

FOR SALE · LAND

Liberty Hill Development Site

FM 243, Bertram, Texas 78605

SITE AREA	PRICE	LOCATION
460 Acres	**$24k/Acre**	**Bertram, TX**

GOLD TIER REAL ESTATE

Contents

01 The Offering

02 Development Map

03 Area Map

04 Survey

05 Topographic Survey

06 Location and Market

07 Drone Photographs

08 Drone Photographs

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gold Tier Real Estate and should not be made available to any other person or entity without the written consent of Gold Tier Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Gold Tier Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant, employer, or retailer identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Gold Tier Real Estate, and is included solely for the purpose of providing area context to prospective purchasers.

DEVELOPMENT POTENTIAL

Buyer should conduct an independent review with Burnet County regarding intended uses and entitlements, and shall conduct all independent due diligence regarding the property.

SHOWINGS

All property showings are by appointment only. Please contact the Gold Tier Real Estate listing team for access.

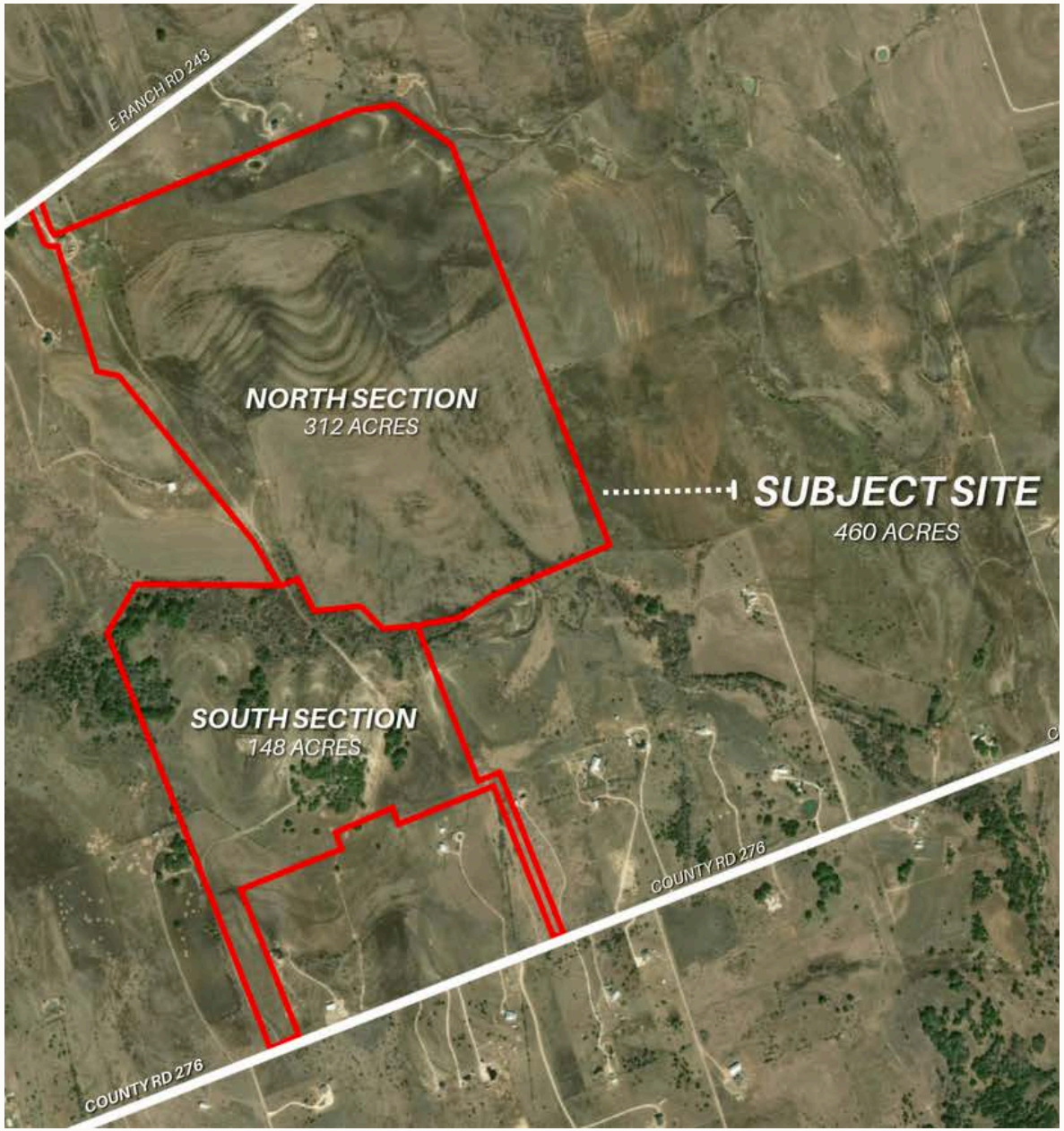
CONTACT

Colin Tierney | colin@goldtier.net | 512.674.5727

Taylor Golden | taylor@goldtier.net | 512.626.4424

Samara Inauen | samara@goldtier.net | 469.585.9956

Prime Development Opportunity in Liberty Hill, Texas



OFFERING PRICE
$11,056,000

PER ACRE
$24K/ACRE

Address: FM 243, BERTRAM, TEXAS 78605

Pricing:

- 148 ACRES - $3,256,000 ($22K/ACRE)
- 312 ACRES - $7,800,000 ($25K/ACRE)
- 460 ACRES - $11,056,000 ($24K/ACRE)

Acreage: 460 ACRES (SELLER WILL SUBDIVIDE)

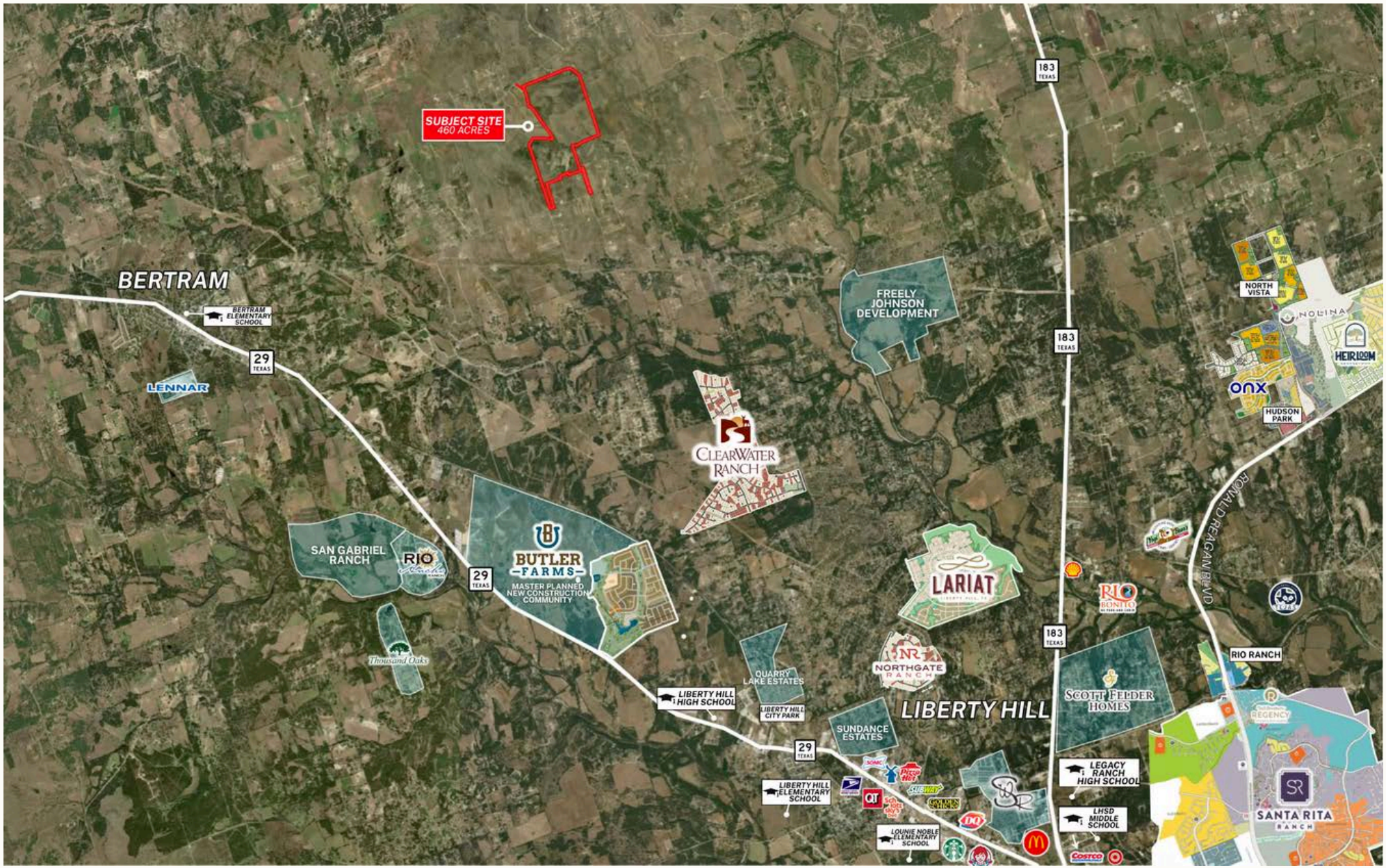
Access:

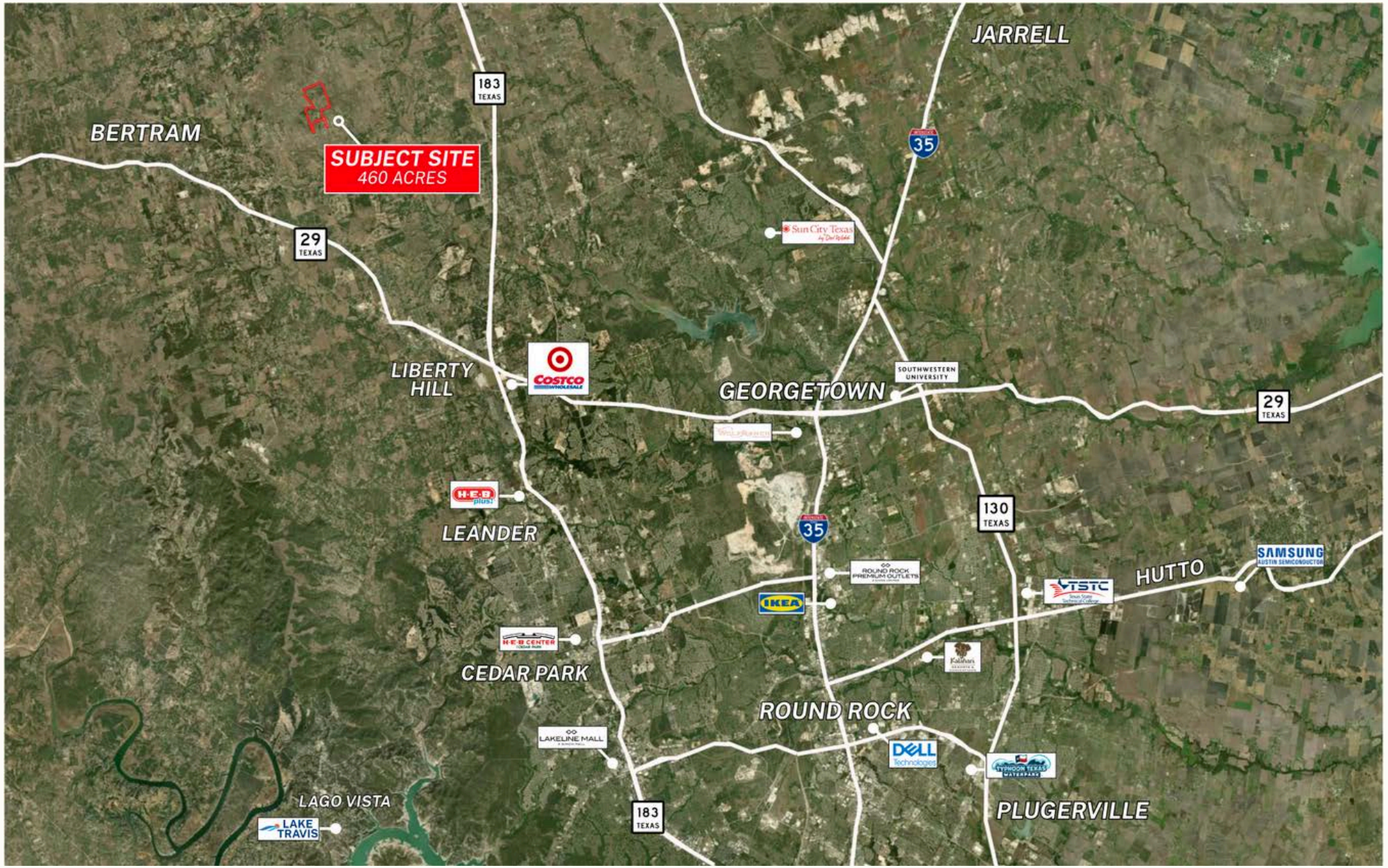
- 2 POINTS OF ACCESS ON COUNTY RD 276
- 1 POINT OF ACCESS ON E RANCH RD 243

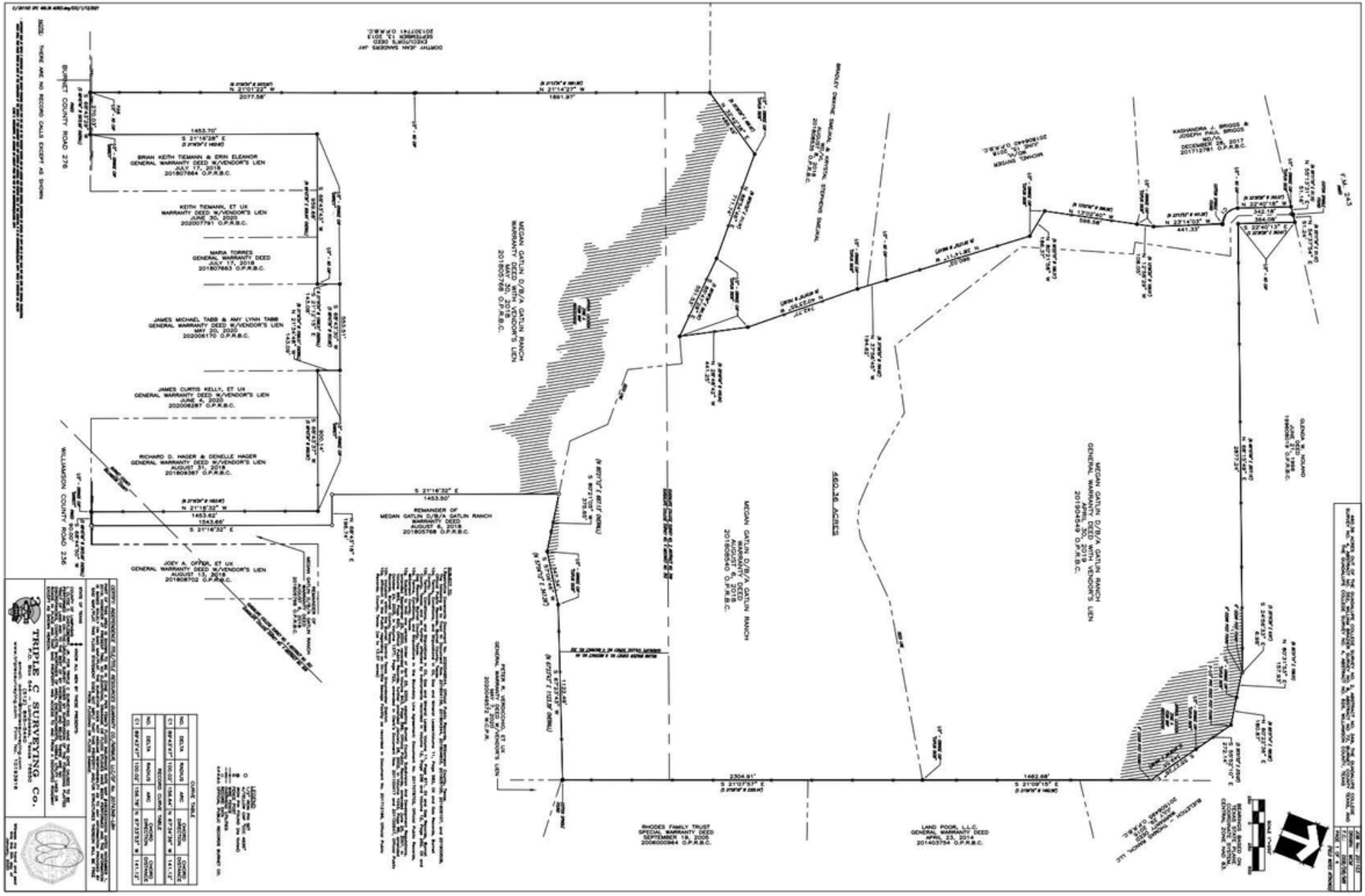
Remarks:

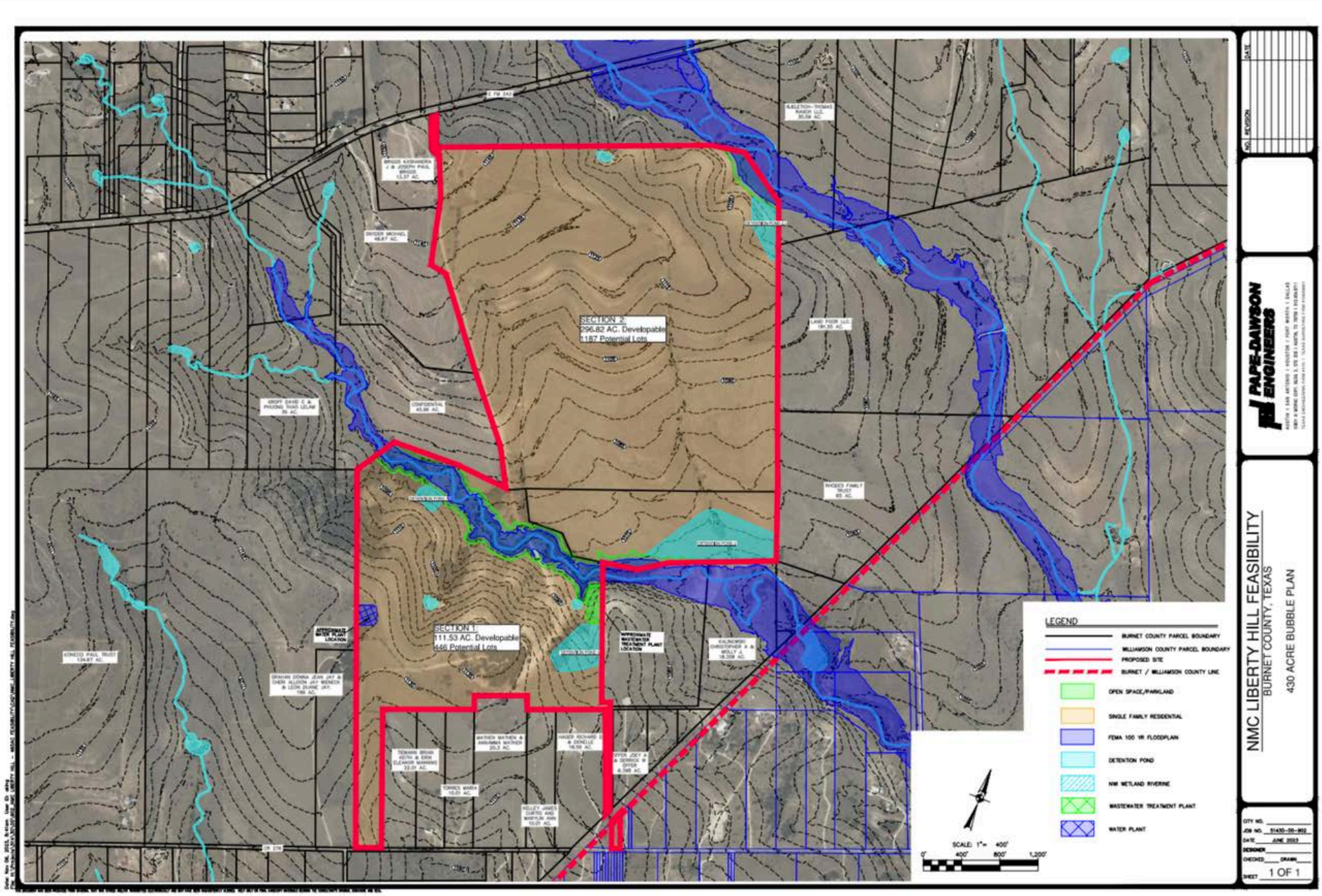
- SELLER FINANCING AVAILABLE
- DRIVABLE DIRT ROAD ON WESTERN EDGE OF THE SITE

Click for Interactive Map


SUBJECT SITE
460 ACRES
BERTRAM
BERTRAM ELEMENTARY SCHOOL
29 TEXAS
LENNAR
FREELY JOHNSON DEVELOPMENT
183 TEXAS
NORTH VISTA
NOLINA
HEIRLOOM
ONX
HUDSON PARK
CLEARWATER RANCH
SAN GABRIEL RANCH
RIO
BUTLER FARMS
MASTER PLANNED NEW CONSTRUCTION COMMUNITY
Thousand Oaks
LARIAT
RIO BONITO
ROLAND REAGAN BLVD
QUARRY LAKE ESTATES
LIBERTY HILL CITY PARK
LIBERTY HILL HIGH SCHOOL
NORTHGATE RANCH
LIBERTY HILL
SCOTT FELDER HOMES
RIO RANCH
SUNDANCE ESTATES
LIBERTY HILL ELEMENTARY SCHOOL
LEGACY RANCH HIGH SCHOOL
LHSD MIDDLE SCHOOL
LOUNIE NOBLE ELEMENTARY SCHOOL
REGENCY
SANTA RITA RANCH


JARRELL
BERTRAM
SUBJECT SITE
460 ACRES
183
TEXAS
35
29
TEXAS
Sun City Texas
LIBERTY
HILL
COSTCO
WHOLESALE
GEORGETOWN
SOUTHWESTERN
UNIVERSITY
29
TEXAS
H-E-B
plus!
LEANDER
130
TOLL
TEXAS
35
SAMSUNG
AUSTIN SEMICONDUCTOR
ROUND ROCK
PREMIUM OUTLETS
HUTTO
TSTC
IKEA
H-E-B CENTER
CEDAR PARK
ROUND ROCK
LAKELINE MALL
DELL
Technologies
TYPHOON TEXAS
WATERPARK
LAGO VISTA
LAKE
TRAVIS
183
TEXAS
PLUGERVILLE


460.36 ACRES
MEGAN GATLIN D/B/A GATLIN RANCH
GENERAL WARRANTY DEED WITH VENDOR'S LIEN
APRIL 30, 2018
201805769 O.P.R.B.C.
REMAINDER OF
MEGAN GATLIN D/B/A GATLIN RANCH
WARRANTY DEED
AUGUST 6, 2018
201805768 O.P.R.B.C.
MEGAN GATLIN D/B/A GATLIN RANCH
WARRANTY DEED
AUGUST 6, 2018
201808940 O.P.R.B.C.
BRIAN KEITH TIEMANN & ERIN ELEANOR
GENERAL WARRANTY DEED W/VENDOR'S LIEN
JULY 17, 2018
201807644 O.P.R.B.C.
KEITH TIEMANN, ET UX
WARRANTY DEED W/VENDOR'S LIEN
JUNE 30, 2020
202007791 O.P.R.B.C.
MARIA TORRES
GENERAL WARRANTY DEED
JULY 17, 2018
201807643 O.P.R.B.C.
JAMES MICHAEL TABB & AMY LYNN TABB
GENERAL WARRANTY DEED W/VENDOR'S LIEN
MAY 20, 2020
202006170 O.P.R.B.C.
JAMES CURTIS KELLY, ET UX
GENERAL WARRANTY DEED W/VENDOR'S LIEN
JUNE 4, 2020
202006287 O.P.R.B.C.
RICHARD D. HAGER & DENELLE HAGER
GENERAL WARRANTY DEED W/VENDOR'S LIEN
AUGUST 31, 2018
201809387 O.P.R.B.C.
JOEY A. OPPER, ET UX
GENERAL WARRANTY DEED W/VENDOR'S LIEN
AUGUST 13, 2018
201808702 O.P.R.B.C.
RHODES FAMILY TRUST
SPECIAL WARRANTY DEED
SEPTEMBER 19, 2005
2006000964 O.P.R.B.C.
LAND POOR, L.L.C.
GENERAL WARRANTY DEED
APRIL 23, 2014
201403754 O.P.R.B.C.
KASHANDRA J. BRIGGS &
JOSEPH PAUL BRIGGS
WD
DECEMBER 19, 2017
2017112781 O.P.R.B.C.
BURNET COUNTY ROAD 276
WILLIAMSON COUNTY ROAD 236
TRIPLE C SURVEYING, Co.
NOTE: THERE ARE NO RECORD CALLS EXCEPT AS SHOWN


SECTION 2:
296.82 AC. Developable
1187 Potential Lots
SECTION 1:
111.53 AC. Developable
446 Potential Lots
LEGEND
BURNET COUNTY PARCEL BOUNDARY
WILLIAMSON COUNTY PARCEL BOUNDARY
PROPOSED SITE
BURNET / WILLIAMSON COUNTY LINE
OPEN SPACE/PARKLAND
SINGLE FAMILY RESIDENTIAL
FEMA 100 YR FLOODPLAIN
DETENTION POND
NW WETLAND RIVERINE
WASTEWATER TREATMENT PLANT
WATER PLANT
SCALE: 1"= 400'
0' 400' 800' 1,200'
PAPE-DAWSON ENGINEERS
NMC LIBERTY HILL FEASIBILITY
BURNET COUNTY, TEXAS
430 ACRE BUBBLE PLAN
JOB NO. 51430-00-902
DATE JUNE 2023
SHEET 1 OF 1

06 — LOCATION & MARKET

Liberty Hill, Texas

Liberty Hill, Texas, is a rapidly growing community in the Texas Hill Country, located approximately 35 miles northwest of Austin in Williamson County. Positioned along State Highway 29 and near U.S. Highway 183, Liberty Hill benefits from convenient access to Georgetown, Leander, Cedar Park, and the greater Austin metropolitan area. Historically a small rural community, Liberty Hill has experienced significant residential and commercial expansion driven by Central Texas population growth, new master-planned communities, and increasing demand for suburban amenities. The city's growing population, strong household incomes, and expanding residential developments support increasing demand for retail, dining, medical, and professional services. With continued infrastructure improvements, a growing regional customer base, and proximity to major employment centers, Liberty Hill represents an attractive market for commercial investment and long-term development.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	88	1,314	7,208
HOUSEHOLDS	28	425	2,400
MEDIAN HH INCOME	$94,999	$94,642	$96,445
AVERAGE AGE	39	40	40
5-YR POP. GROWTH	15.9%	15.1%	15.1%

















EXCLUSIVELY LISTED BY GOLD TIER REAL ESTATE

Liberty Hill Development Site

FM 243, Bertram, Texas 78605



Colin Tierney
GOLD TIER REAL ESTATE

512.674.5727
colin@goldtier.net



Taylor Golden
GOLD TIER REAL ESTATE

512.626.4424
taylor@goldtier.net



Samara Inauen
GOLD TIER REAL ESTATE

469.585.9956
samara@goldtier.net

GOLD TIER REAL ESTATE, LLC
Austin: 1010 RR 620 Suite 219, Lakeway, TX 78734
San Antonio: 7979 Broadway, Suite 214, San Antonio, TX 78209
512.674.5727 · contact@goldtier.net · goldtier.net

TREC BROKER
Lic. 9009518
Colin Tierney, Designated Broker

All showings by appointment only. Broker does not represent or warrant the accuracy of any information provided. Buyer shall conduct their own independent due diligence regarding the property. The Texas Real Estate Commission Information About Brokerage Services form and Consumer Protection Notice accompany this brochure as a separate attachment.