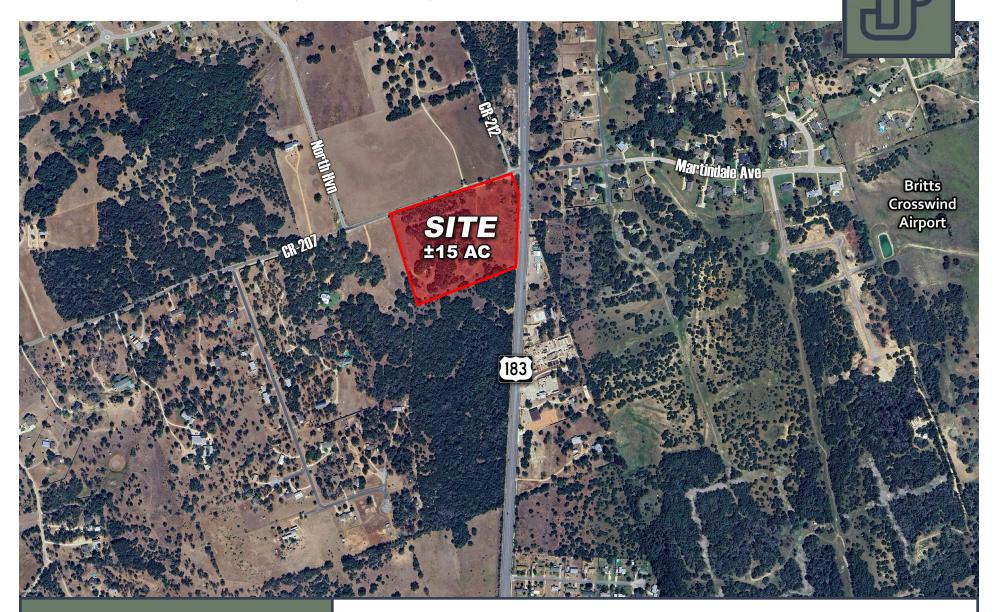
**TTA, LTD** SWC OF US-183 & CR-207, LIBERTY HILL, TEXAS



**CALL FOR INFORMATION:** (512) 335-5577

POHLJENSEN

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

# **AVAILABLE**



- » ±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









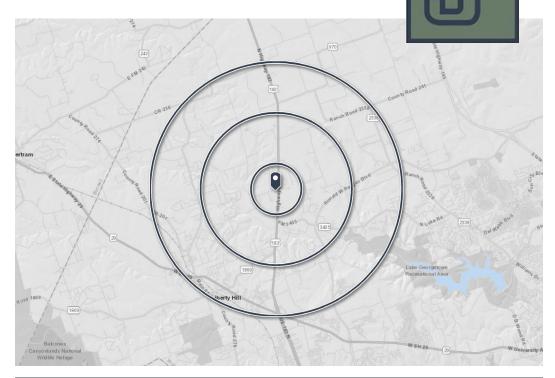
# **RATE**

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	287	2,095	8,062		
2030 Households	329	2,434	9,905		
Median HH Income	\$154,521	\$141,211	\$138,586		
Average HH Income	\$189 <i>,</i> 798	\$1 <i>7</i> 3,639	\$175,047		

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

#### TITLE NOTES

TITLE ISSUES RAISED IN PRIOR TITLE COMMITMENTS MAY NOT BE SHOWN EXCEPT THAT PLOTTABLE EASEMENTS THAT THE SURVEYOR IS AWARE OF HAVE BEEN SHOWN. PREMOUSLY RAISED TITLE ISSUES, INSURED OVER OR OTHERWISE DISPOSED OF IN THE ABOVE TITLE COMMITMENT ARE NOT SHOWN HEREON.

10C. WATERINES EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTLITY DISTRICT, IN INSTRUMENT DATED OCTOBER 7, 1997, RECORDED UNDER DOCUMENT NO. 970-47227, AND CORRECTED UNDER DOCUMENT NO. 950-4634 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.—
—SUBJECT TO, AS SHOWN HEREON;

 CURVE TABLE

 CURVE
 RADIUS
 DELTA
 LENGTH
 CHORD BEARING
 CHORD

 C1
 5710.33°
 3'20'46°
 333.48°
 \$00'10'02'E
 333.44'

#### SURVEYOR'S NOTES

 DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEASINGS SHOWN IN PARENTHESIS (466.677) ARE RECORD OR DEED WALLES. NOT FIELD MEASURED. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

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 FIELDNOTE FILE NO. 2025.086.

### LAND TITLE SURVEY

#### LEGAL DESCRIPTION

BEING THAT CERTAIN TRACT OF PARCEL OF LAND CONTAINING 15.00 ACRES, MORE OR LESS, SITUATED IN THE WAYMAN WELLS SURVEY NO. 3. ABSTRACT NO. 648, WILLIAMSON COUNTY, TEXAS



#### FLOOD HAZARD NOTE:



#### LEGEND

#### SURVEYORS CERTIFICATION

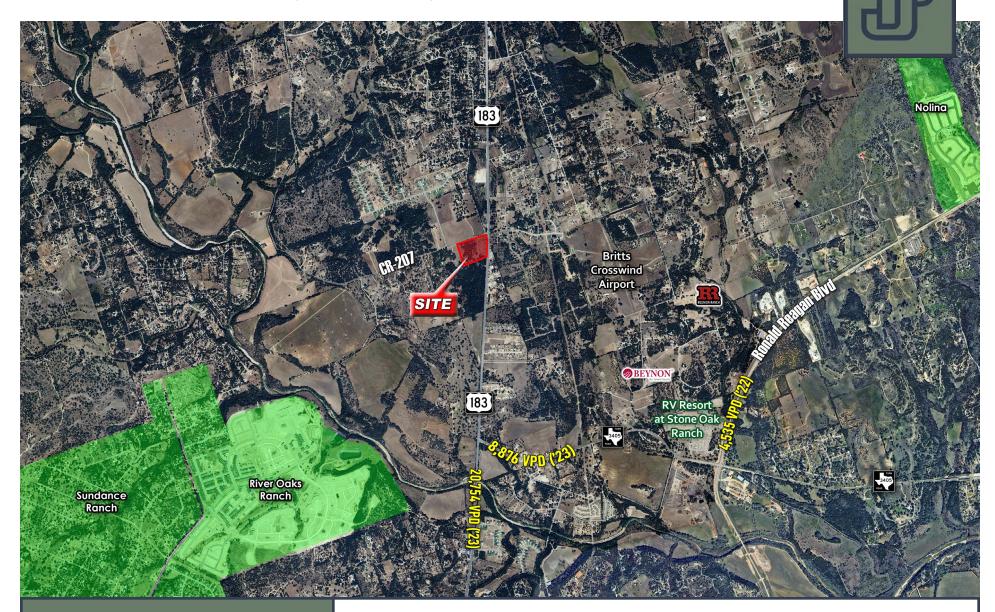
TO: POHL JENSEN, LLC, A TEXAS LIMITED LIABILITY COMPANY; PATRICK D AARON; TITLE RESOURCES GUARANTY COMPANY AS UNDERWRITER FOR HERITAGE TITLE COMPANY OF AUSTIN, INC.: THE S TO CRETE' THAT THIS MAN OF PLAT AND THE SHAPPY ON MOUNT IT IS BASED WERE MAND IN SHAPPY, AND THE SHAPPY OF T

PRELIMINARYFOR REVIEW ONLY
04/29/2025 2:29:43 PM
ABRAN C. DASHNER
REGISTRED PROFESSIONAL LAND SURVEYOR

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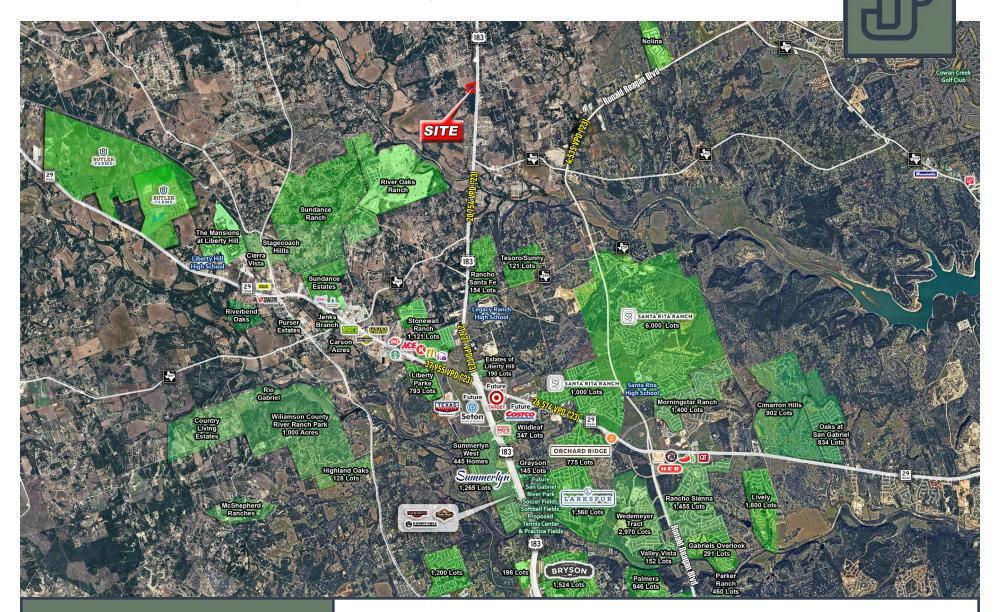
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# Information About Brokerage Services

2-10-2025

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



#### 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:
  - 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.

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	Regulate	ed by the Texas Real Estate Commission	Information available at www