

## LAND FOR SALE

### STORAGE/WHAREHOUSE SITE - AUSTIN FAR NW MSA

9350 Highway 29 W, Liberty Hill, TX 78642



#### PROPERTY DESCRIPTION

Far NW Austin MSA . This 6- 10 acres of land on the north side of State Highway 29 in between Ronald Reagan and 183 has approximately 745 feet of Highway 29 frontage. It is in the coveted Liberty Hill ISD. Some large oaks on the property. Property has a residence on it that will be sold as is. There is a tenant on site. Existing outbuildings sold as is. This is priced as a land development opportunity. The 'unfunded future' SH 29 expansion current schematic has about 4 acres of the frontage in the future ROW. Owner is willing to hold back on this if new buyer does not want to buy this.

#### PROPERTY HIGHLIGHTS

- Location Location Location
- 1.7 miles to SH 183 1.3 miles to Ronald Reagan
- 4.9 miles to Liberty Hill 15 miles to new Apple Campus
- Water, Waste-Water at site
- Santa Rita South Elementary school on north side of property

#### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	10 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	102	4,301	40,125
Total Population	298	12,487	113,945
Average HH Income	\$95,204	\$87,536	\$86,781

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**LAND FOR SALE**

# FORREST-29

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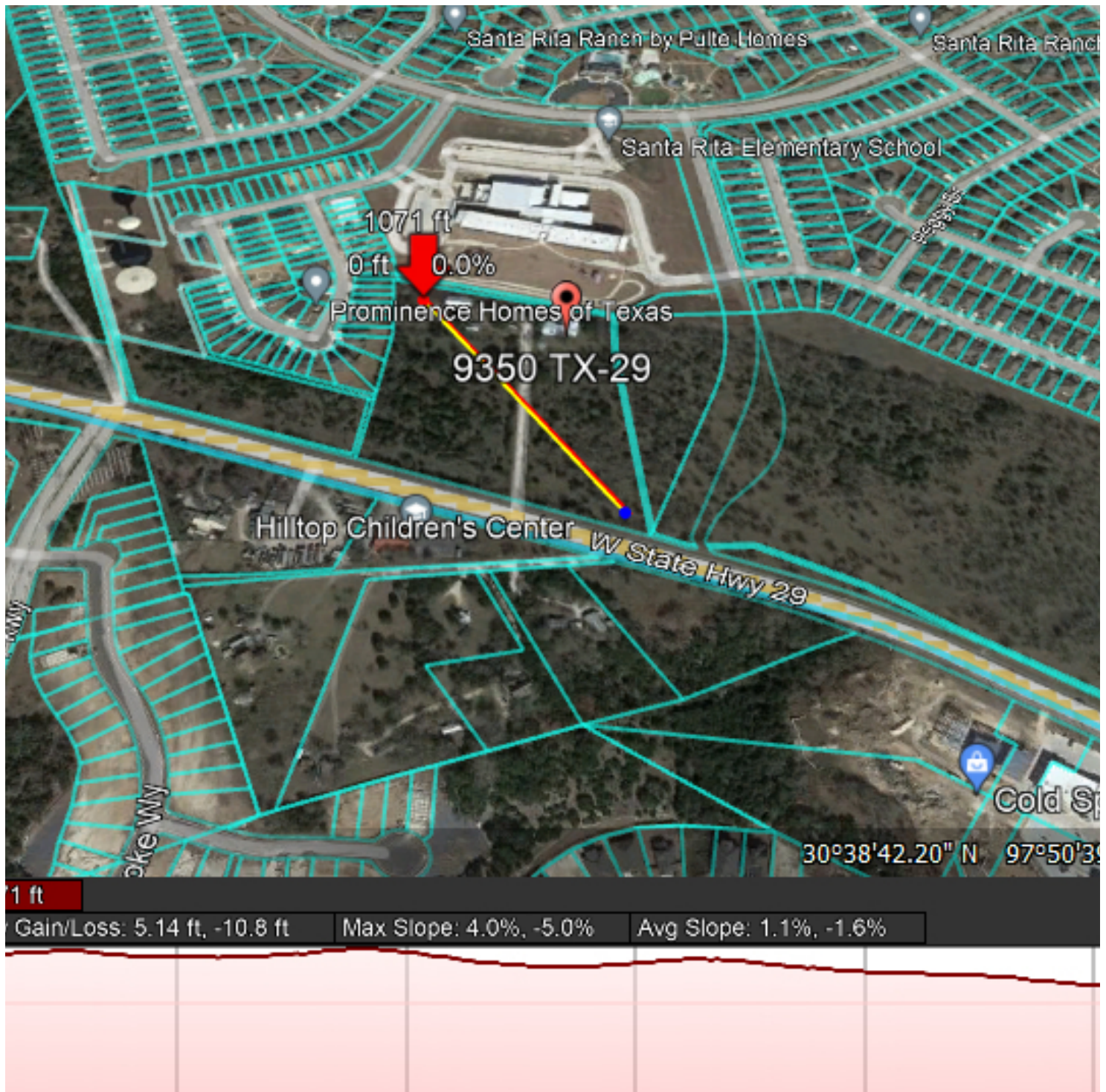
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# FORREST-29 ELEVATION PROFILE

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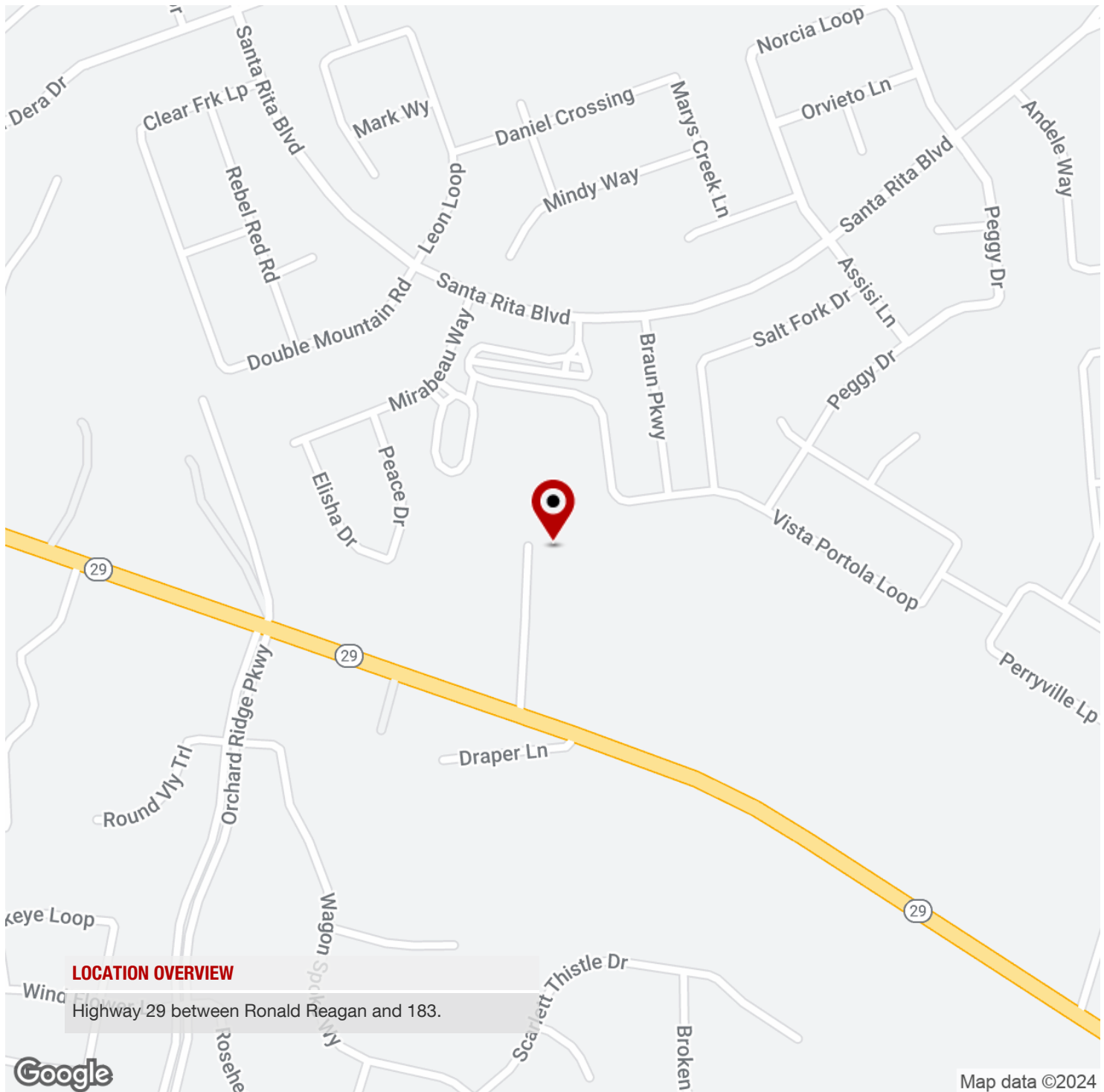
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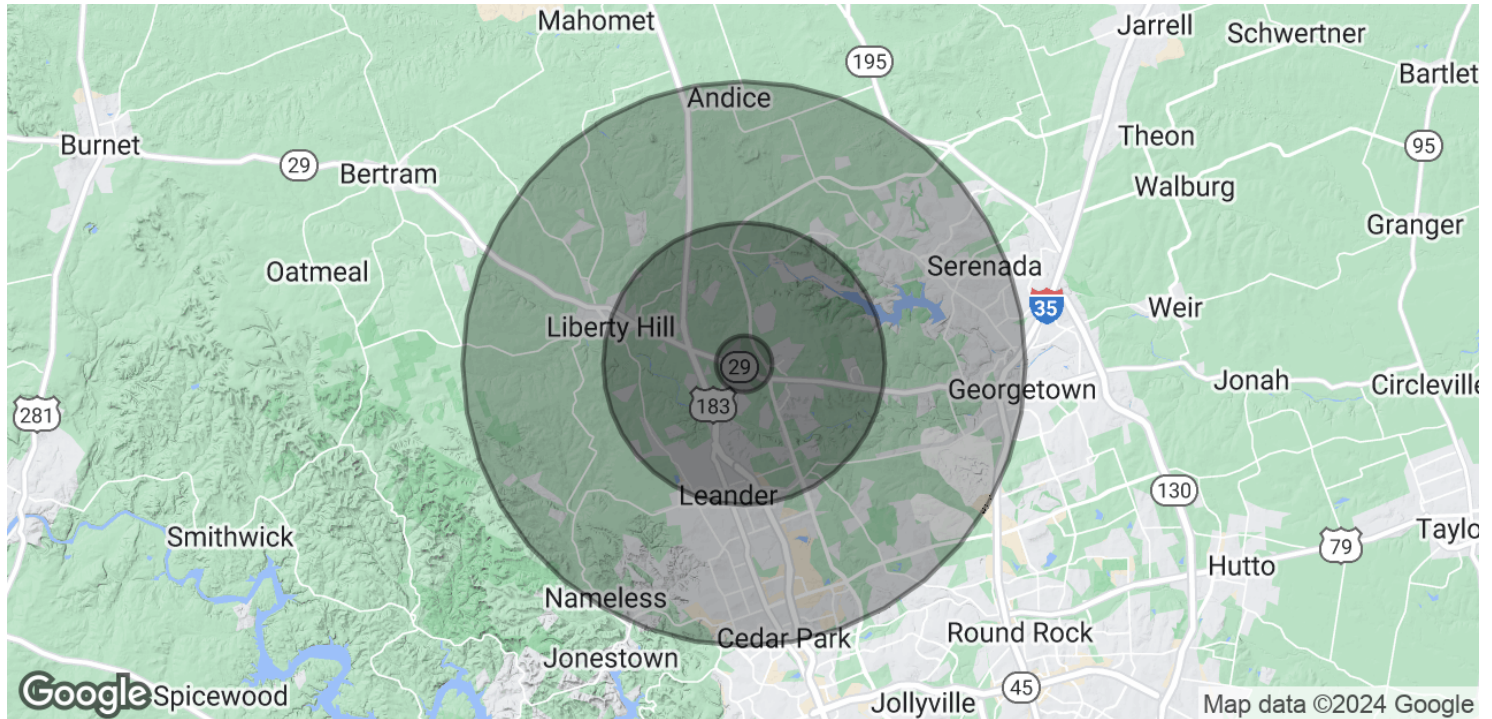
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# FORREST-29

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	298	12,487	113,945
Average Age	41.8	37.8	36.7
Average Age (Male)	41.3	37.3	37.0
Average Age (Female)	41.9	38.5	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	102	4,301	40,125
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$95,204	\$87,536	\$86,781
Average House Value	\$308,558	\$248,126	\$207,096

\* Demographic data derived from 2020 ACS - US Census

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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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<b>Richard Gary</b>	<b>0675838</b>	<b>richgary@kwcommercial.com</b>	<b>(512)415-9367</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date