

# FOR GROUND LEASE OR BTS Proposed Retail Development

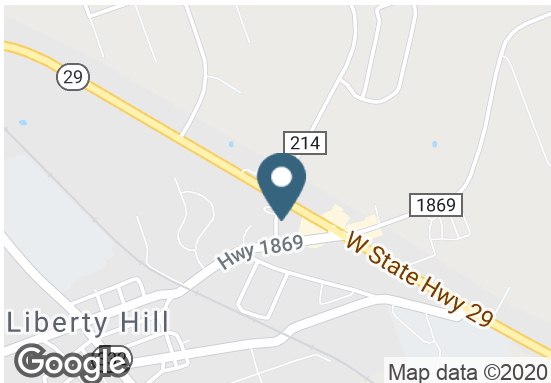
Hwy 29 Brown Bridge Rd | Liberty Hill, TX



## Overview

**AVAILABLE** 1.37 AC

**PRICE** Contact Broker



## Description

- For Ground Lease or BTS
- Rapidly growing Liberty Hill
- Proposed Traffic Light for Intersection off HWY29 and Ranch Road 1869
- Adjacent to proposed 12- acre Retail Development Site

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Population	2,179	6,994	17,085
Households	852	2,437	5,974
Average Income	\$112,766	\$115,676	\$123,124

Year: 2019 | Source: Esri

## Traffic Counts

Hwy 29	24,243 VPD
Hwy 1869	5,253 VPD

Year: 2018 | Source: TxDot

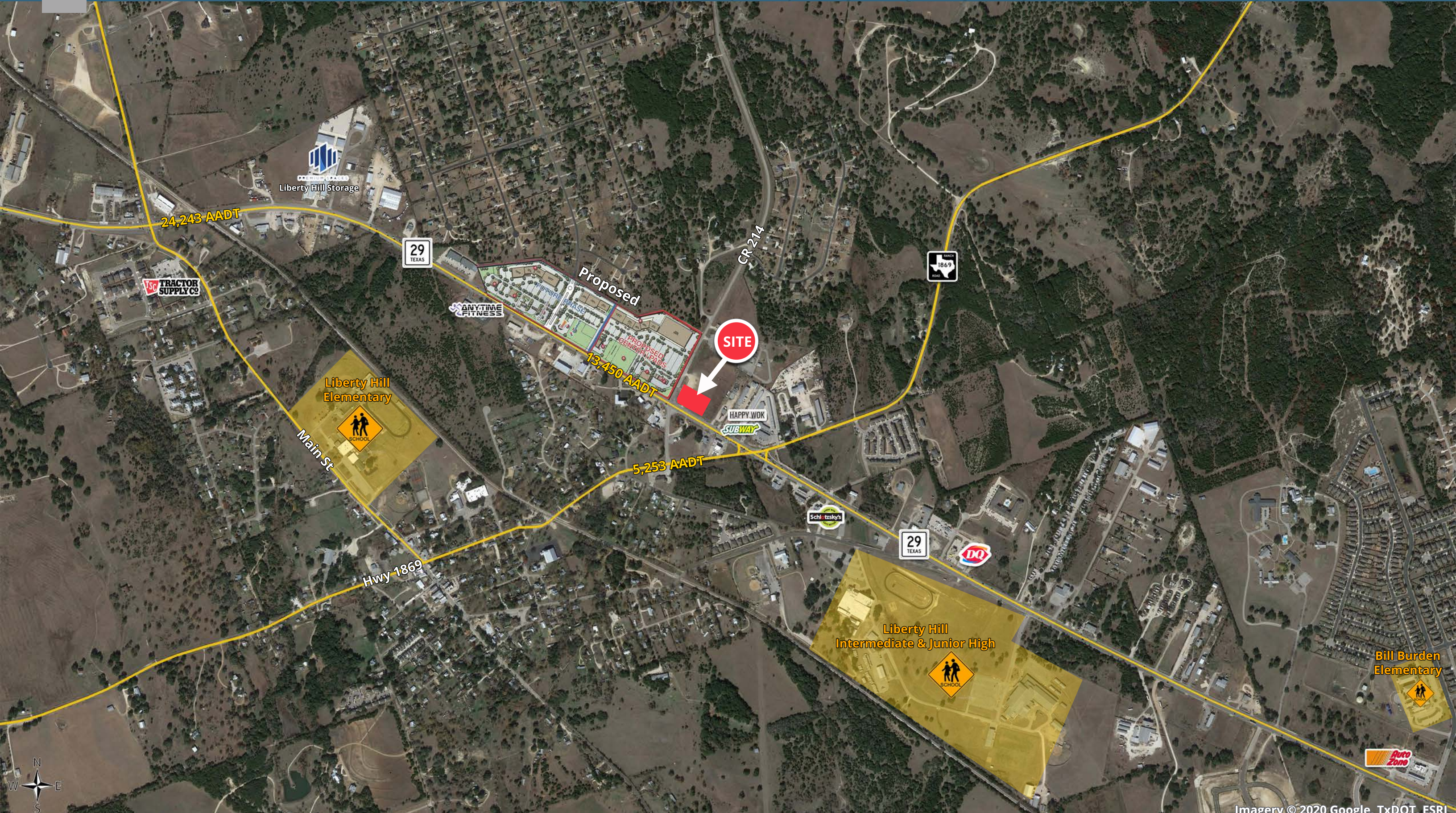
## Contact

**CARSON HAWLEY**  
512.236.4620 | carson.hawley@srsre.com

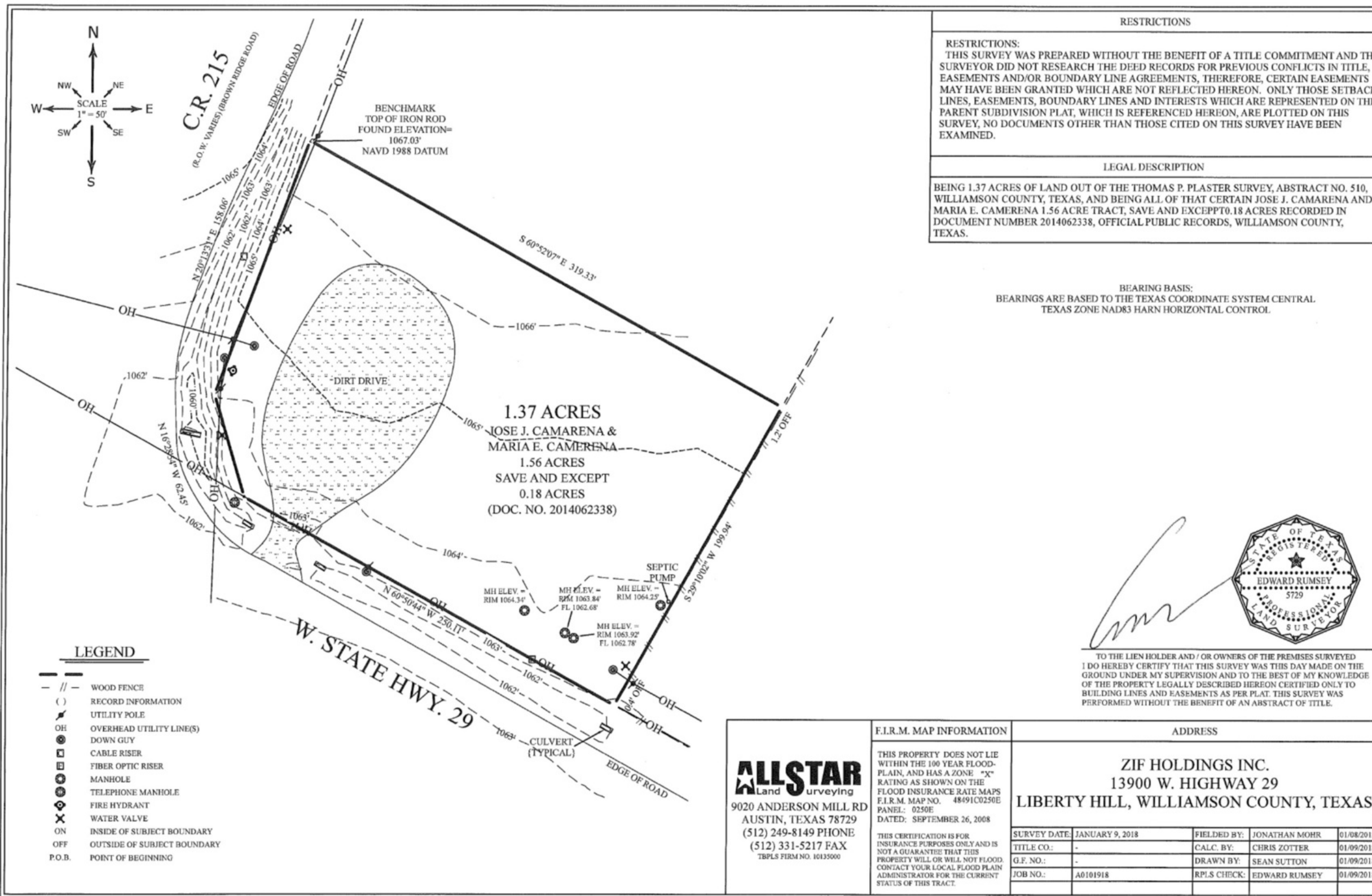
**WILL MAJORS**  
512.236.4646 | will.majors@srsre.com



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# NEC HIGHWAY 29 AND COUNTY ROAD 214 LIBERTY HILL, TX



## Proposed Retail Development and Traffic Light



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	800	2,539	5,245
2010 Population	1,583	4,869	10,088
2019 Population	2,179	6,994	17,085
2024 Population	2,721	8,851	23,406
2000-2010 Annual Rate	7.06%	6.73%	6.76%
2010-2019 Annual Rate	3.51%	3.99%	5.86%
2019-2024 Annual Rate	4.54%	4.82%	6.50%
2019 Male Population	50.3%	50.1%	49.8%
2019 Female Population	49.7%	49.9%	50.2%
2019 Median Age	38.2	38.7	38.2

In the identified area, the current year population is 17,085. In 2010, the Census count in the area was 10,088. The rate of change since 2010 was 5.86% annually. The five-year projection for the population in the area is 23,406 representing a change of 6.50% annually from 2019 to 2024. Currently, the population is 49.8% male and 50.2% female.

#### Median Age

The median age in this area is 38.2, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2019 White Alone	84.8%	86.0%	83.2%
2019 Black Alone	2.3%	2.3%	2.8%
2019 American Indian/Alaska Native Alone	0.9%	0.9%	0.8%
2019 Asian Alone	1.5%	1.3%	2.2%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	7.0%	6.4%	7.2%
2019 Two or More Races	3.4%	3.1%	3.7%
2019 Hispanic Origin (Any Race)	19.0%	18.0%	19.9%

Persons of Hispanic origin represent 19.9% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 52.7 in the identified area, compared to 64.8 for the U.S. as a whole.

#### Households

2019 Wealth Index	152	158	168
2000 Households	291	836	1,726
2010 Households	590	1,653	3,460
2019 Total Households	852	2,437	5,974
2024 Total Households	1,086	3,112	8,234
2000-2010 Annual Rate	7.32%	7.05%	7.20%
2010-2019 Annual Rate	4.05%	4.29%	6.08%
2019-2024 Annual Rate	4.97%	5.01%	6.63%
2019 Average Household Size	2.52	2.82	2.84

The household count in this area has changed from 3,460 in 2010 to 5,974 in the current year, a change of 6.08% annually. The five-year projection of households is 8,234, a change of 6.63% annually from the current year total. Average household size is currently 2.84, compared to 2.88 in the year 2010. The number of families in the current year is 4,846 in the specified area.

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	16.4%	16.8%	15.2%
<b>Median Household Income</b>			
2019 Median Household Income	\$87,973	\$92,045	\$96,603
2024 Median Household Income	\$97,280	\$100,924	\$102,388
2019-2024 Annual Rate	2.03%	1.86%	1.17%
<b>Average Household Income</b>			
2019 Average Household Income	\$112,766	\$115,676	\$123,124
2024 Average Household Income	\$123,022	\$125,861	\$130,201
2019-2024 Annual Rate	1.76%	1.70%	1.12%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$38,902	\$39,317	\$42,894
2024 Per Capita Income	\$42,815	\$43,183	\$45,683
2019-2024 Annual Rate	1.94%	1.89%	1.27%

**Households by Income**  
 Current median household income is \$96,603 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$102,388 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$123,124 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$130,201 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$42,894 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$45,683 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	123	121	133
2000 Total Housing Units	327	913	1,870
2000 Owner Occupied Housing Units	252	733	1,497
2000 Renter Occupied Housing Units	39	104	229
2000 Vacant Housing Units	36	76	144
2010 Total Housing Units	645	1,768	3,699
2010 Owner Occupied Housing Units	517	1,460	3,049
2010 Renter Occupied Housing Units	73	193	411
2010 Vacant Housing Units	55	115	239
2019 Total Housing Units	906	2,581	6,360
2019 Owner Occupied Housing Units	767	2,199	5,446
2019 Renter Occupied Housing Units	85	238	528
2019 Vacant Housing Units	54	144	386
2024 Total Housing Units	1,139	3,244	8,567
2024 Owner Occupied Housing Units	992	2,850	7,663
2024 Renter Occupied Housing Units	95	262	571
2024 Vacant Housing Units	53	132	333

Currently, 85.6% of the 6,360 housing units in the area are owner occupied; 8.3%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 3,699 housing units in the area - 82.4% owner occupied, 11.1% renter occupied, and 6.5% vacant. The annual rate of change in housing units since 2010 is 27.24%. Median home value in the area is \$300,339, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.08% annually to \$349,551.

# Proposed Retail Development

Hwy 29 Brown Bridge Rd | Liberty Hill, TX



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.

SRS Real Estate Partners	9003586	will.majors@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

**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.

Will Majors	508128	will.majors@srsre.com	512.236.4646
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Carson Hawley	641709	carson.hawley@srsre.com	512.236.4620
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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