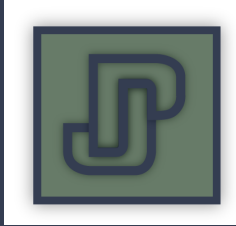


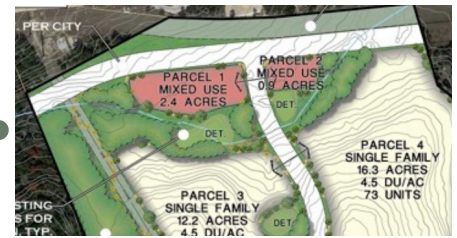
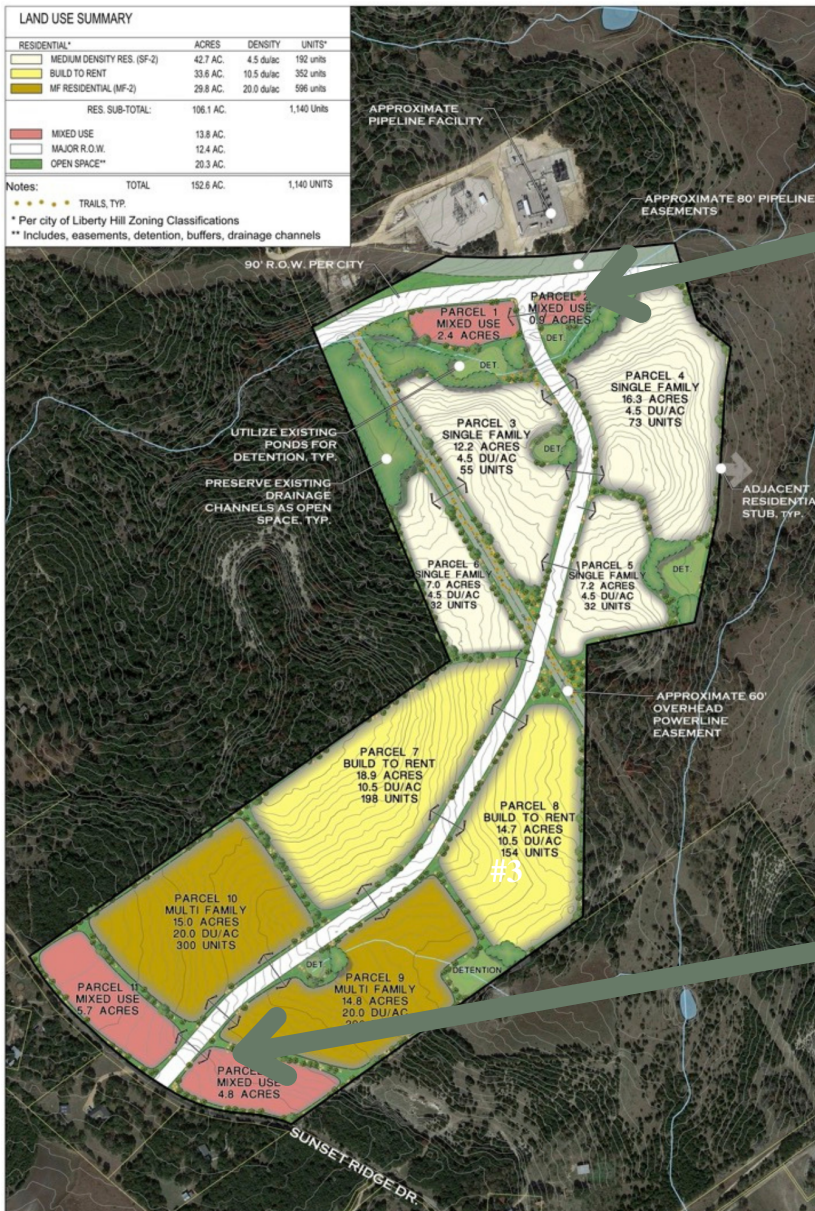
AVERY GC, Ltd



CR 260 Liberty Hill, TX

+/- 143.9 ACRES

Retail/Office for Sale/Lease



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AVERY GC, Ltd



CR 260 Liberty Hill, TX

+/- 143.9 ACRES



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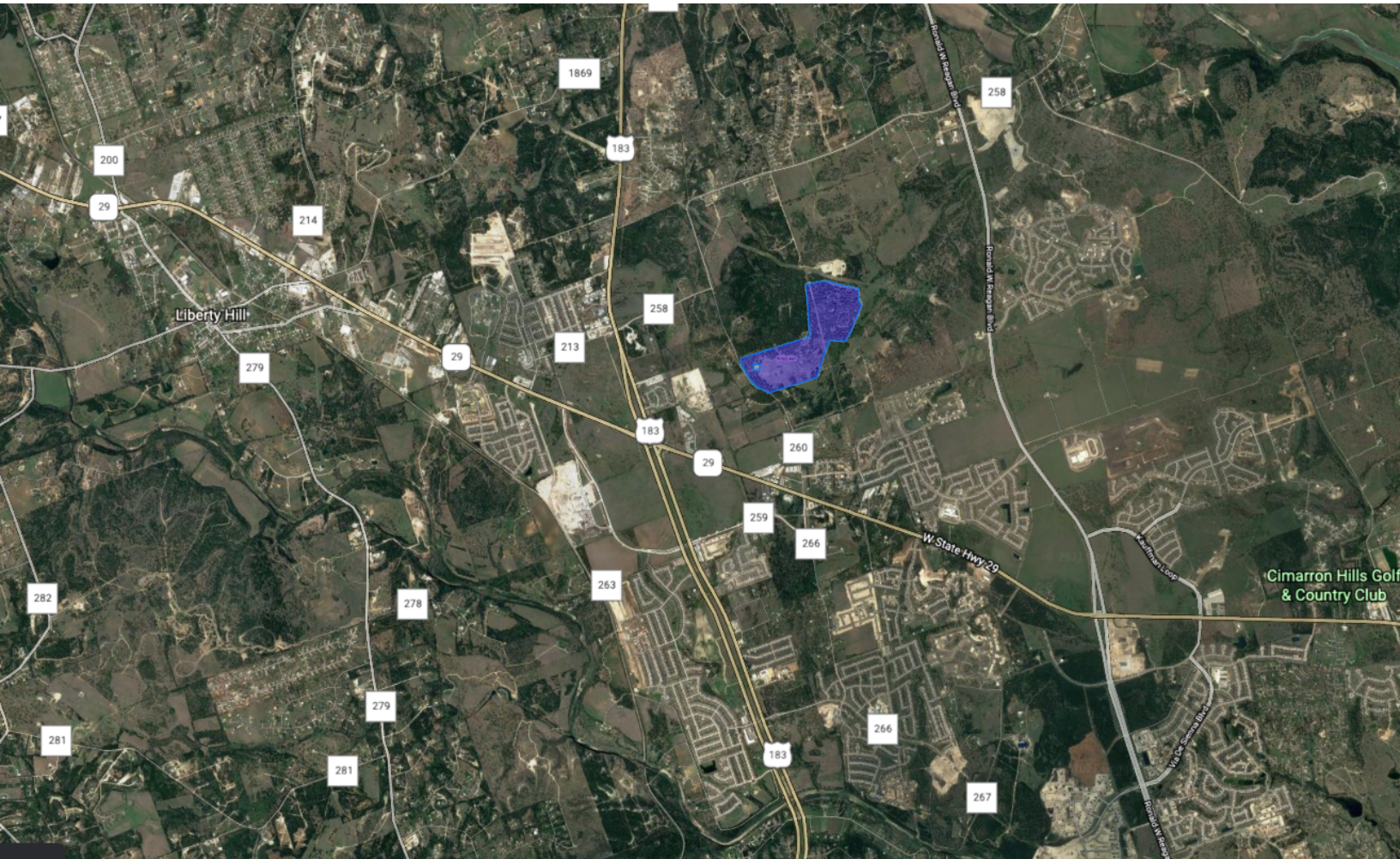
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AVERY GC, Ltd



CR 260 Liberty Hill, TX

+/- 143.9 ACRES



Located approximately:

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

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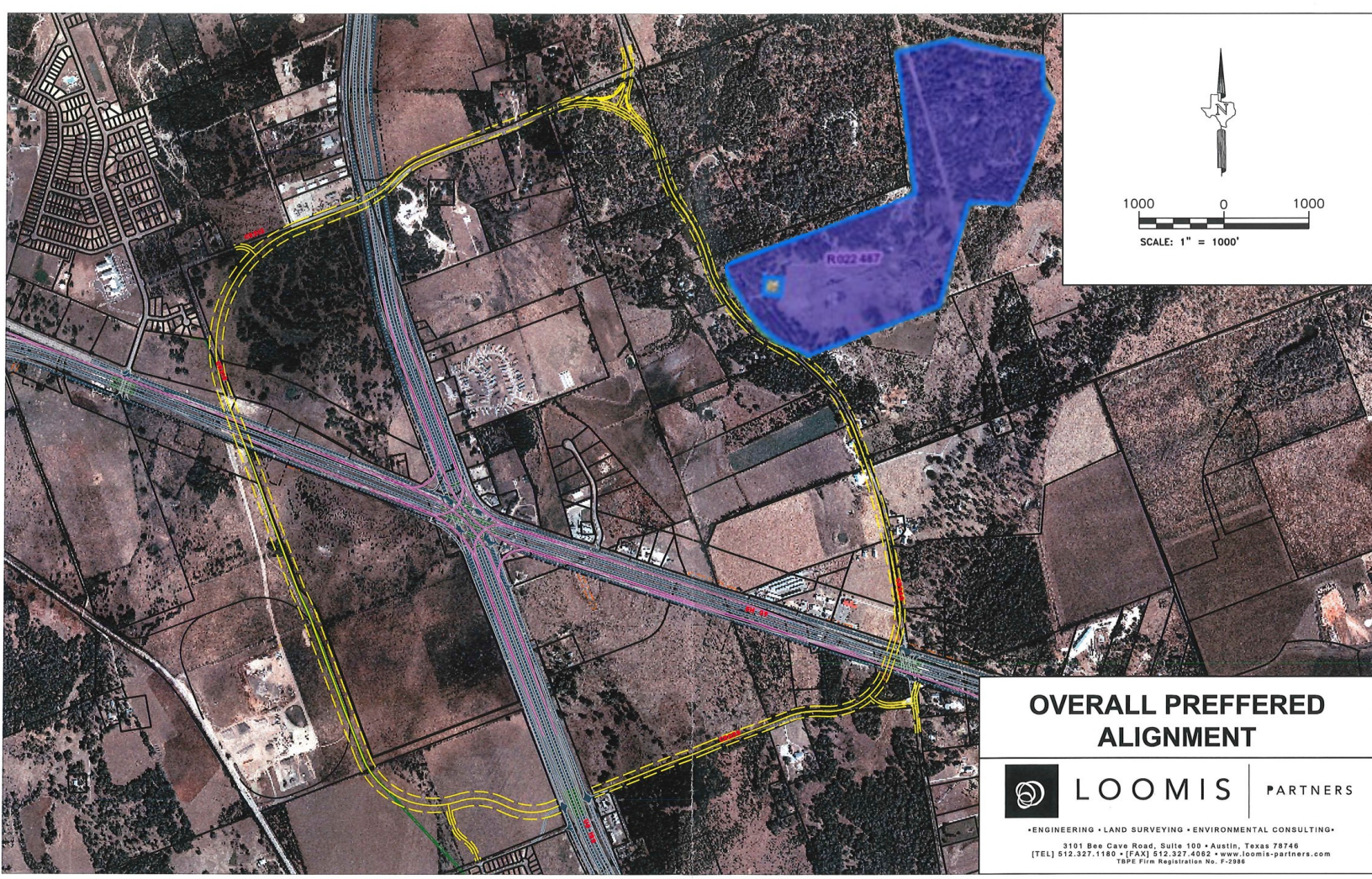
AVERY GC, Ltd



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Future ring road (in yellow) will provide ideal frontage.



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Utilities to site



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Utilities to site

Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	1,474		16,242		47,379	
2021 Estimate	1,224		13,555		39,545	
2010 Census	393		5,052		14,777	
Growth 2021 - 2026	20.42%		19.82%		19.81%	
Growth 2010 - 2021	211.45%		168.31%		167.61%	
2021 Population by Hispanic Origin	208		2,250		7,560	
2021 Population	1,224		13,555		39,545	
White	1,089	88.97%	12,237	90.28%	35,285	89.23%
Black	43	3.51%	430	3.17%	1,483	3.75%
Am. Indian & Alaskan	9	0.74%	103	0.76%	382	0.97%
Asian	48	3.92%	432	3.19%	1,353	3.42%
Hawaiian & Pacific Island	1	0.08%	12	0.09%	50	0.13%
Other	34	2.78%	341	2.52%	992	2.51%
U.S. Armed Forces	4		38		173	
Households						
2026 Projection	514		5,606		15,973	
2021 Estimate	428		4,697		13,383	
2010 Census	141		1,751		4,985	
Growth 2021 - 2026	20.09%		19.35%		19.35%	
Growth 2010 - 2021	203.55%		168.25%		168.47%	
Owner Occupied	380	88.79%	4,133	87.99%	11,628	86.89%
Renter Occupied	48	11.21%	564	12.01%	1,755	13.11%
2021 Households by HH Income	429		4,697		13,382	
Income: <\$25,000	34	7.93%	364	7.75%	859	6.42%
Income: \$25,000 - \$50,000	38	8.86%	448	9.54%	1,336	9.98%
Income: \$50,000 - \$75,000	61	14.22%	698	14.86%	2,040	15.24%
Income: \$75,000 - \$100,000	36	8.39%	452	9.62%	1,617	12.08%
Income: \$100,000 - \$125,000	64	14.92%	690	14.69%	1,938	14.48%
Income: \$125,000 - \$150,000	37	8.62%	453	9.64%	1,315	9.83%
Income: \$150,000 - \$200,000	66	15.38%	707	15.05%	2,135	15.95%
Income: \$200,000+	93	21.68%	885	18.84%	2,142	16.01%
2021 Avg Household Income	\$143,478		\$137,042		\$132,143	
2021 Med Household Income	\$117,773		\$114,003		\$110,823	

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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.

Pohl Jensen, LLC	9011091	Bpohl@pohlbrown.com	512-335-5577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William B. Pohl	160729	Bpohl@pohlbrown.com	512-335-5577
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