

FOR LEASE / FOR SALE

Liberty Hill Pad

10280 W TX-29, Liberty Hill, Texas 78642

- » Zoned C-3
- » Cross access to lighted intersection
- » All utilities already to the site
- » TX-29 future roadway expansion does not impact site
- » Excellent visibility & access

Availabilities: ±1 acre Pad Available
Ground Lease,
Build-to-Suit, or For Sale

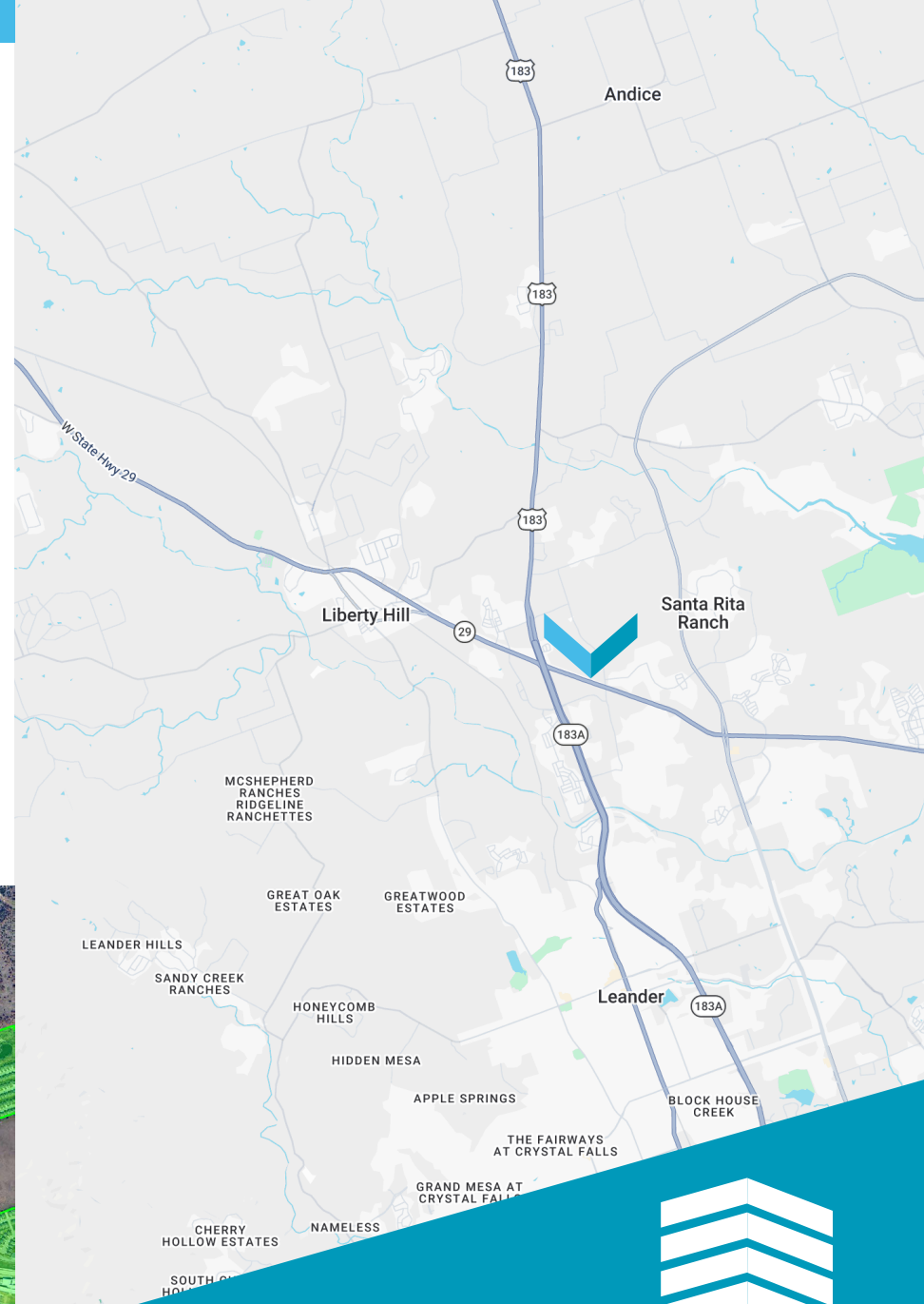
Pricing: Call for details

Traffic Counts: TX-29: 26,574 VPD
US-183: 21,227 VPD
('23)

Area Retailers:



Gabe Sanchez | 512.417.7305 | gabe@SanCoCRE.com



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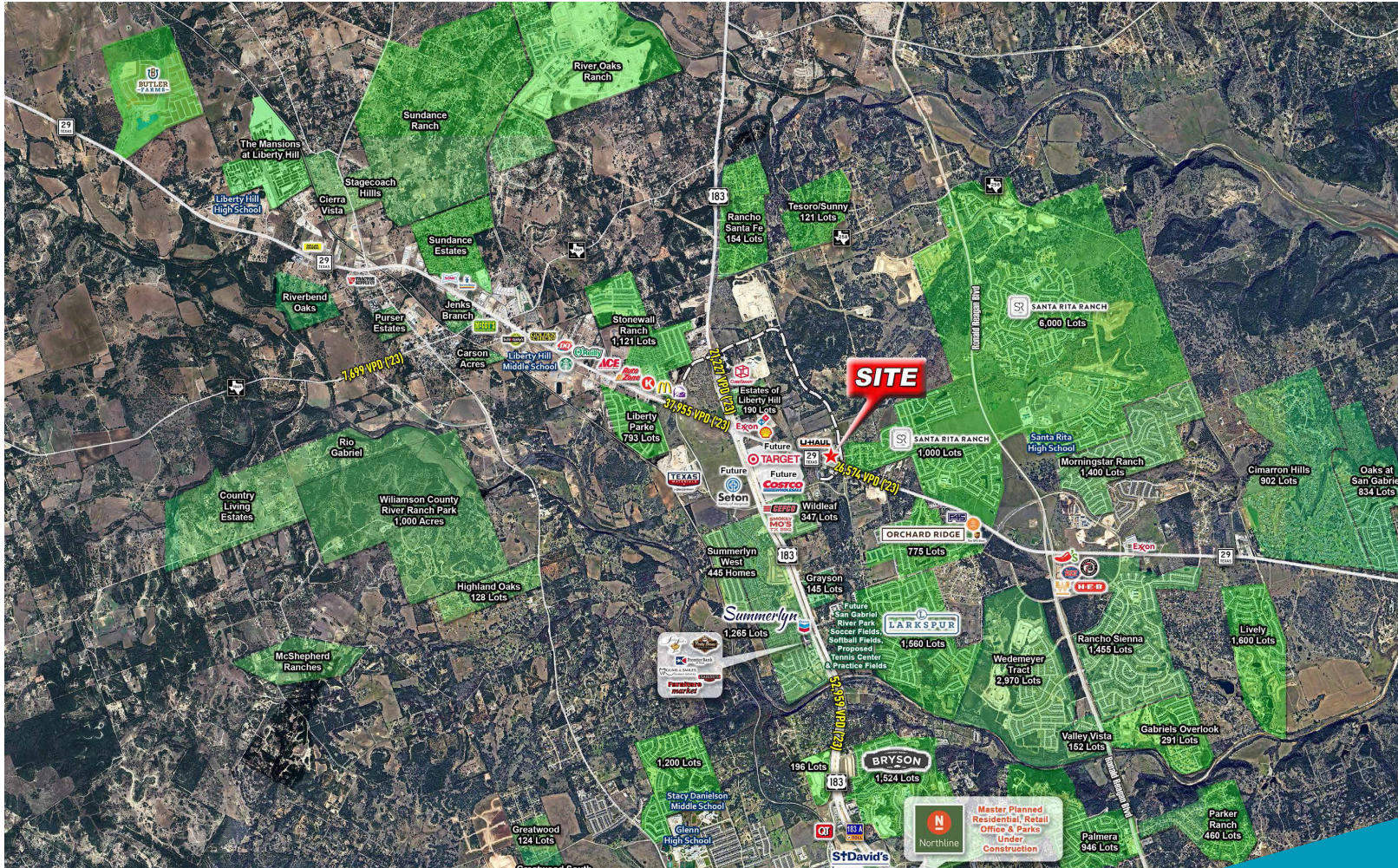
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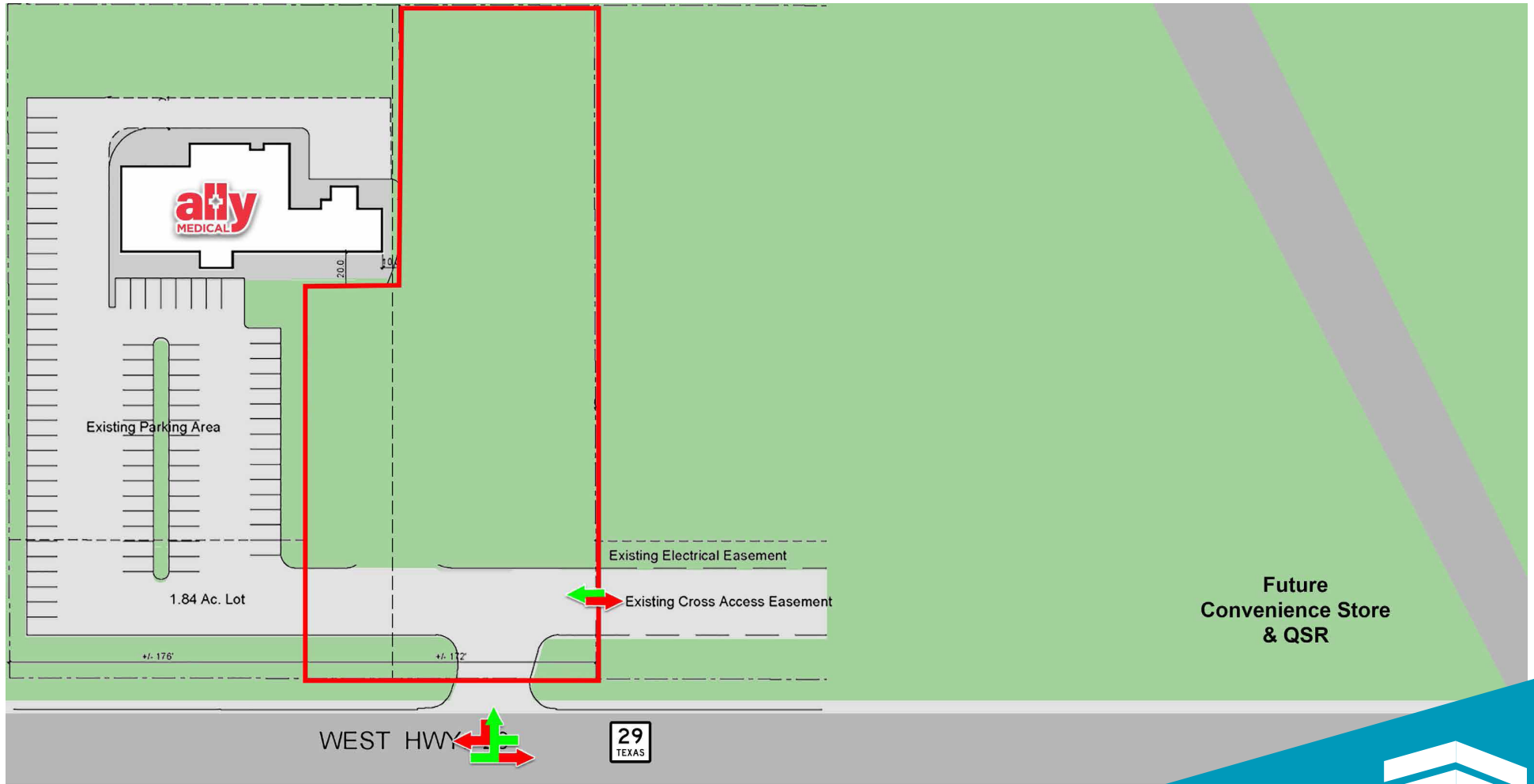
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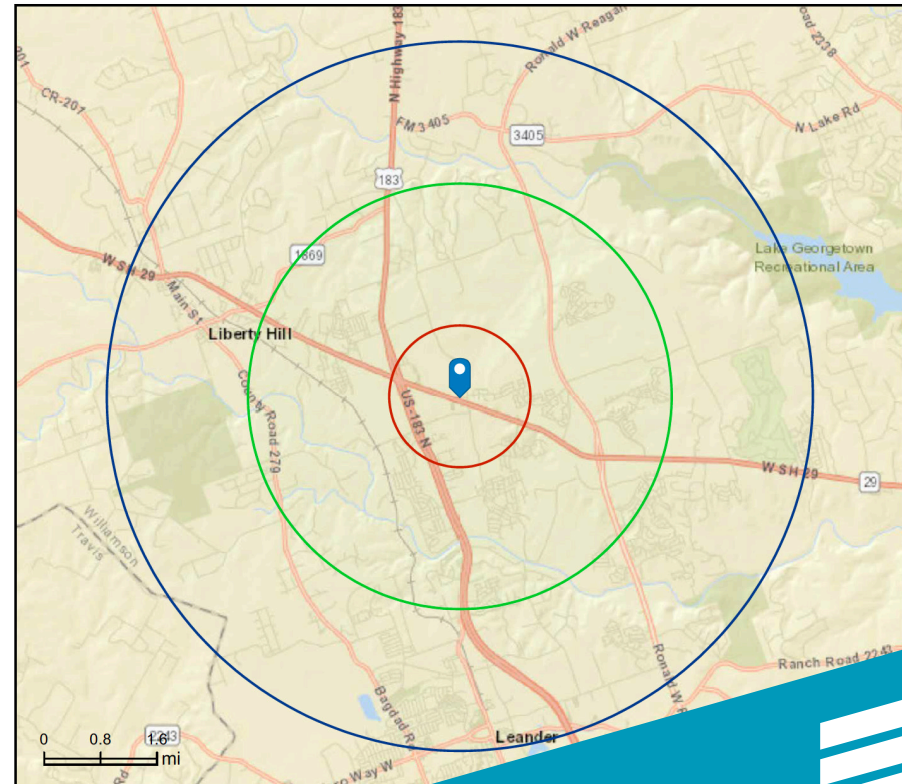
	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	195	4,262	13,629
2020 Total Population	960	17,632	38,879
2020 Group Quarters	0	10	51
2024 Total Population	5,195	37,870	76,427
2024 Group Quarters	0	5	53
2029 Total Population	7,872	53,558	100,618
2024-2029 Annual Rate	8.67%	7.18%	5.65%
2024 Total Daytime Population	3,624	26,506	53,283
Workers	821	6,502	14,820
Residents	2,803	20,004	38,463
Household Summary			
2010 Households	62	1,454	4,579
2010 Average Household Size	3.15	2.87	2.95
2020 Total Households	266	5,814	13,285
2020 Average Household Size	3.61	3.03	2.92
2024 Households	1,298	12,624	26,206
2024 Average Household Size	4.00	3.00	2.91
2029 Households	1,924	17,723	34,376
2029 Average Household Size	4.09	3.02	2.93
2024-2029 Annual Rate	8.19%	7.02%	5.58%
2010 Families	48	1,143	3,766
2010 Average Family Size	3.58	3.23	3.23
2024 Families	1,067	10,135	20,711
2024 Average Family Size	4.22	3.20	3.20
2029 Families	1,578	14,124	26,926
2029 Average Family Size	4.30	3.24	3.22
2024-2029 Annual Rate	8.14%	6.86%	5.39%
Housing Unit Summary			
2000 Housing Units	42	673	2,040
Owner Occupied Housing Units	57.1%	75.9%	79.5%
Renter Occupied Housing Units	14.3%	15.8%	12.3%
Vacant Housing Units	28.6%	8.3%	8.3%
2010 Housing Units	81	1,548	4,849
Owner Occupied Housing Units	64.2%	80.7%	82.2%
Renter Occupied Housing Units	12.3%	13.2%	12.2%
Vacant Housing Units	23.5%	6.1%	5.6%
2020 Housing Units	341	6,236	14,637
Owner Occupied Housing Units	69.2%	79.8%	75.4%
Renter Occupied Housing Units	8.8%	13.5%	15.4%
Vacant Housing Units	7.0%	6.9%	8.8%
2024 Housing Units	1,407	13,594	28,979
Owner Occupied Housing Units	87.6%	85.9%	77.2%
Renter Occupied Housing Units	4.6%	7.0%	13.2%
Vacant Housing Units	7.7%	7.1%	9.6%
2029 Housing Units	2,066	18,833	37,265
Owner Occupied Housing Units	86.6%	84.2%	76.8%
Renter Occupied Housing Units	6.5%	9.9%	15.5%
Vacant Housing Units	6.9%	5.9%	7.8%
2024 Households by Income			
Household Income Base	1,298	12,624	26,206
<\$15,000	0.4%	0.7%	2.3%
\$15,000 - \$24,999	1.5%	1.5%	1.7%
\$25,000 - \$34,999	1.2%	1.5%	1.7%
\$35,000 - \$49,999	2.4%	5.5%	5.3%
\$50,000 - \$74,999	8.1%	11.6%	12.6%
\$75,000 - \$99,999	10.9%	12.9%	12.1%
\$100,000 - \$149,999	38.6%	30.8%	25.0%
\$150,000 - \$199,999	20.0%	17.7%	17.1%
\$200,000+	16.8%	17.9%	22.1%
Average Household Income	\$151,300	\$147,553	\$156,023

2024 Population 25+ by Educational Attainment

Total	3,164	23,601	49,094
Less than 9th Grade	4.1%	2.4%	2.2%
9th - 12th Grade, No Diploma	5.2%	3.2%	2.8%
High School Graduate	13.5%	11.7%	12.8%
GED/Alternative Credential	1.4%	1.8%	2.4%
Some College, No Degree	16.6%	19.0%	18.4%
Associate Degree	14.5%	11.8%	10.6%
Bachelor's Degree	34.6%	35.4%	34.2%
Graduate/Professional Degree	10.1%	14.7%	16.6%

2024 Population 15+ by Marital Status

Total	3,784	28,102	58,355
Never Married	26.7%	28.6%	27.7%
Married	61.0%	59.7%	61.0%
Widowed	3.5%	3.1%	3.2%
Divorced	8.7%	8.6%	8.1%





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 an 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.

Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Designated Broker of Firm	License No.	Email	Phone

Michael Sanchez	510359	mike@SanCoCRE.com	(512) 584-3019
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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