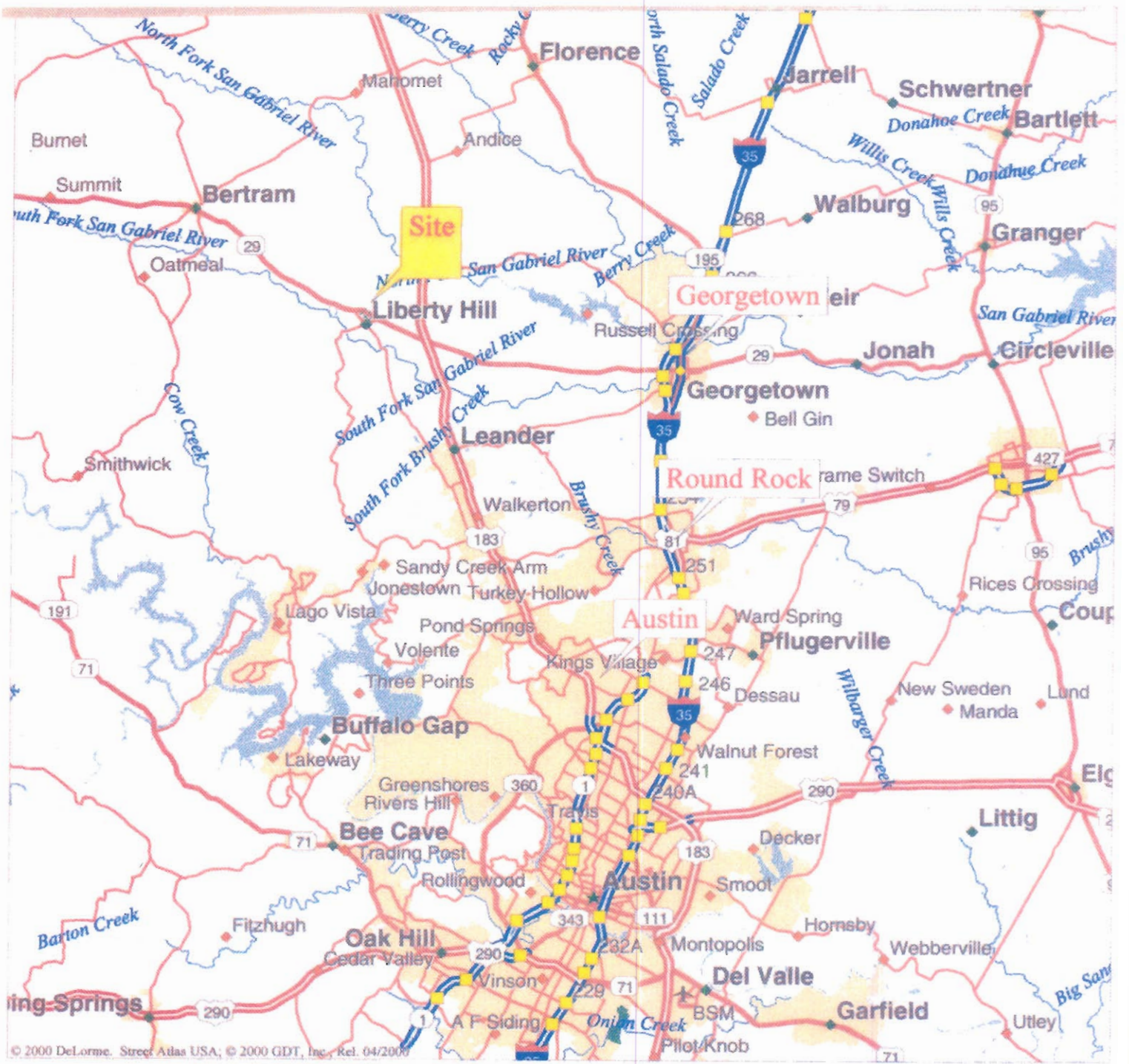
Sundance Ranch & Estates

Site

SH 29

Railroad
Line





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Scale 1:400,000 (at center)



- Local Road
- Major Connector
- State Route



32 ac.

Railroad

Sundance Ranch

SH 29



