



Prime 2-Acre Pad Site on Highway 29

12920 W STATE HIGHWAY 29, LIBERTY HILL, TX



GOLD TIER
REAL ESTATE

EXCLUSIVELY LISTED BY

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Executive Summary

Strategically positioned along Highway 29 in Liberty Hill, this 2-acre pad site offers exceptional visibility in one of Central Texas's fastest-growing corridors.

The site supports a roughly 17,500 square foot multi-tenant retail plan. Directly in front of the site, a future Chipotle and another QSR establishment will be constructed. The site will directly benefit from their increased traffic flow and exposure.

Property Overview

Property	Details
Location	12920 W State Highway 29, Liberty Hill, TX 78642
Lot Size	2.00 Acres
Frontage	Approx. 150' on Highway 29
Zoning	Approved PUD – C3 General Commercial/Retail
Utilities	10" & 6" wastewater lines and 8" water line at the site
Offering Price	\$871,200 (\$10/sqft)

Investment Highlights



Size & Zoning

2 acres, part of a larger tract, zoned C3 within an approved Planned Unit Development (PUD), permitting a broad range of commercial uses including retail, hospitality, medical, and office. Plat approved.

Utilities

Development-ready with access to 8" water line and 6"/10" wastewater lines.

Highway 29 Frontage

Approximately 150 feet of direct frontage on Highway 29, a major east-west corridor with strong daily traffic counts.

Site Plans

Conceptual plans available for a 17,500 SF retail building, suitable for single or multi-tenant configurations.

Location

Located in Liberty Hill, a rapidly expanding community with growing residential developments, schools, and commercial anchors nearby.

Mendell Achievement Center

SUBJECT SITE 2 ACRES

STONEWALL RANCH
1,121 LOTS

29
TEXAS

West
FAMILY DENTISTRY

POPEYES

Wendy's

Starbucks

PIZZA CRUSTA
PIZZA HUT

O'Reilly
AUTO PARTS

FUTURE RETAIL

CHIPOTLE
MEXICAN GRILL

Starbucks

LIBERTY HILL
MIDDLE SCHOOL

Austin
UROLOGY
INSTITUTE

LIBERTY HILL
PEDIATRICS

LIBERTY HILL
PEDIATRICS

DOUGLASS
PHARMACY

29
TEXAS

BRIDGEMAN

BILL BURDEN
ELEMENTARY

37,955 (VPD)

Auto
Zone

CIRCLE K
McDonald's
TACO BELL

LIBERTY PARKE
793 LOTS

SUBJECT SITE 2 ACRES

RANCHO SANTA FE
54 LOTS

183
TEXAS

FUTURE LISD
HIGH SCHOOL

SANTA RITA RANCH
6,000 LOTS

EL DORADO

Meridell Adjustment Center

STONEWALL RANCH
1,121 LOTS

21,227 (VPD)

FUTURE LISD
MIDDLE SCHOOL

ESTATES OF LIBERTY HILL
190 LOTS

29
TEXAS

FUTURE
CEDAR PARK
REGIONAL
MEDICAL CENTER

37,955 (VPD)

FUTURE MIXED USE TRACT
106 ACRES

TEXAS
MATERIALS

183
TEXAS

29
TEXAS

ORCHARD RIDGE
775 LOTS

LIBERTY PARKE
793 LOTS



183
TOLL

183
TEXAS

GEORGETOWN
GOLD TIER
EXTRA
AIRPORT

LIBERTY HILL

SANTA RITA
RANCH

29
TEXAS

INTERSTATE
35

WILLIAMS DRIVE

SUBJECT SITE
2 ACRES

H-E-B

29
TEXAS

H-E-B

GEORGETOWN

183
TOLL

183
TEXAS

INTERSTATE
35

RM 2243

LEANDER

BAGDAD ROAD

183
TOLL

183
TEXAS

H-E-B
CENTER
COSTCO
WHOLESALE

E WHITESTONE BLVD

ROUND ROCK
PREMIUM OUTLETS
H-E-B
IKEA
amazon

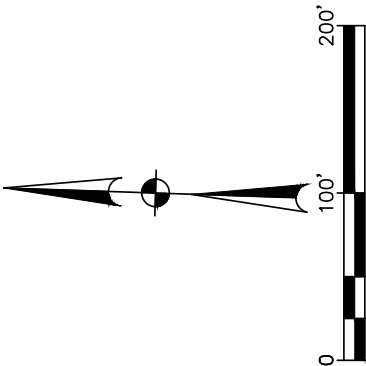
TRAVIS

CEDAR PARK

ROUND ROCK

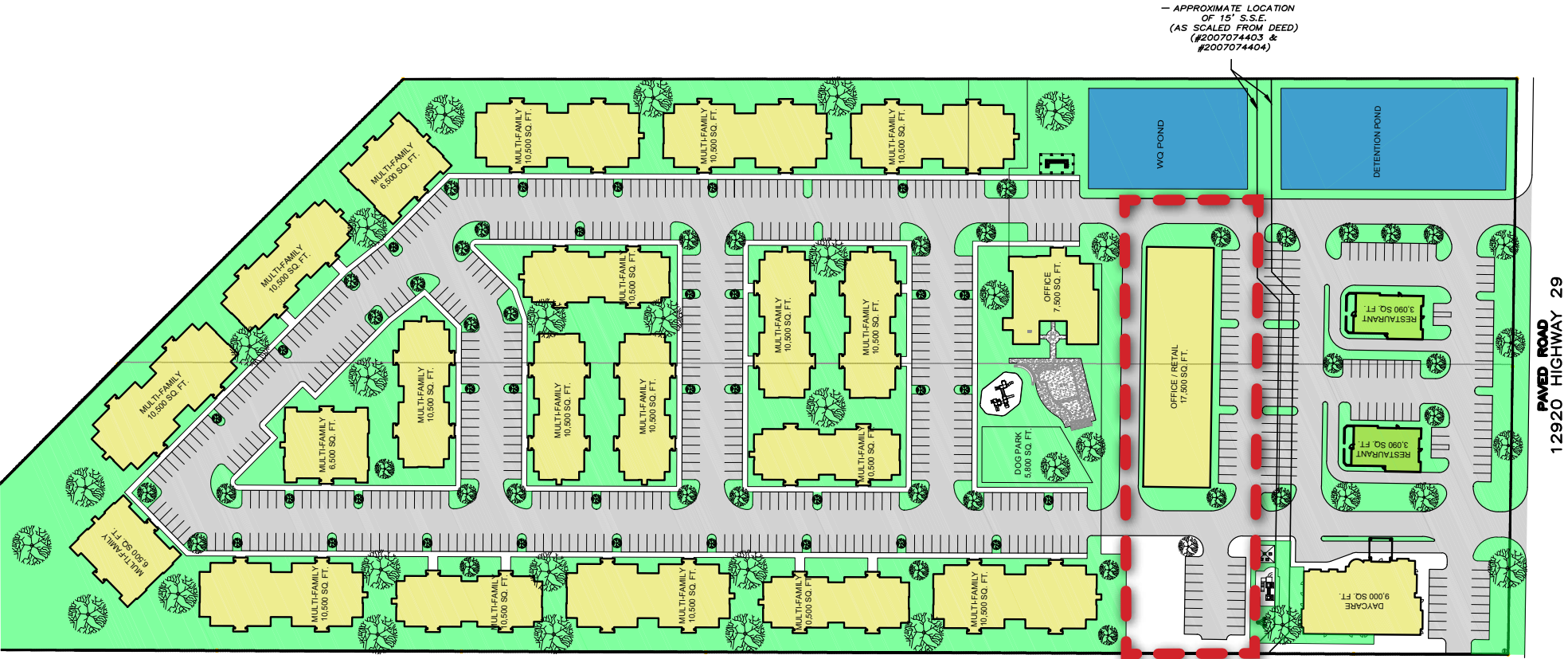
Conceptual Design

BLDG	USE	BLDG. S.F.	PARKING PROVIDED
21	MULTI-FAMILY	205,500 S.F.	470 SPACES
1	RETAIL/OFFICE	17,500 S.F.	74 SPACES
2	RESTAURANT	6,180 S.F.	60 SPACES
1	DAYCARE	9,000 S.F.	35 SPACES

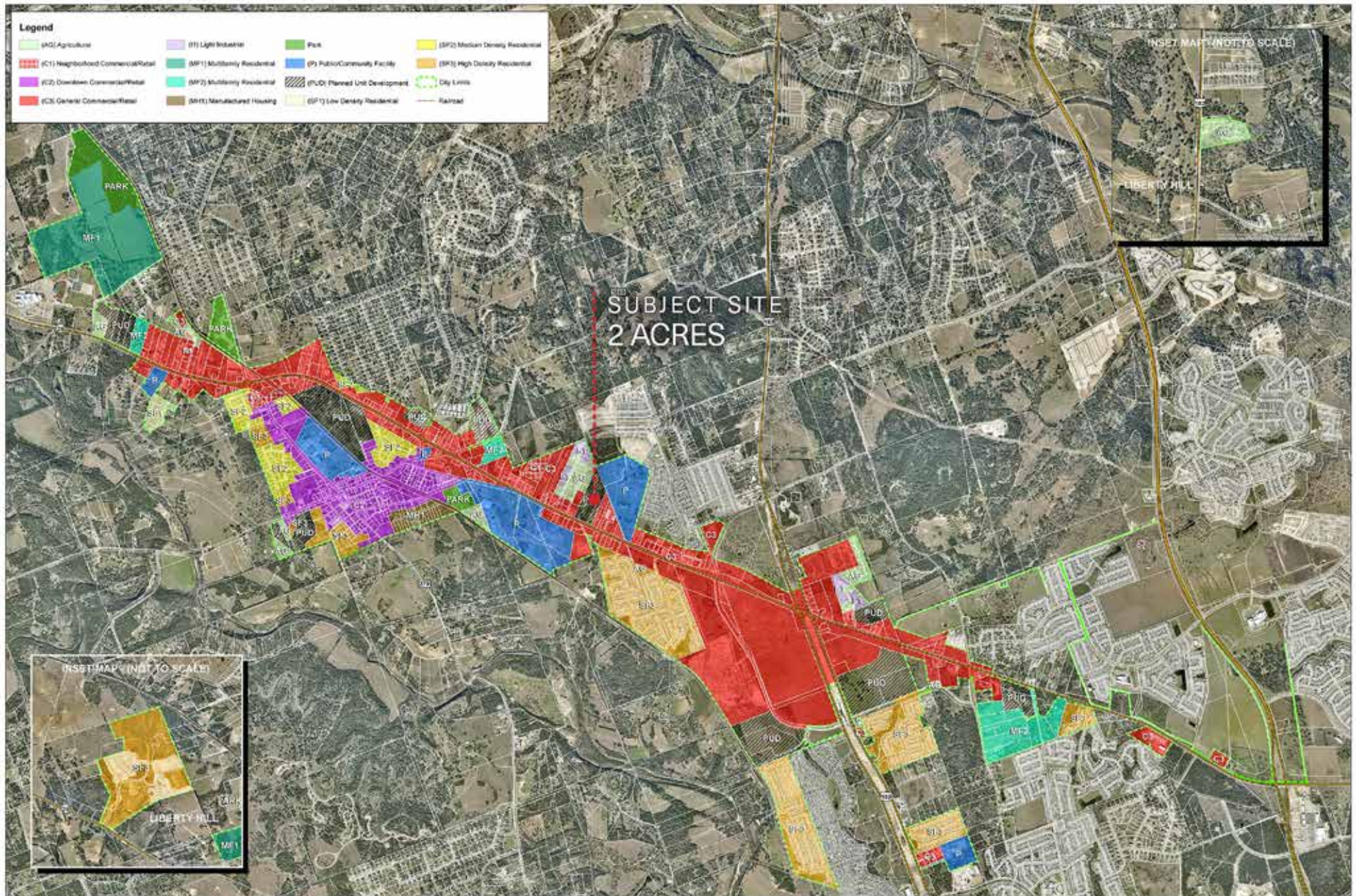


LEGEND

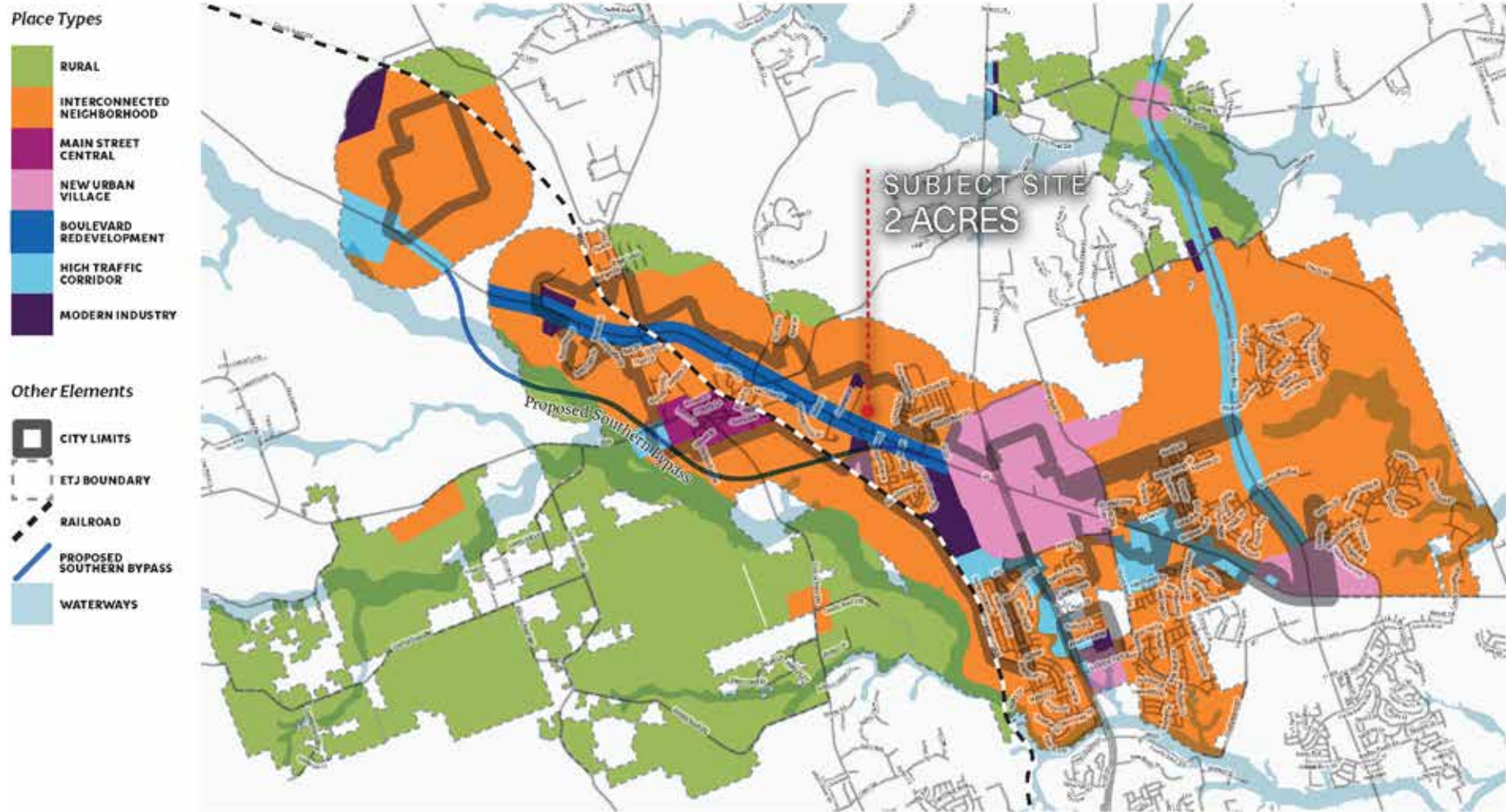
- [White box] SIDEWALK AREA
- [Grey box] PARKING & DRIVE AREA
- [Green box] GRASS AREA
- [Yellow box] BUILDING AREA
- [Blue box] DETENTION POND AREA
- [Tree icon] TREE



Zoning Map



Future Land Use Map





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

Regulated by the Texas Real Estate Commission