

Jet Alan, Ltd

Hwy 29, Liberty Hill, TX

+/- 76 ACRES



- Ideal location in fast growing Liberty Hill area
- Located in Williamson County - NOT in city limits or ETJ
- Multi-family, single-family, retail sites
- Industrial, RV/Boat park or storage



POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

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Demographics

	1 MILE	3 MILE	5 MILE
2020 population	983	8,892	28,772
Average HH Income	\$128,705	\$126,262	\$122,040
Traffic Count	30,000 vehicles per day		

The information contained herein was obtained from sources deemed reliable; however, Pohl Jensen, LLC makes no guarantees, warranties or representation to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.

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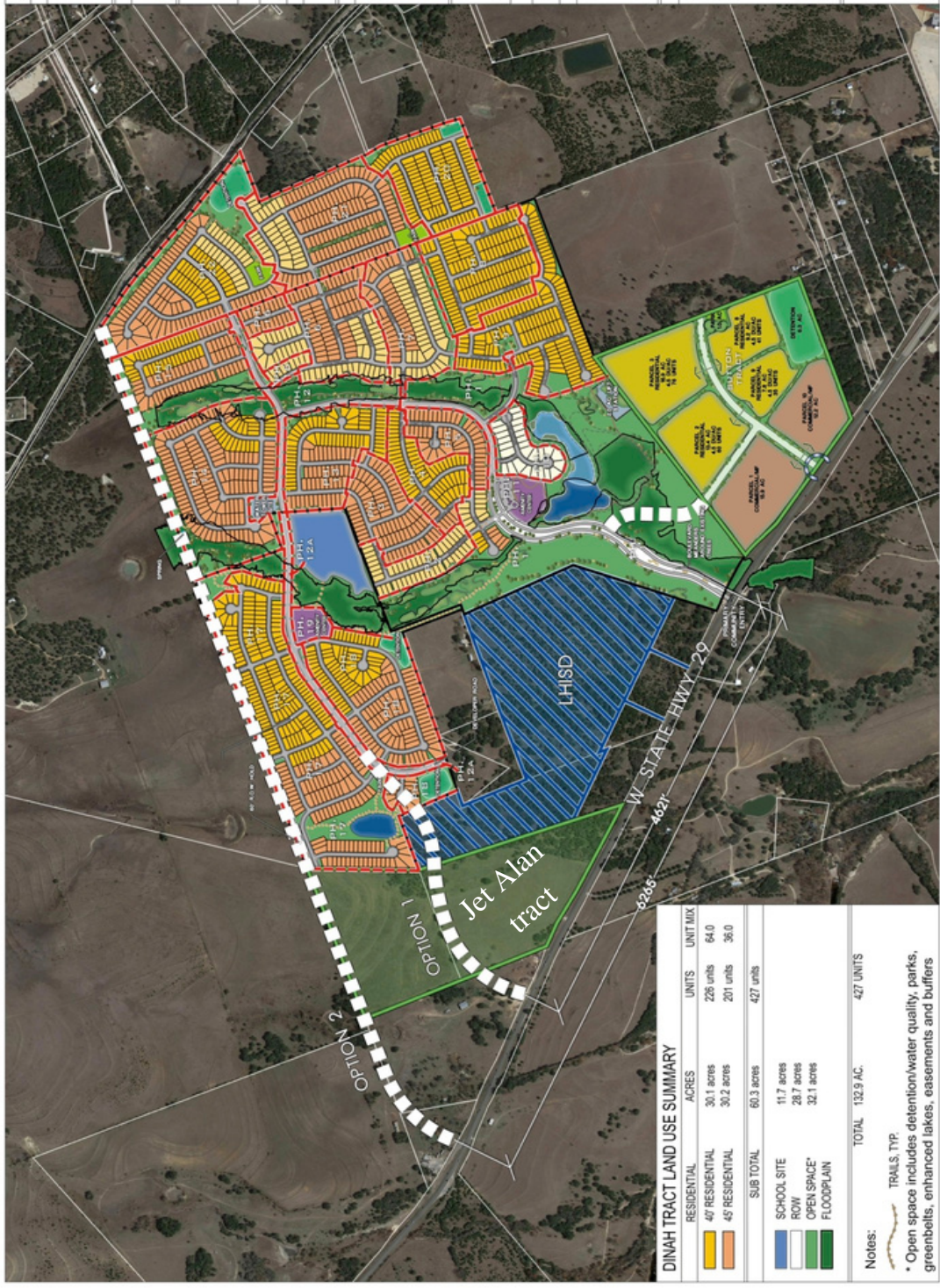
Hwy 29, Liberty Hill, TX

+/- 76 ACRES



Site located approximately:

- 4 miles from Downtown Liberty Hill
- 6 miles from Hwy 183
- 40 minutes to Downtown Austin
- 45 minutes to Austin Bergstrom International Airport



HARRIS TRACT LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY	UNITS	UNIT MIX
47 RESIDENTIAL	156	44.2	156	44.2 %
45 RESIDENTIAL	208	41.9	208	41.9 %
50 RESIDENTIAL	59	13.8	59	13.8 %
SUB TOTAL	48.8		423	
PARK	2.4			
OPEN SPACE*	25.0			
TOTAL	94.4 AC.	4.5 du/acre	423 UNITS	

Notes: TRAILS, TYP.

SUTTON TRACT LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY	UNITS
47.3 RESIDENTIAL	47.3	4.5 du/acre	212
SUB TOTAL	47.3		212
COMMERCIAL / MF	28.1	20.0 du/acre	562
ROW	4.8		
DETENTION	6.3		
PARK	1.0		
OPEN SPACE*	2.8		
TOTAL	90.1 AC.		774 UNITS

Notes: TRAILS, TYP.

BUTLER FARMS LAND USE SUMMARY

RESIDENTIAL	UNITS	UNIT MIX
47 RESIDENTIAL	475	40.2 %
45 RESIDENTIAL	514	43.5 %
50 RESIDENTIAL	166	14.0 %
67 RESIDENTIAL	27	2.3 %
TOTAL	1,182	

Notes: TRAILS, TYP.

- AMENITY CENTER
- ROW
- ANNEXATION
- 2,870 LF ENTRY BOULEVARD INBOUND LANE
- 2,970 LF ENTRY BOULEVARD OUTBOUND LANE
- 1,582 LF INTERNAL COLLECTOR ROAD 70' R.O.W.
- OPEN SPACE*
- FLOODPLAIN

TOTAL 366.5 AC. 1,182 units

* Open space includes detention/water quality, parks, greenbelts, enhanced lakes, easements and buffers

DINAH TRACT LAND USE SUMMARY

RESIDENTIAL	ACRES	UNITS	UNIT MIX
47 RESIDENTIAL	30.1	226	64.0
45 RESIDENTIAL	30.2	201	36.0
SUB TOTAL	60.3	427	
SCHOOL SITE	11.7		
ROW	28.7		
OPEN SPACE*	32.1		
FLOODPLAIN			
TOTAL	132.9 AC.	427 UNITS	

Notes: TRAILS, TYP.

* Open space includes detention/water quality, parks, greenbelts, enhanced lakes, easements and buffers

Scale: 1" = 500'

North

Date: November 30, 2021

SHEET FILE: R:\17004\BUTLER FARMS\PLAN\NORTH\021118.dwg

Base mapping compiled from best available information. All other data and information are the property of SEC Planning, LLC and are subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

LOTTING R-OVERALL

BUTLER FARMS

LIBERTY HILLS, TEXAS

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date