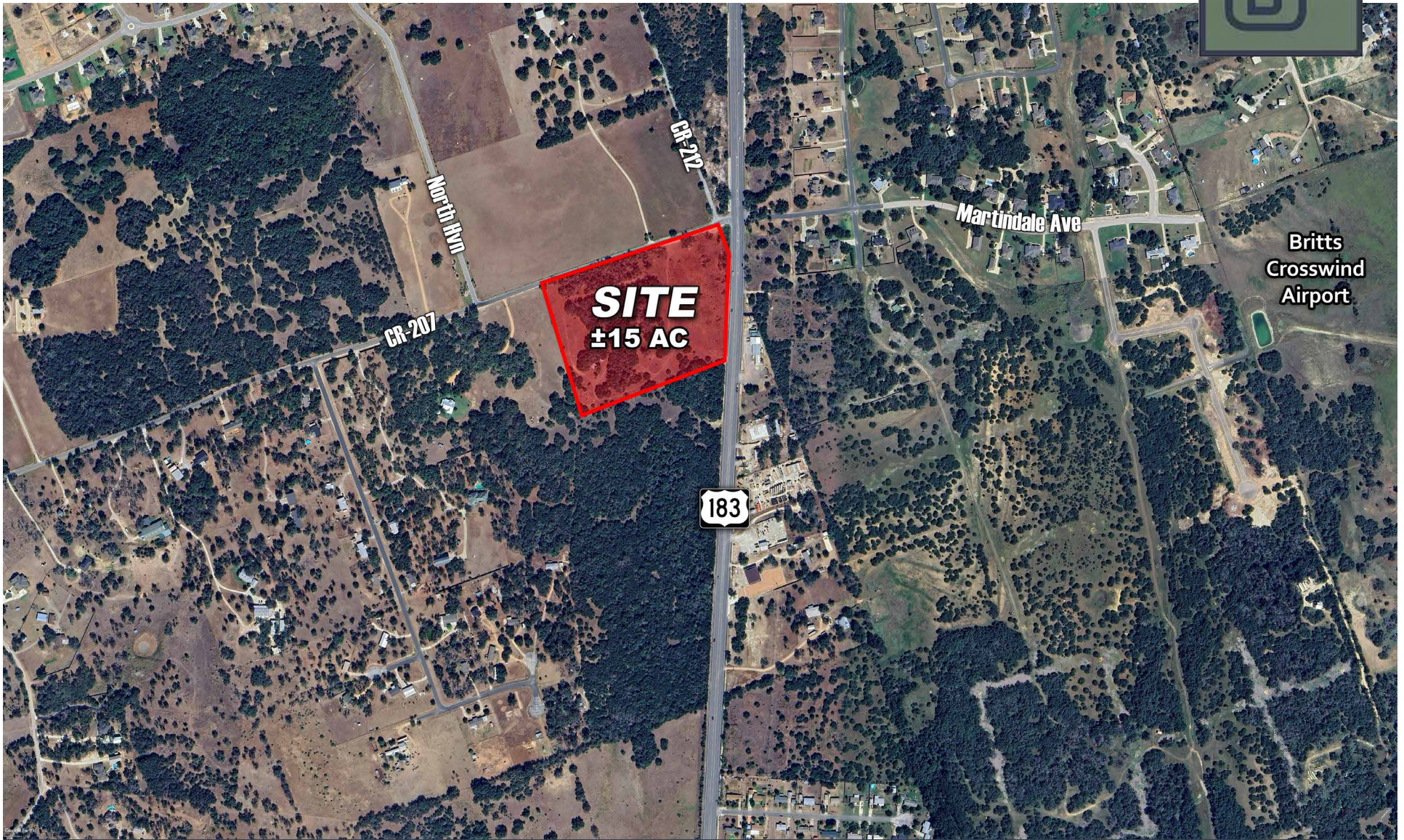


LAND AVAILABLE

SWC OF US-183 & CR-207, LIBERTY HILL, TEXAS



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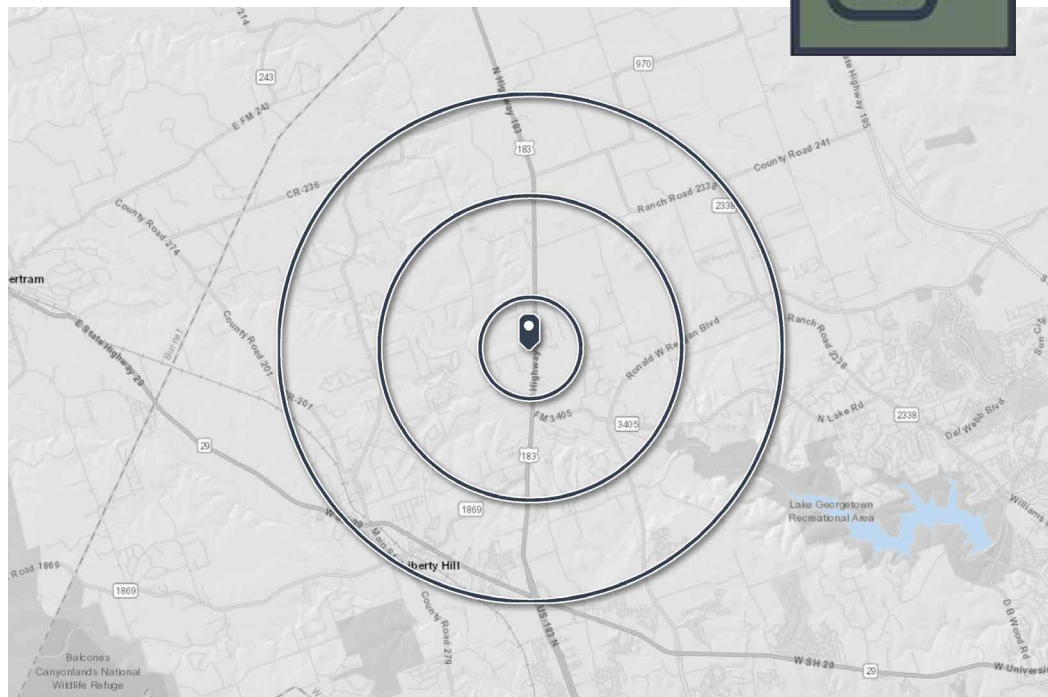


- » ±15 Acres
- » Ideal location in fast growing Liberty Hill area
- » 40 Minutes to Downtown Austin
- » 45 Minutes to Austin-Bergstrom International Airport
- » High-growth market

TRAFFIC GENERATORS



JETSTREAM
STONE OAK



RATE

Contact Broker

TRAFFIC COUNTS (TxDOT)



US-183: 20,754 VPD ('23)
FM-3405: 8,876 VPD ('23)

DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Mile	5-Mile
Total Households	267	1,735	7,498
2029 Households	309	2,077	10,214
Median HH Income	\$154,119	\$131,502	\$128,558
Average HH Income	\$181,116	\$163,876	\$166,973

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LAND TITLE SURVEY

LEGAL DESCRIPTION

BEING THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 15.00 ACRES, MORE OR LESS, SITUATED IN THE WYMAN WELLS SURVEY NO. 3, ABSTRACT NO. 846, WILLAMSON COUNTY, TEXAS

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL MAP/SCENARIOS WITH AN EFFECTIVE DATE OF 12/02/2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "C", ZONE "X" IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD FOR THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL BE FREE FROM FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAP.

TITLE NOTES

IN REFERENCE TO TITLE RESOURCES GUARANTY COMPANY TITLE COMMITMENT G.F. NO. 2020030001 WITH AN EFFECTIVE DATE OF APRIL 4, 2020 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BE RELEVANT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN SURVEY-RELATED TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT:

TITLE ISSUES RAISED IN PRIOR TITLE COMMITMENTS MAY NOT BE SHOWN EXCEPT THAT PLOTTABLE EASEMENTS THAT THE SURVEYOR IS AWARE OF HAVE BEEN SHOWN.

PREVIOUSLY RAISED TITLE ISSUES, HOWEVER OVER OR OTHERWISE DISPOSED OF IN THE ABOVE TITLE COMMITMENT ARE NOT SHOWN HEREON.

PLOTTABLE EASEMENTS AND SETBACKS DERIVED IN THE ABOVE TITLE COMMITMENT HAVE BEEN SHOWN HEREON. EASEMENTS AND SETBACKS THAT HAVE BEEN VIOLATED, INSURED OVER, OR OTHERWISE DISPOSED OF HAVE NOT BEEN SHOWN HEREON.

SCHEDULE B:
THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

-DELETED

100. WATERLINES EASEMENT GRANTED TO OSHKOSH TRAIL SPECIAL UTILITY DISTRICT, IN INSTRUMENT DATED OCTOBER 1, 1991, RECORDED UNDER DOCUMENT NO. 1942227, AND CORRECTED UNDER DOCUMENT NO. 8604624 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS.

-SUBJECT TO, AS SHOWN HEREON;

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
CT	5710.37	7202.46"	333.48'	000°07'02" 333.44'

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (466.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASUREMENTS.
2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
6. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
7. SURVEYOR IS NOT AWARE OF ANY PROPOSED RIGHT-OF-WAY CHANGES AFFECTING SUBJECT TRACT AT TIME OF SURVEY.
8. THIS TRACT HAS ACCESS TO N US HWY 183 AND COUNTY ROAD 207, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.
9. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY.
10. NO PROTRUSIONS OF IMPROVEMENT OVER BOUNDARY LINES WERE OBSERVED ON DATE OF SURVEY, EXCEPT AS SHOWN HEREON.
11. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY AND CAN BE REFERENCED AS FOLLOWS: FILE NO. 2020030001.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTIMETER CENTRAL ZONE NETWORK.

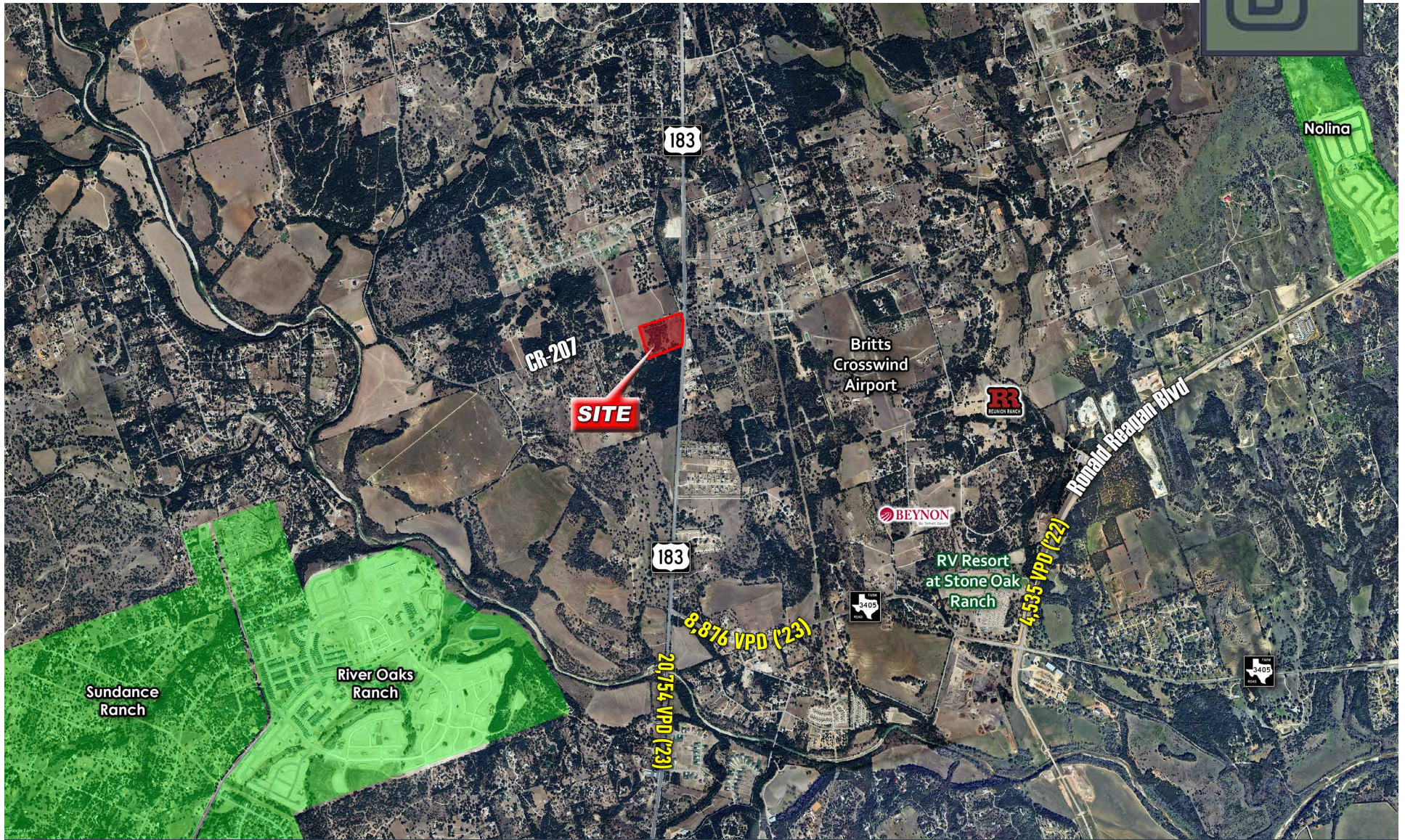
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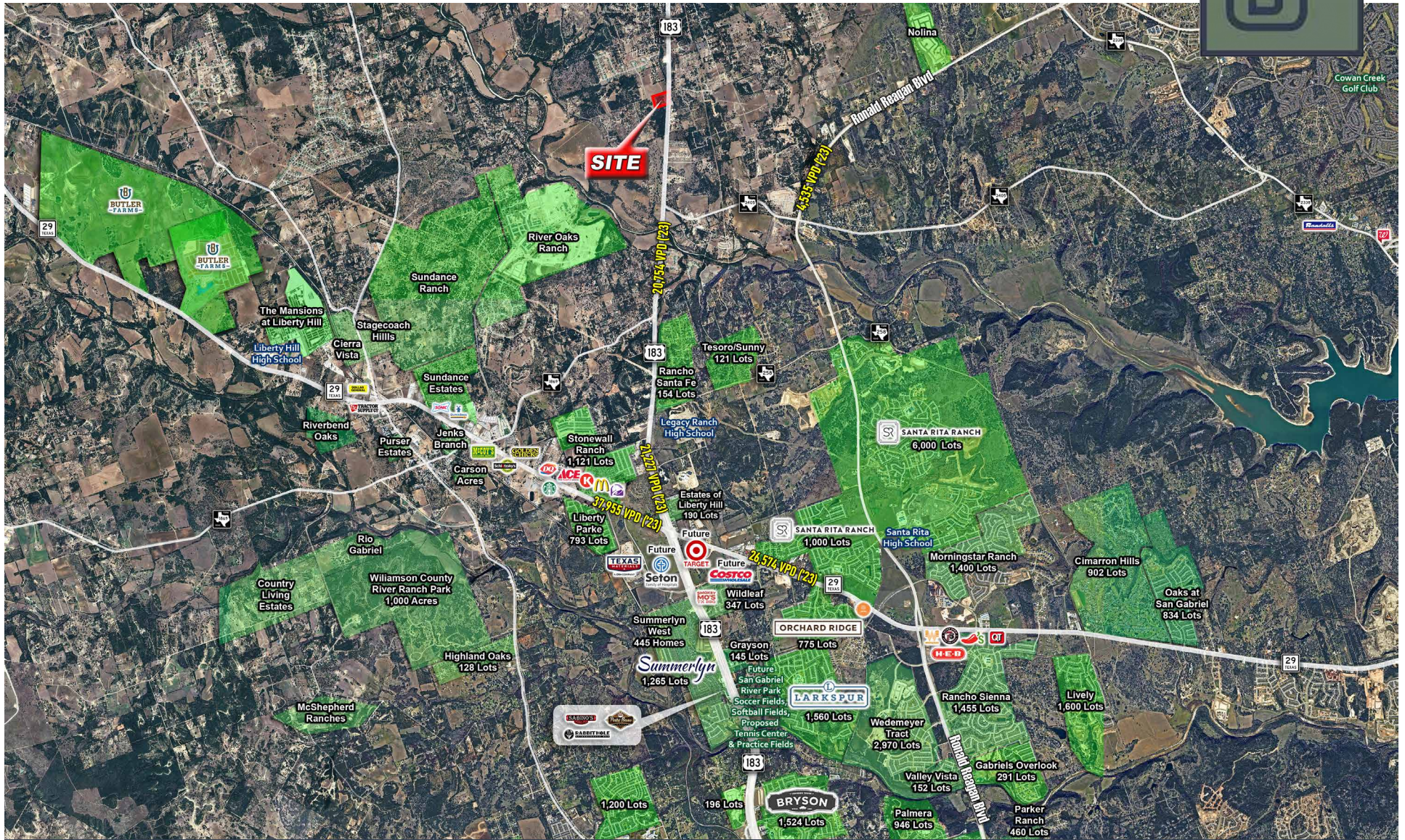


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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1