



**COMMERCIAL DEVELOPMENT SITE
HIGHWAY 29 AT MAIN STREET (LOOP 332)
LIBERTY HILL, TEXAS**

LOCATION: The property is located at the southeast corner of Highway 29 and Main Street.

SIZE: 3.58 +/- Acres

FRONTAGE: Hwy. 29 Approximately 171 Ft.
Main St.
(Loop 332) Approximately 290 Ft.

UTILITIES: **Electric:** Pedernales Electric Cooperative

Water: City of Liberty Hill

Sewer: City of Liberty Hill

Gas: Unknown

Prospective buyers should retain an independent engineer to verify the location, accessibility and available capacity of all utilities.

ZONING: General Commercial C-3, City of Liberty Hill

Prospective buyers should verify the zoning and permitted uses for the property with the appropriate governing authority.

TOPOGRAPHY: Property has a very gentle slope.

**FLOOD PLAIN /
AQUIFER:** Federal Emergency Management Agency maps do not appear to indicate any 100-year flood plain on the site. Property is located in Contributing Zone of Edwards Aquifer.

EASEMENTS: Various Utility Easements



DEED

RESTRICTIONS: None of Record.

TRAFFIC COUNT: Most recent traffic counts from the Texas Dept of Transportation in 2021 indicate 22,361 vehicles per day on Hwy. 29 just east of Main St.

DEMOGRAPHICS:

2022 ESRI Estimates:	Population	Average Household Income
3-mile radius	10,037	\$131,059
5-mile radius	22,921	\$141,857
7-mile radius	49,879	\$145,023

Source: U. S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2022 and 2027.

AREA

DEVELOPMENT: The property is very close to Liberty Hill High School, a new Tractor Supply across Main Street, a new retail center at the northeast corner of the intersection, and many new residential subdivisions.

POTENTIAL

USES: The property's strategic location and friendly development characteristics make it appealing for a variety of restaurant, retail, convenience store or commercial uses.

INVESTMENT: \$7.00 / SF

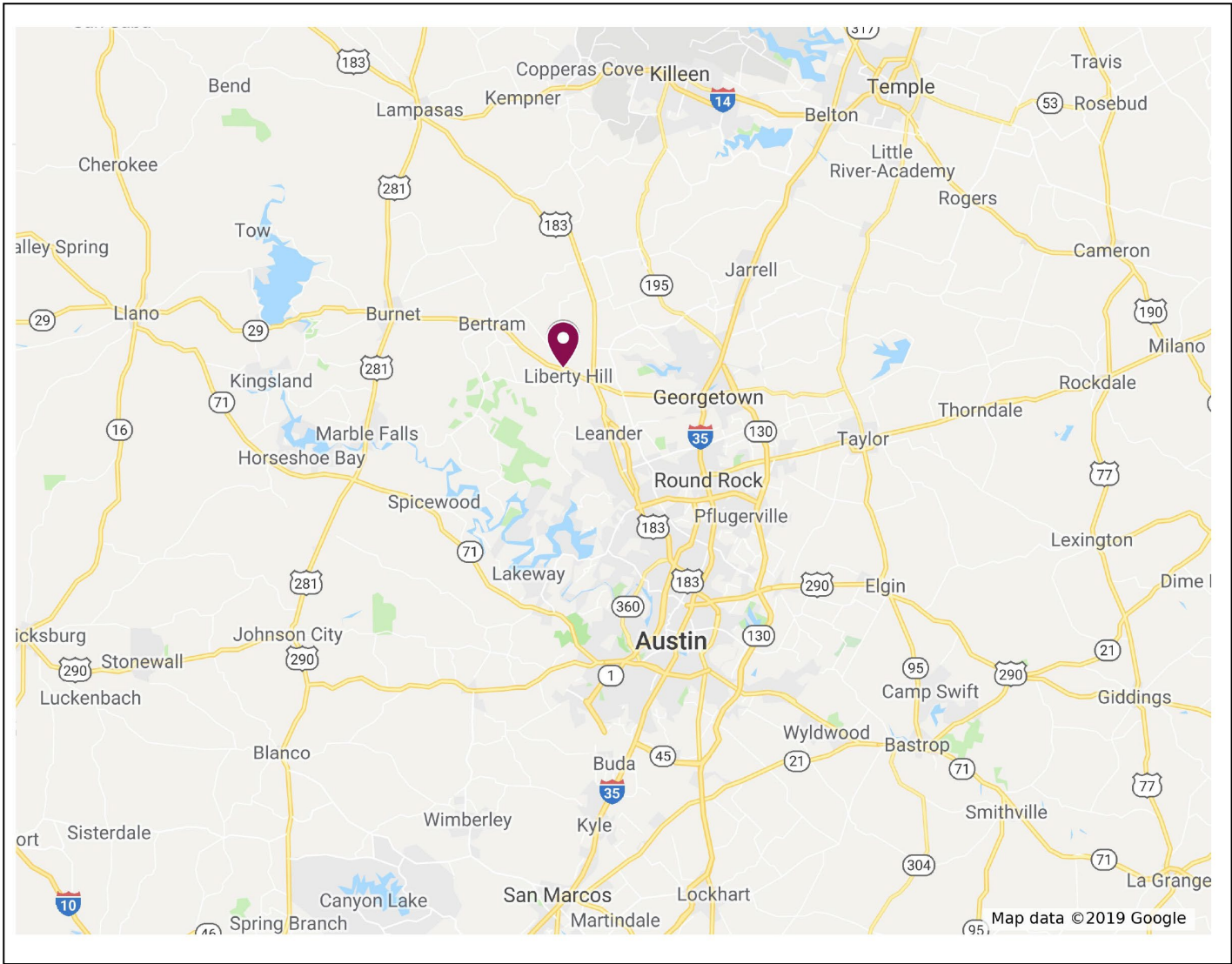
- COMMENTS:**
- Located on Hwy. 29 with high traffic counts, excellent visibility and good access
 - Cross access shared drive with a corner lot

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD
Phone: (210) 496-5800 • Fax: (210) 496-5809 • Email: eldon@roalson.com / mhoward@roalson.com

www.roalson.com



Location Map

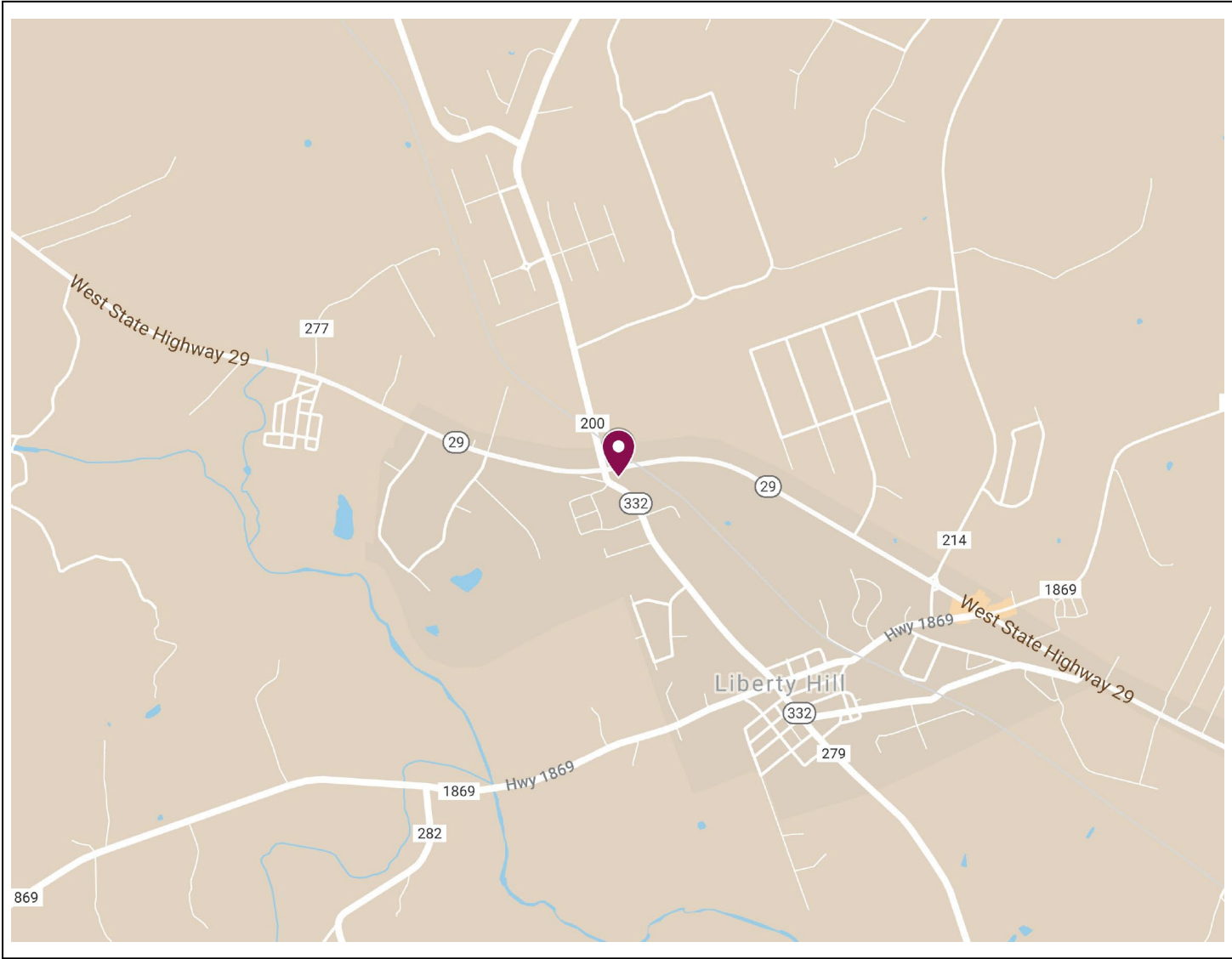


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Roalson Interests, Inc.
Real Estate Services

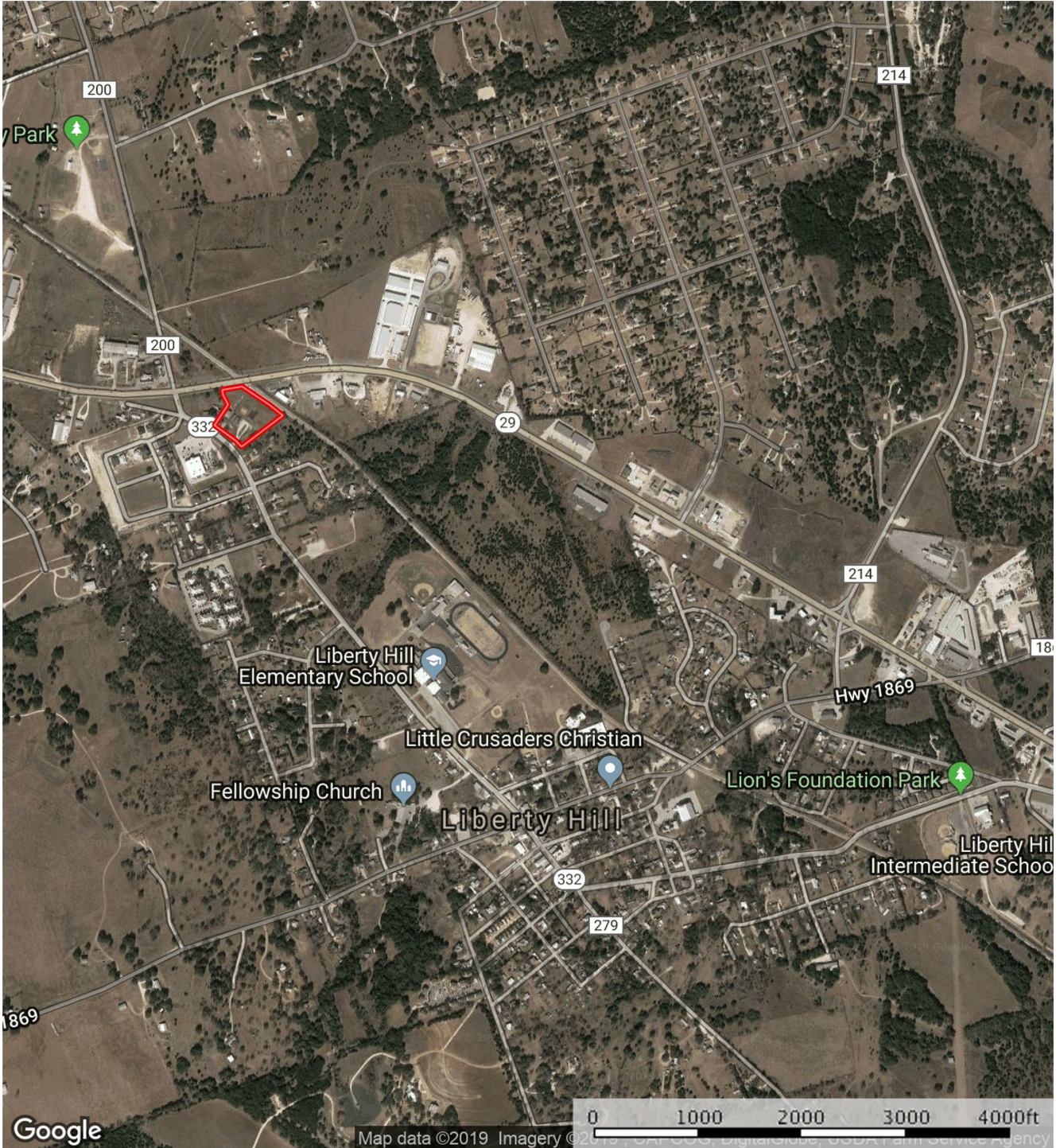
Area Map



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Hwy 29 and Loop 332 - Liberty Hill
Williamson County, Texas, 3.58 AC +/-



Boundary

Matt Howard
mhoward@roalson.com

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DEMOGRAPHIC OVERVIEW

October 18, 2022

HIGHWAY 29 AT MAIN STREET IN LIBERTY HILL, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2020 Census	8,517	17,781	36,937
2022 Estimate	10,037	22,921	49,879
5 Year Projection	11,515	26,486	59,379
Households			
2020 Census	2,882	5,885	12,242
2022 Estimate	3,455	7,503	16,496
5 Year Projection	3,986	8,698	19,658
2022 Population by Race			
White	76.7%	74.8%	72.4%
Black	2.3%	2.8%	3.6%
Asian or Pacific Islander	1.9%	2.1%	2.6%
American Indian	0.8%	0.9%	0.7%
2022 Population by Ethnicity			
Hispanic Origin	17.4%	19.3%	21.1%
2022 Total Housing Units			
Owner-Occupied	2,910	6,513	14,479
Renter-Occupied	545	990	2,017
Average Household Size	2.90	3.05	3.02
2022 Household Income			
Income \$ 0 - \$15,000	2.4%	2.4%	2.3%
Income \$ 15,000 - \$24,999	5.2%	4.2%	3.2%
Income \$ 25,000 - \$34,999	2.3%	2.7%	3.0%
Income \$ 35,000 - \$49,999	7.3%	6.5%	6.2%
Income \$ 50,000 - \$74,999	16.4%	15.0%	14.6%
Income \$ 75,000 - \$99,999	11.8%	11.6%	12.1%
Income \$ 100,000 - \$149,999	26.1%	24.6%	24.3%
Income \$ 150,000 - \$199,999	15.1%	16.3%	17.1%
Income \$200,000 +	13.5%	16.8%	17.3%
Average Household Income	\$131,059	\$141,857	\$145,023
Median Household Income	\$105,692	\$110,964	\$112,885
Per Capita Income	\$44,379	\$47,643	\$48,606

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2022 and 2027.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TEXAS 78258**



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.

2-10-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm Eldon Roalson	License No. 214067	Email eldon@roalson.com	Phone (210)445-5858
Licensed Supervisor of Sales Agent/ Associate Matthew Howard	License No. 603462	Email mhoward@roalson.com	Phone (210)865-4411
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date