

HIGHWAY 29 AND RONALD REAGAN BLVD.

Hwy 29, Liberty Hill (ETJ), TX 78628



OFFERING SUMMARY

ZONING:	None ETJ/ Dev Agreement
LOT SIZE:	1.5 -5 acres
MARKET:	Austin
SUBMARKET:	Far NW
PRICE / SF:	\$contact broker

PROPERTY OVERVIEW

12 Oaks Village is the 92-acre NE corner of Highway 29 and Ronald Reagan. Sixty percent is already under development. There is limited service for top tier dining near this site! 12 Oaks Village is a planned mixed-use community with upscale amenities with live, eat, play environment all in one location. Single-family for rent and multi-family sites have closed as well as childcare and mixed-use corner at Kauffman Loop and SH 29. Heavy focus next is finding 2 class A restaurant sites. RESTAURANTS SHARE ACCESS TO A COMMUNITY PARK AREA.

PROPERTY HIGHLIGHTS

- Across from the brand-new HEB Plus -which is in the top 4 percentile of performing stores
- Single Family Rental & Multifamily walk-up - CLOSED 40 acres
- 2 mile Veloway walk/ride/bike trail to be built
- Signalized intersection at Kauffman Loop
- Future 8 lane expansion of State Highway 29 proposed
- 12 Oaks has over 2000 feet of Highway 29 frontage.
- Office Professional
- Class A Restaurant Sites (2)
- Hotel Sites (2)
- Child Care Facility site CLOSED
- 35 acre Mixed Use Site Main Street Concept Planned looking for a JV partner.

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TWO PAD SITE VARIATIONS (BUYER TO DETERMINE)

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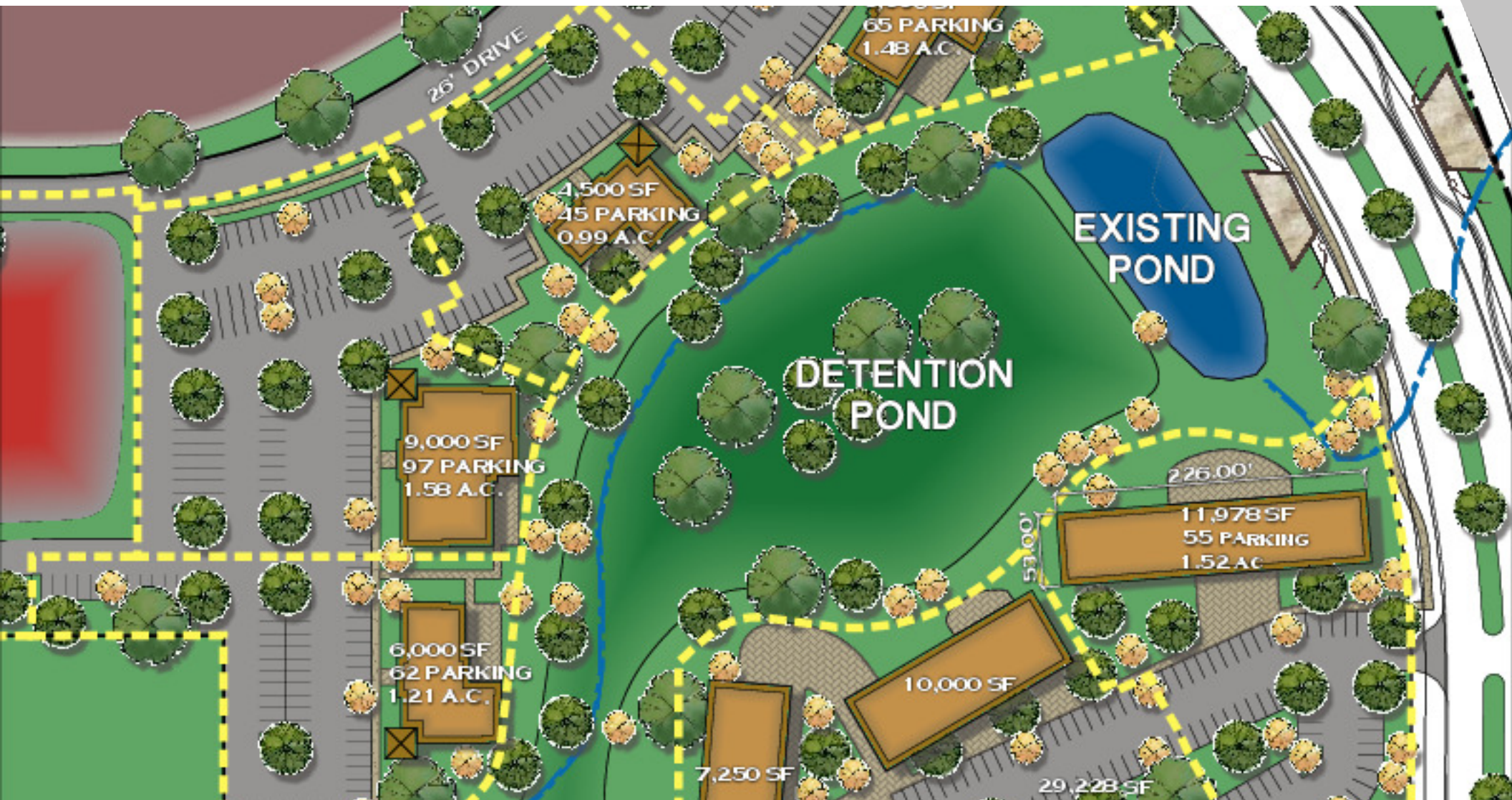
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THREE RESTAURANT SITES

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7	Retail	8,500	1:250	34
8	Retail	8,250	1:250	33
9	Retail	6,500	1:250	26
10	Retail	7,250	1:250	29
11	Retail	10,000	1:250	40
12	Retail	10,000	1:250	40
Project total:		117,000	577	620

*1 per guest room + 1:250 for 2,500 square feet of conference space.

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MIXED USE - HOSPITALITY - RETAIL - OFFICE FOR SALE

TWELVE OAKS COMMERCIAL AREA DEVELOPMENTS

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Adjacent Multi-family under construction



Aerial view looking Northwesterly from south of SE corner of RR and SH 29



Pond Detail Under Construction



Pond Plans-trees, walkway, clad with stone aeration

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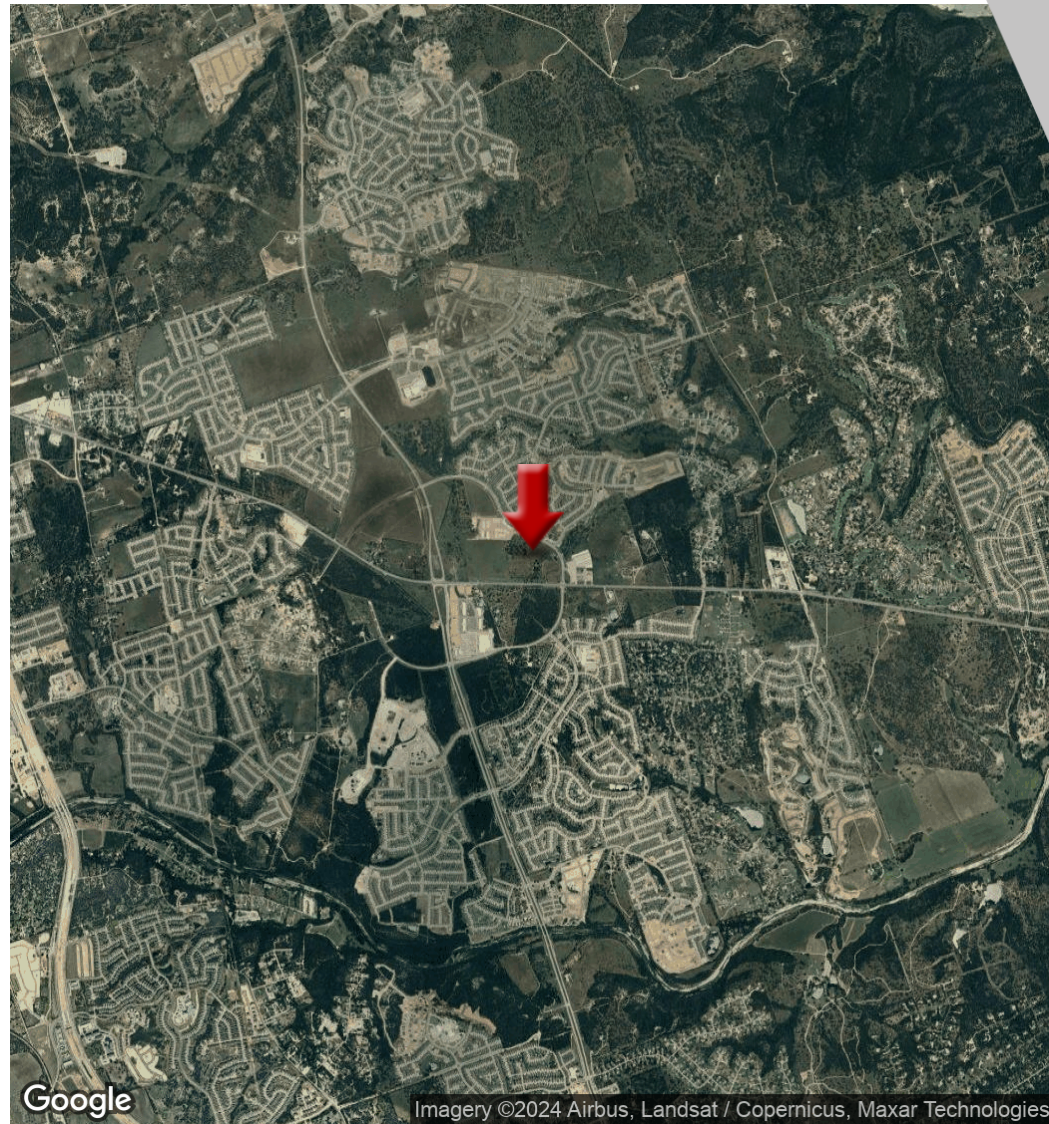
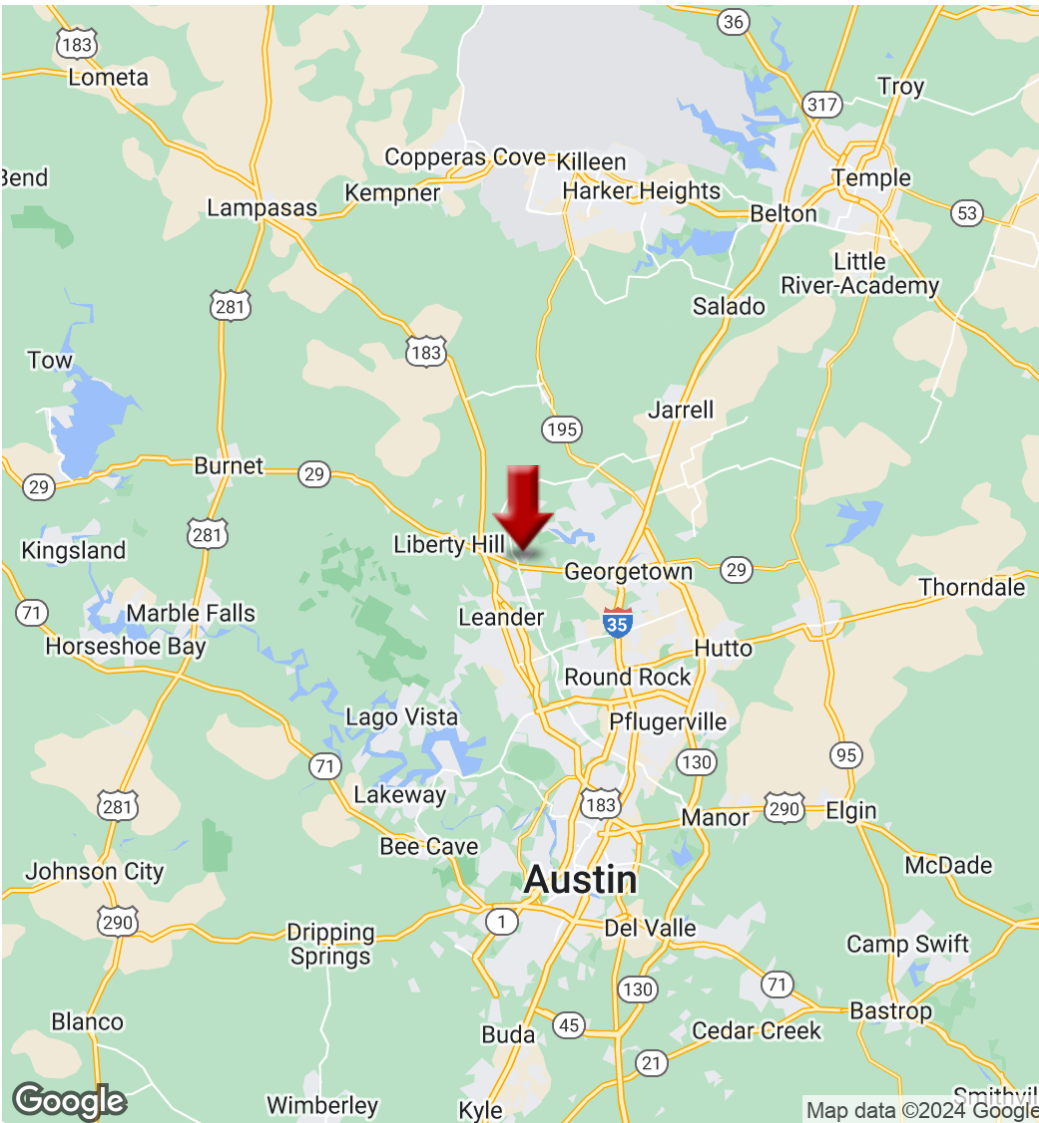
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TWELVE OAKS VELOWAY AROUND RESIDENTIAL SITES

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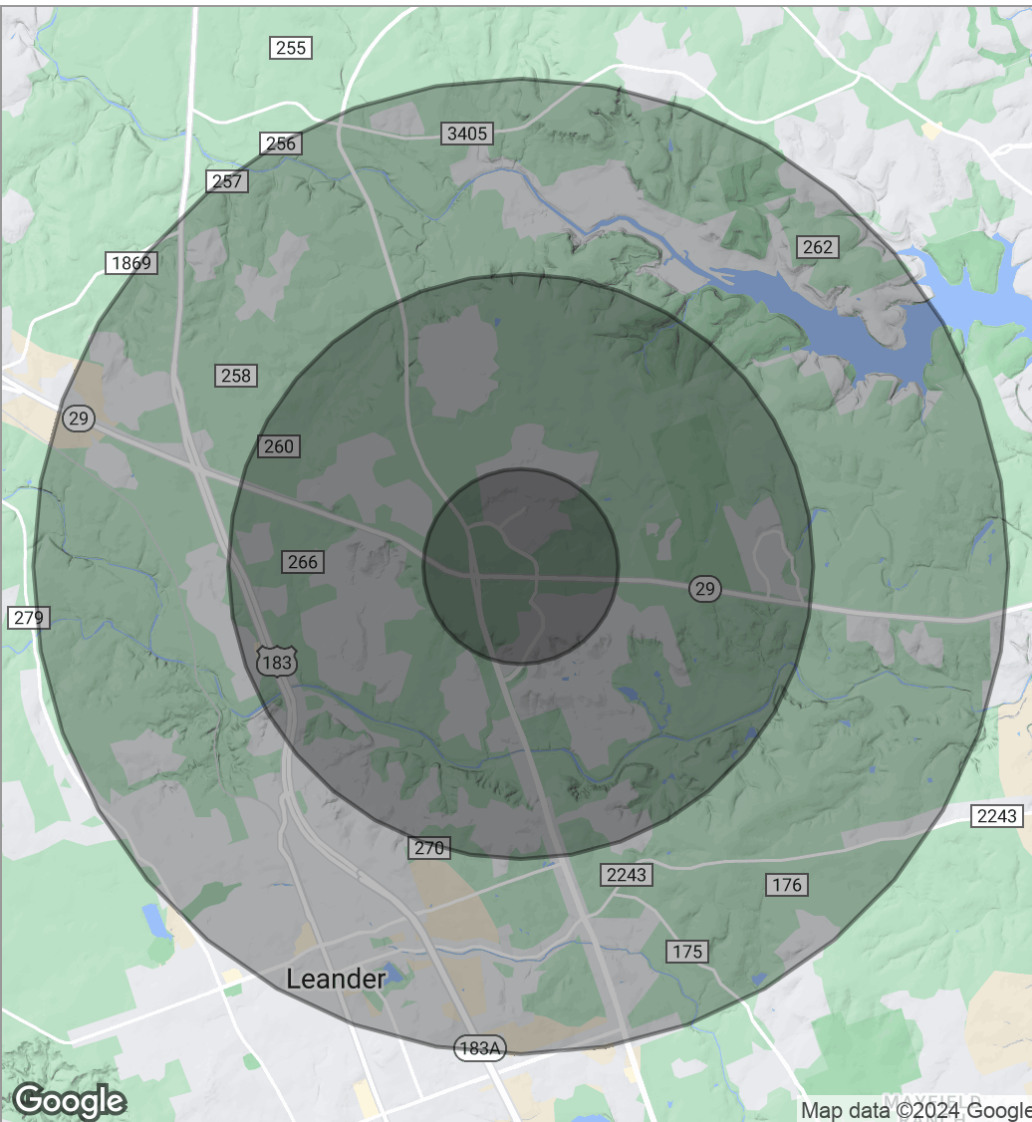
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,212	9,685	34,759
Median Age	31.0	32.5	33.4
Median Age (Male)	32.5	33.5	33.7
Median Age (Female)	28.8	31.3	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	346	2,870	10,705
# Of Persons Per HH	3.5	3.4	3.2
Average HH Income	\$146,254	\$135,849	\$119,819
Average House Value	\$383,917	\$374,077	\$345,258

* 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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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

IABS 1-0 Date