



PROPERTY DESCRIPTION

Experience the ideal mix of small-town charm and urban convenience at SkyPark Residential in Liberty Hill, TX. This quickly expanding community provides a tranquil retreat from busy city life, yet is conveniently close to Austin's lively amenities. Investors will value nearby attractions such as the beautiful Balcones Canyonlands National Wildlife Refuge and the popular Wolf Ranch Shopping Center. Residents can also partake in outdoor activities at San Gabriel Park or explore local dining and entertainment options in downtown Liberty Hill.

The tract, a cut from JW Development's 245-acre acquisition in June 2021, is targeted for 1-acre single-family development. We are seeking a builder or developer to take down all of it. We will also consider pre-selling lots to builders. The property has not yet been entitled, and we are gauging initial interest before moving forward.

Water is available, and lots would require a septic system. A WWTP (package plant) is

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	245 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	70	1,470	6,040
Total Population	211	4,375	17,401
Average HH Income	\$77,194	\$75,547	\$75,339

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.

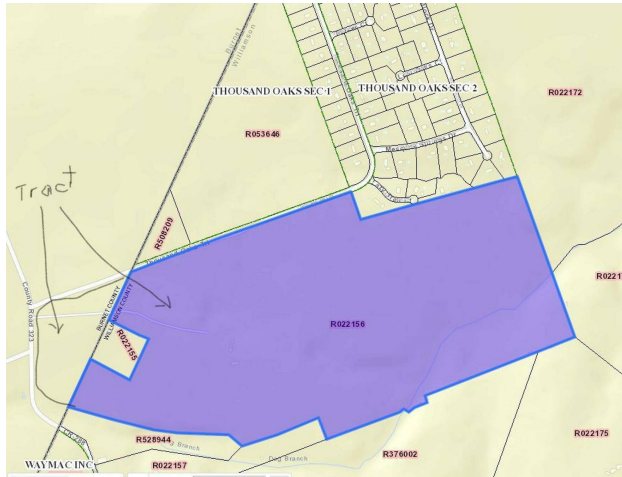
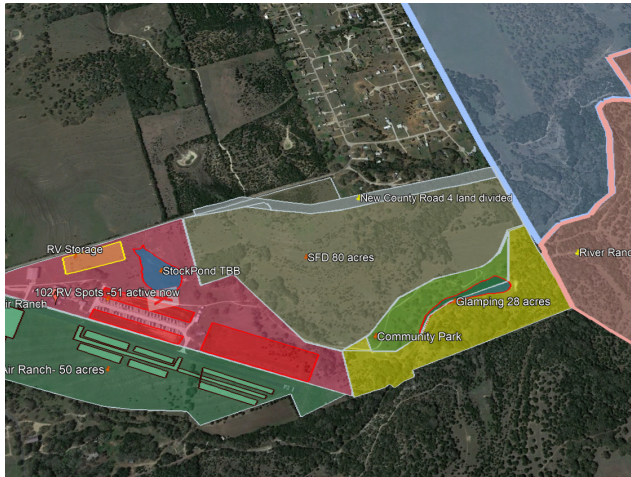
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LAND FOR SALE

SKY PARK RANCH

2519 CR 323, Liberty Hill, TX 78642



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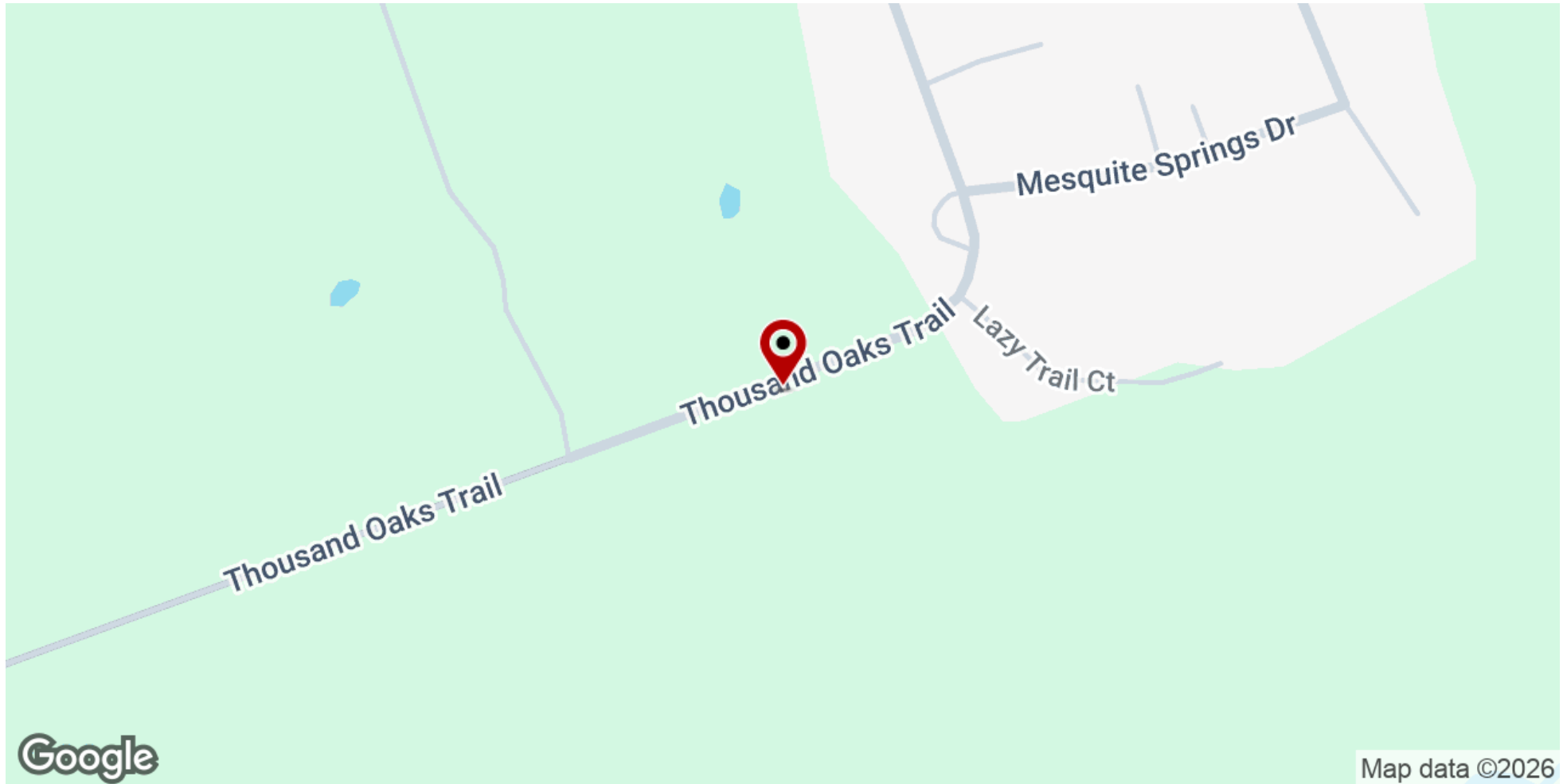
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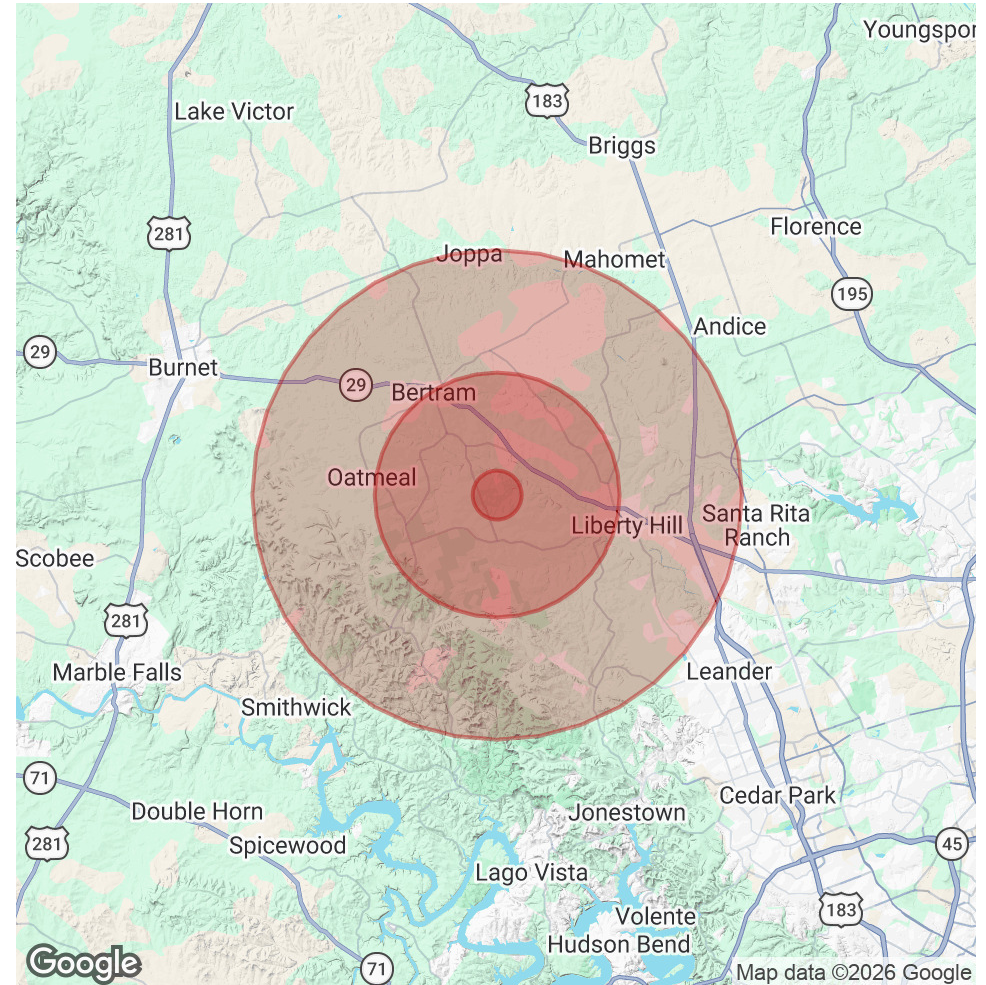
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	211	4,375	17,401
Average Age	36.6	36.8	37.1
Average Age (Male)	36.4	37.0	37.6
Average Age (Female)	36.8	36.7	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	70	1,470	6,040
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$77,194	\$75,547	\$75,339
Average House Value		\$223,580	\$226,362

2020 American Community Survey (ACS)



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