



13 Acres Proposed for Multifamily and 20 Acres Proposed for Commercial Use

Adjacent to the new Liberty Hill High School, this hard corner just north of the intersection of Highway 29 and 183 offers a prime location for a variety of different retail uses to cater to Liberty Hill and Leander's huge population increases. By 2026, Liberty Hill projects to enroll over 13,000 students and by 2031, over 18,600 students making this area ripe for new development in an underserved market. The site is just 3 miles to the Liberty Hill Town Center, 6 miles to Leander, 13 miles to Cedar Park and just over 30 miles to downtown Austin. Additionally, the new CostCo at 183 and 29 will be open Fall of 2025 and Target will be open summer of 2026. **This project will be outside of Liberty Hill's ETJ/City limits lending to a low tax rate (approx. 1.64) for tenants and no restrictions on uses!**

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33.12 Acres Mixed-Use

Lighted Intersection

Property Summary

- **150,000 + Projected Retail**
- **Acres:** 35.12 acres total with approximately 14 acres dedicated to multifamily and 21 acres of commercial. This can be amended and could be purchased separately or together.
- **Zoning:** N/A. Property has been withdrawn from Liberty Hill ETJ. **Low taxes!**
- **Wastewater:** Developer is pursuing a discharge permit with TCEQ to treat wastewater. Expected approval for the permit is Q4 2025. Both water and wastewater will be delivered to the purchase tract as a part of the sale. LUE cost to developer is projected to be \$10,000 per LUE for wastewater.
- **Water:** City of Georgetown CCN for water, which will be extended from the north through an easement to get to the property. Water capacity should be available per Georgetown staff. Impact fees paid to Georgetown.
- **Access:** TXDOT will govern access to 183 while Williamson County will govern access to 258. Developer should have multiple driveways along the access road per TXDOT spacing requirements.
- The 258 extension to Long Run is now completed.
- Williamson County is also planning to improve 258 along the southern making this a major corner. No ROW is projected to be taken from the tract (all along property to the south)
- Phase III of 183 is now completed.
- The southern portion of Seward Junction south of Highway 29 is now complete and plans/schematics are in process for the northern portion of Seward Junction. This construction will increase the road to six lanes total and will be completed summer of 2027.

Disclaimer: Quest Realty, Inc. and its affiliates makes no representations, warranties or guarantees as to the correctness or completeness of the information presented in this document. The information was collected from sources deemed reliable by Quest Realty; however, it is strongly recommended that interested parties conduct their own proper due diligence.

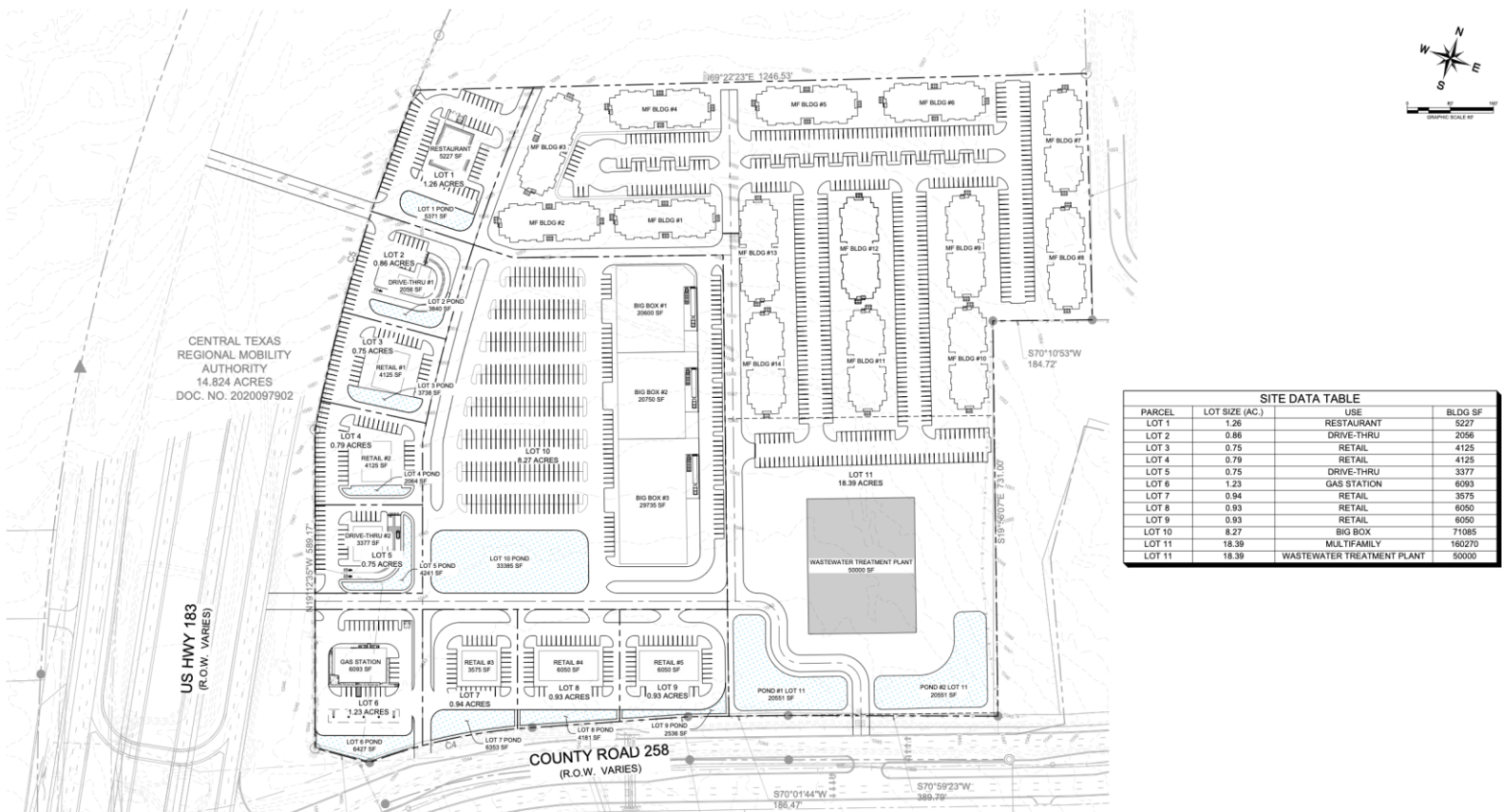


Southwest Aerial View



Future Single-Family:
Approx. 600 Homes

Conceptual Design



SITE DATA TABLE			
PARCEL	LOT SIZE (AC.)	USE	BLDG SF
LOT 1	1.26	RESTAURANT	5227
LOT 2	0.86	DRIVE-THRU	2056
LOT 3	0.75	RETAIL	4125
LOT 4	0.79	RETAIL	4125
LOT 5	0.75	DRIVE-THRU	3377
LOT 6	1.23	GAS STATION	6093
LOT 7	0.94	RETAIL	3575
LOT 8	0.93	RETAIL	6050
LOT 9	0.93	RETAIL	6050
LOT 10	8.27	BIG BOX	71085
LOT 11	18.39	MULTIFAMILY	160270
LOT 11	18.39	WASTEWATER TREATMENT PLANT	50000

Proposed Lot Sizes

- Retail pads starting at 0.75 acres
- Retail Tract: 8.27 acres
- Multifamily tract: Approximately 13 acres
- **Please reach out for pricing information!**

Anchor Retail Available +/- 70,000 SF



Flexible Pad Options 0.75-3.15 Acres





Costco to open at 29 and 130 End of 2025: [Link to News](#)

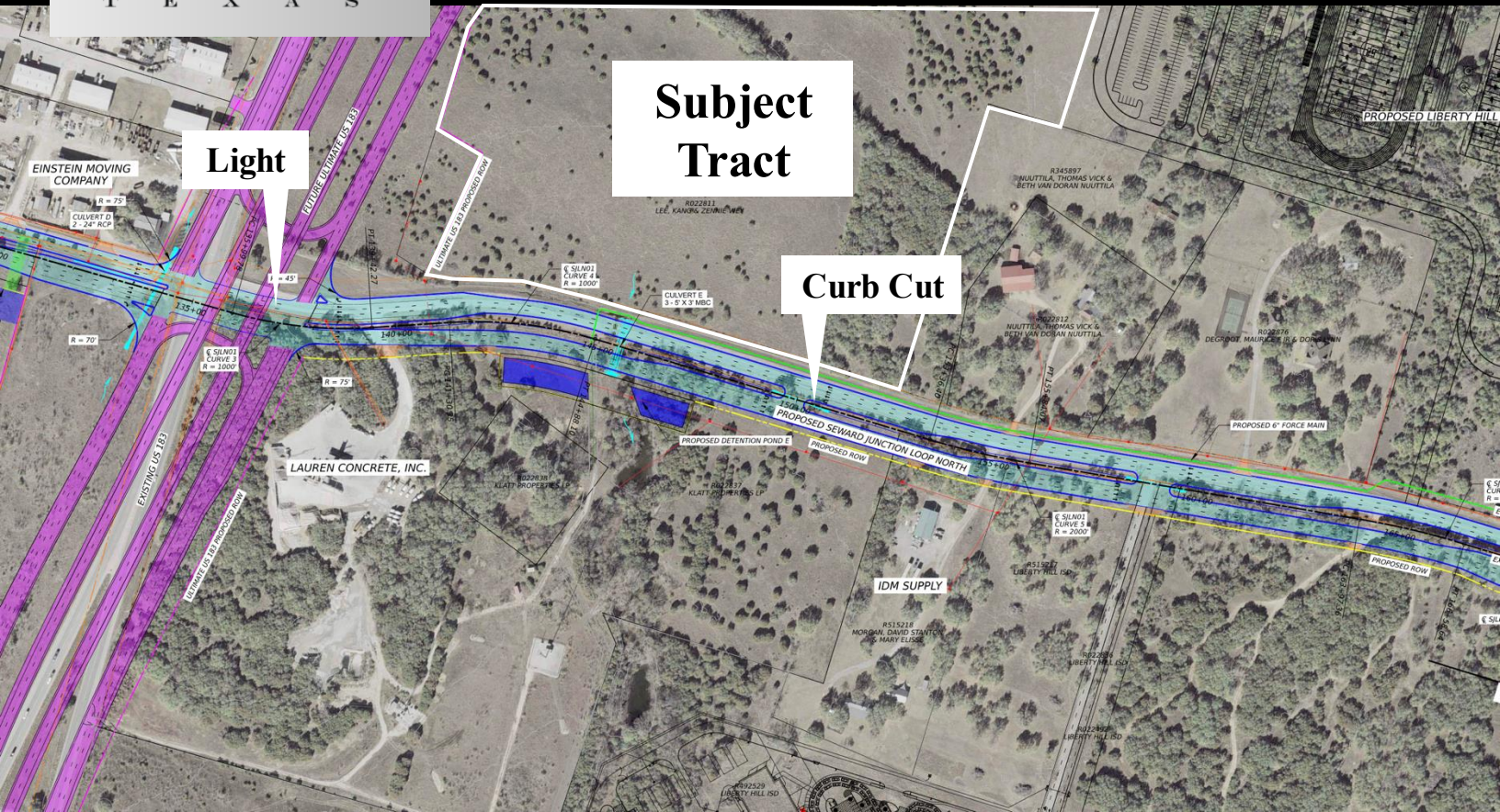
Target to Start Construction July 2025: [Link to News](#)



Legacy Ranch High School: Opening Fall of 2025

South Aerial View





Description: The project includes the reconstruction and widening of the existing CR 258 between Sunset Ridge Drive and CR 258 Extension to the intersection of CR 260 with CR 258 to become a six-lane roadway with turn lanes, including three traffic signals: at the school entrance, the intersection of CR 258 and Sunset Ridge Drive, and the intersection of CR 258 and CR 260.








Status: Engineering firm American StructurePoint began work on a preliminary schematic design in Spring 2024, with a final schematic expected in Spring 2025. Construction is planned to begin in Late 2025 with completion anticipated in summer of 2027.



EXPANDING THE 183A TOLL ROAD

Due to increasing traffic volumes and substantial growth, the Central Texas Regional Mobility Authority is extending the 183A Toll from Hero Way in Leander to Hwy. 29 in Liberty Hill. The project is under construction and will wrap up in early 2025.

KEY

-  183A Phase 3 toll extension
-  Nontolled frontage road lanes
-  Shared-use path
-  Bridges
-  Pedestrian crossing
-  Entry/exit ramp toll point
-  Main lane toll points



 MAP NOT TO SCALE





