



101 PATRICK'S ALLEY

Downtown Liberty Hill, Texas

C-2 ZONING | CORNER LOCATION | DOWNTOWN FLEX

ASKING PRICE

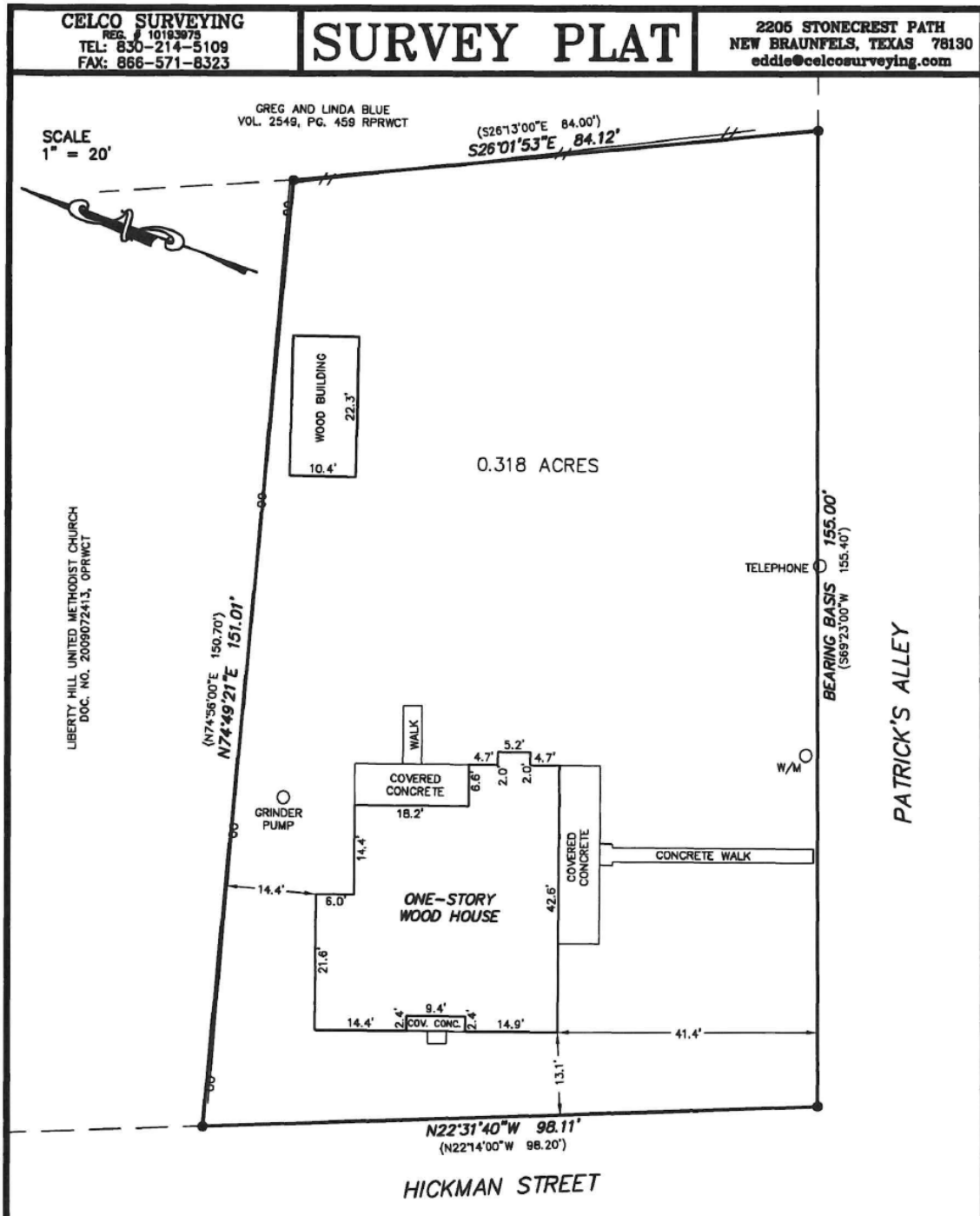
\$475,000



Property Overview

Location	101 Patrick's Alley, Liberty Hill, Texas, within the City's Adopted Downtown District
Lot Size	Approximately 0.318 acres (13,852 square feet)
Zoning	C-2, Downtown Commercial/Retail
Configuration	Corner lot with two-street frontage along Patrick's Alley and Hickman Street
Improvements	Existing one-story residence plus a detached building
Planning Context	Located within the City's proposed Downtown Flex character area under the Liberty Hill Downtown Master Plan

Survey / Site Configuration

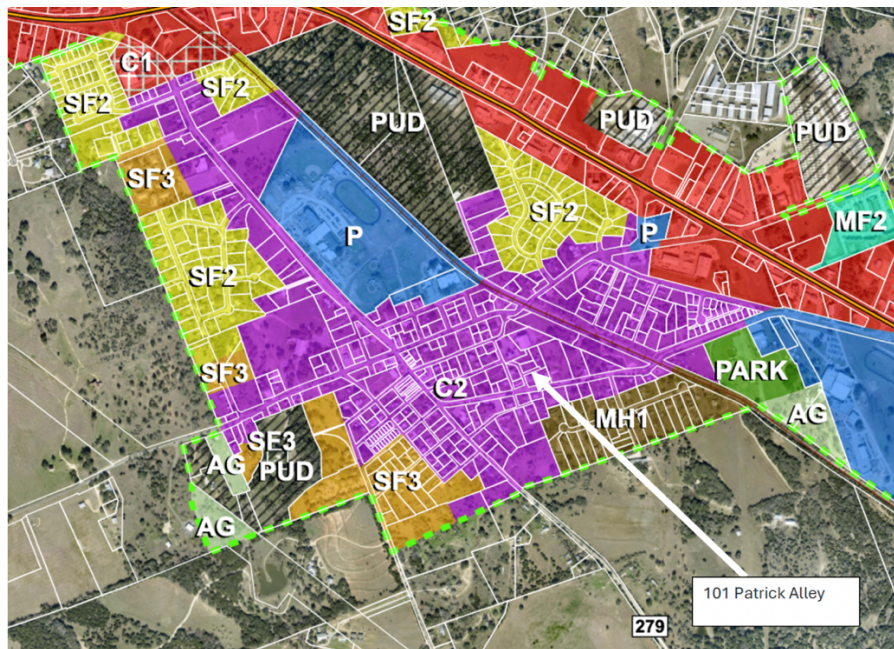


For informational purposes; buyer to independently verify.

The Opportunity

101 Patrick's Alley combines C-2 zoning, an existing residence, a prominent corner location and two-street frontage within Downtown Liberty Hill - providing flexibility for residential, commercial, live/work, adaptive reuse or longer-term investment.

Potential Opportunities: Professional office | Boutique retail | Small business | Live/work | Adaptive reuse | Investment



C2

DOWNTOWN COMMERCIAL/RETAIL

OBJECTIVE

This district is intended to control and guide the development of commercial uses in downtown Liberty Hill. The standards in this district will allow continued, conforming use for existing uses as defined in the Zoning Use Table, and encourage new development in a compact, pedestrian-oriented environment.

LOT STANDARDS

Minimum Lot Width – 50'

Minimum Front Setback – 25'

Minimum Rear Setback – 15'

Minimum Side Setback – 7'

Maximum Building Height – 45'

Maximum Impervious Cover – 100%

PERMITTED USES (WHAT USES YOU CAN DO)

RESIDENTIAL USES

Single-Family, Detached Residence
Single-Family, Attached Residence
Townhouse
Home Occupation, as Called Out in Section 4.12.02 of the UDC
Group Home of Five (5) or Fewer Residence, per State Law
Group Home of Six (6) or More Residence, per State Law
Nursing, Convalescent or Rest Home
Retirement Center Apartment
Group Living

NON-RESIDENTIAL USES

Community Services
Day Care
Educational Facilities
Government Facilities, except Detention Centers
Institutions
Limited Hospital Services
Parks and Open Space
Passenger Terminal, Rail Transit
Place of Worship
Major and Minor Utilities
Eating Establishments
Bar and Tavern
Brewpub
Indoor Entertainment
Office
Overnight Accommodations (Hotel, Motel, Bed and Breakfast)
Parking, Commercial
Retail Sales/Service (incl. Personal Service and Repair Shops)
Farm Stand

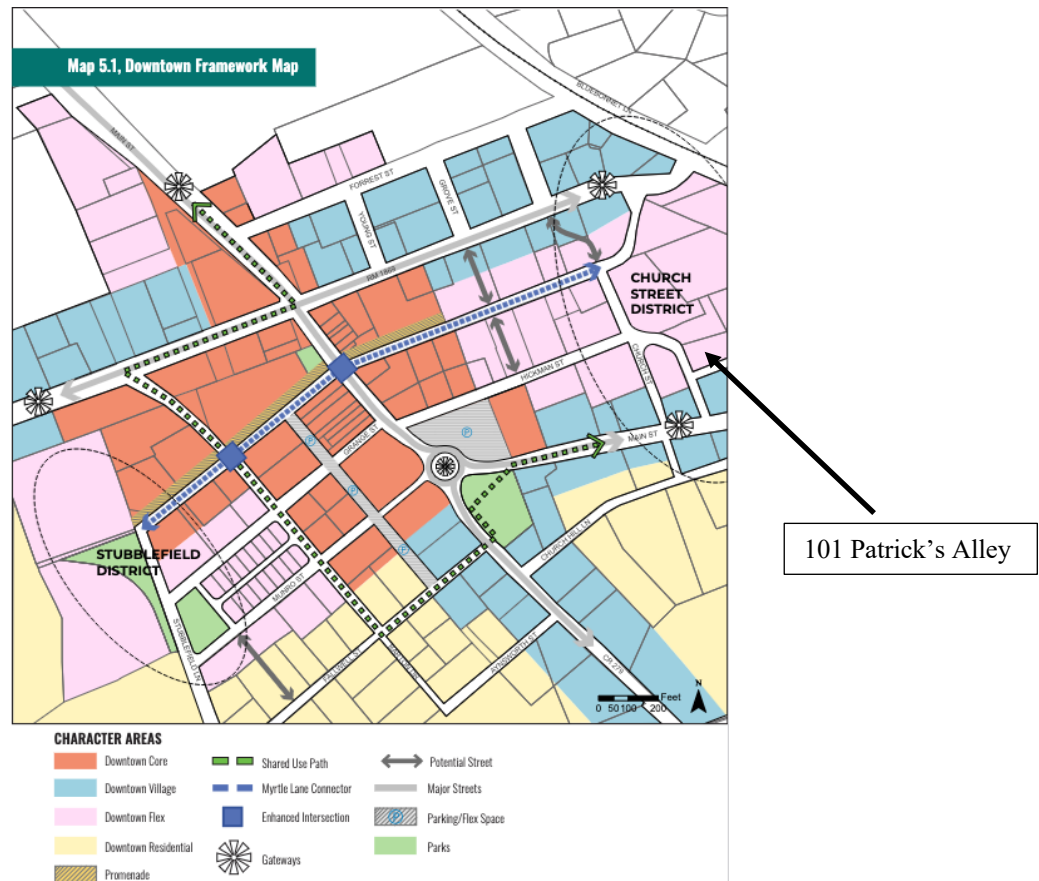
Downtown Liberty Hill: Positioned for the Future

Downtown Liberty Hill offers a distinctly different opportunity from the City's newer highway-oriented commercial corridors—an established setting where walkability, character and smaller-scale commercial activity are central to the City's long-term vision.

The adopted Downtown Master Plan establishes a framework for a more cohesive, walkable mixed-use district supported by commercial and residential uses, adaptive reuse, improved streetscapes and continued public and private investment.

101 Patrick's Alley is located within the proposed Downtown Flex character area, where the plan contemplates a mix of residential and smaller-scale commercial uses, including adaptive reuse of existing homes for shops, offices and similar concepts.

Downtown Flex reflects the City's long-term planning vision and is not a guarantee of future development rights, zoning or improvements. Proposed uses and redevelopment should be confirmed with the City.



PROPERTY INFORMATION & TOURS

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This information is provided for general informational purposes and is deemed reliable but not guaranteed. It is not an appraisal or guarantee of value, condition or marketing period. The seller's team has identified prior repair/work items; buyers should confirm their current status as part of due diligence. Buyer should independently verify all information, including zoning, permitted uses, square footage, survey, property condition and development requirements, with the City of Liberty Hill and other applicable sources.