



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

HWY 29 & Orchard Ridge

State Highway 29 & Orchard Ridge Road
Liberty Hill ETJ

+/- 3.5 Acres

Pricing: \$8.00 / SF

- Liberty Hill ETJ
- Well and septic
- Home on site
- Currently being used for outdoor storage



Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlpartners.com

The information contained herein was obtained from sources deemed reliable; however, Pohl Partners, Inc 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.

Demographics

	1 MILE	3 MILE	5 MILE
2019 population	1,123	9,059	29,698
Average HH Income	\$156,708	\$135,843	\$119,669

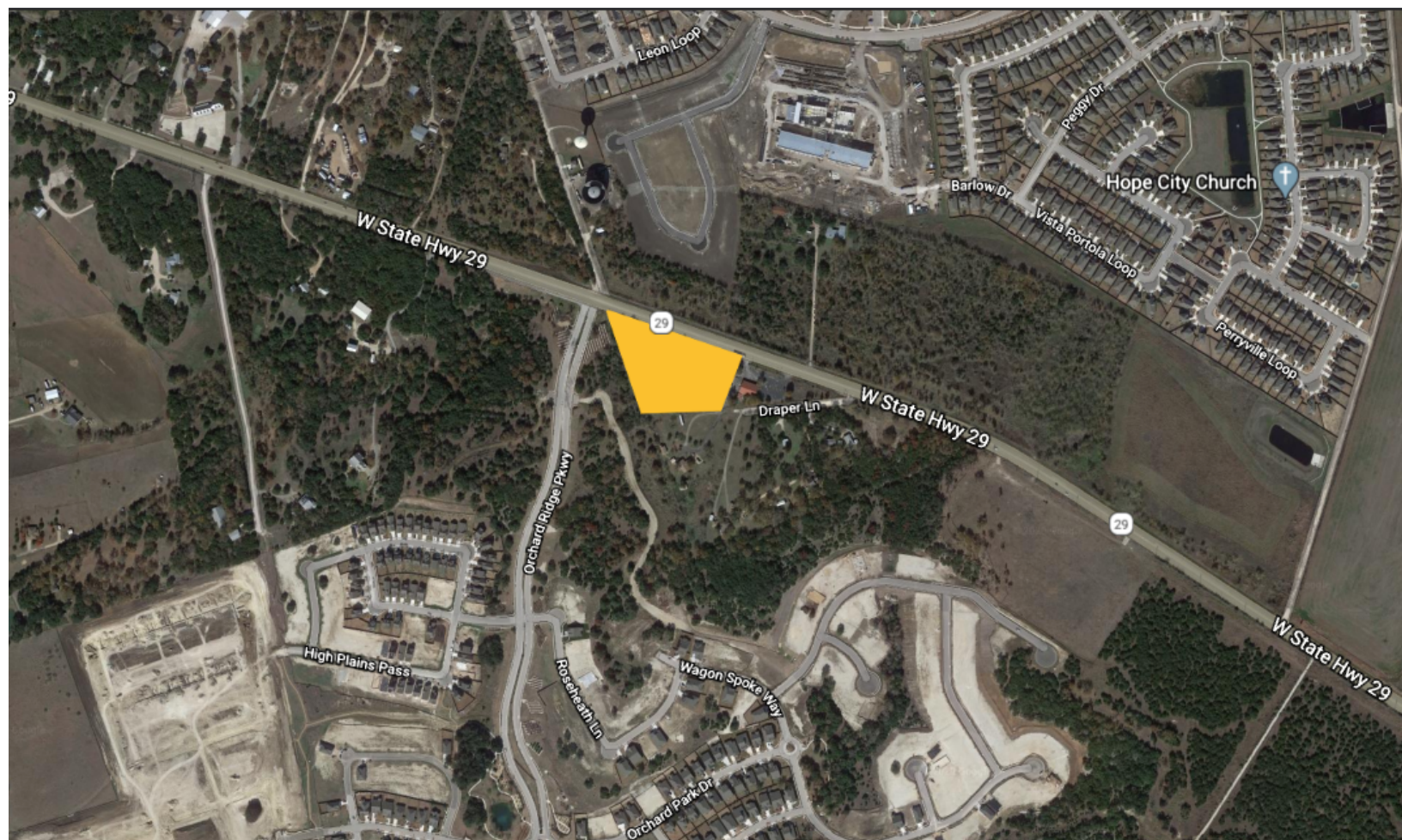


POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

HWY 29 & Orchard Ridge

State Highway 29 & Orchard Ridge Road
Liberty Hill ETJ

+/- 3.5 Acres



Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlparters.com

The information contained herein was obtained from sources deemed reliable; however, Pohl Partners, Inc 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.

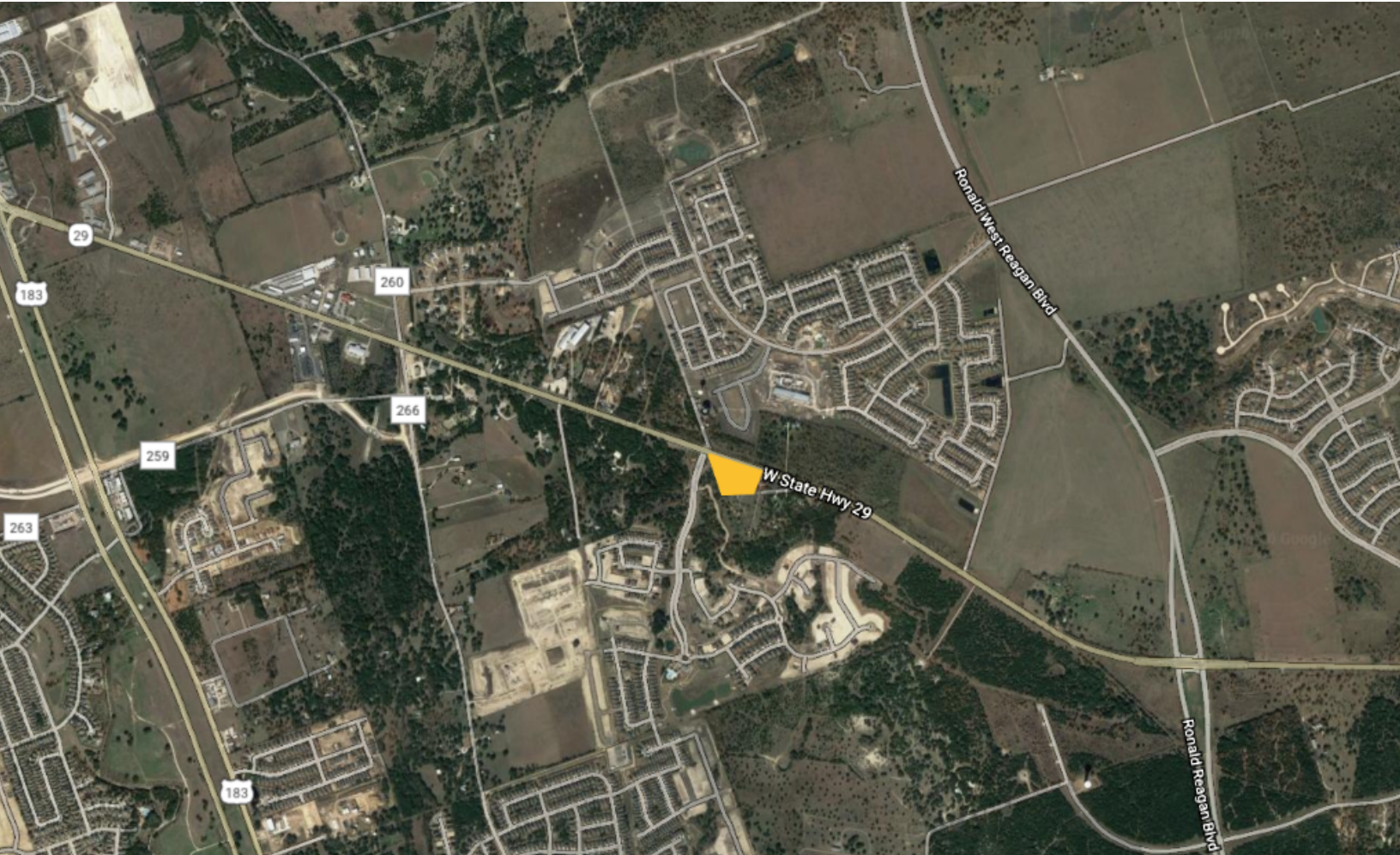


POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

HWY 29 & Orchard Ridge

State Highway 29 & Orchard Ridge Road
Liberty Hill ETJ

+/- 3.5 Acres



Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlparters.com

The information contained herein was obtained from sources deemed reliable; however, Pohl Partners, Inc 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.



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

HWY 29 & Orchard Ridge

State Highway 29 & Orchard Ridge Road

Liberty Hill ETJ

+/- 3.5 Acres

Population									
2024 Projection	1,340		10,848		35,457				
2019 Estimate	1,123		9,059		29,698				
2010 Census	530		3,966		13,809				
Growth 2019 - 2024	19.32%		19.75%		19.39%				
Growth 2010 - 2019	111.89%		128.42%		115.06%				
2019 Population by Hispanic Origin									
2019 Population	1,123		9,059		29,698				
White	1,044	92.97%	8,263	91.21%	26,506	89.25%			
Black	27	2.40%	267	2.95%	1,173	3.95%			
Am. Indian & Alaskan	6	0.53%	67	0.74%	281	0.95%			
Asian	27	2.40%	242	2.67%	966	3.25%			
Hawaiian & Pacific Island	0	0.00%	9	0.10%	36	0.12%			
Other	19	1.69%	211	2.33%	736	2.48%			
U.S. Armed Forces	5		26		207				
Households									
2024 Projection	474		3,791		12,012				
2019 Estimate	400		3,178		10,097				
2010 Census	193		1,398		4,664				
Growth 2019 - 2024	18.50%		19.29%		18.97%				
Growth 2010 - 2019	107.25%		127.32%		116.49%				
Owner Occupied	363	90.75%	2,814	88.55%	8,694	86.10%			
Renter Occupied	37	9.25%	364	11.45%	1,403	13.90%			
2019 Households by HH Income									
Income: <\$25,000	25	6.25%	266	8.36%	640	6.34%			
Income: \$25,000 - \$50,000	38	9.50%	385	12.11%	1,464	14.50%			
Income: \$50,000 - \$75,000	51	12.75%	417	13.11%	1,593	15.78%			
Income: \$75,000 - \$100,000	28	7.00%	310	9.75%	1,611	15.96%			
Income: \$100,000 - \$125,000	34	8.50%	356	11.19%	1,242	12.30%			
Income: \$125,000 - \$150,000	58	14.50%	333	10.47%	928	9.19%			
Income: \$150,000 - \$200,000	59	14.75%	519	16.32%	1,306	12.93%			
Income: \$200,000+	107	26.75%	594	18.68%	1,313	13.00%			
2019 Avg Household Income									
2019 Avg Household Income	\$156,708		\$135,843		\$119,669				
2019 Med Household Income									
2019 Med Household Income	\$135,344		\$114,887		\$95,972				

Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlparters.com

The information contained herein was obtained from sources deemed reliable; however, Pohl Partners, Inc 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.



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

HWY 29 & Orchard Ridge

State Highway 29 & Orchard Ridge Road
Liberty Hill ETJ

+/- 3.5 Acres

Traffic counts

<i>Collection Street</i>	<i>Cross Street</i>	<i>Traffic Volume</i>	<i>Year</i>	<i>Distance</i>
Co Rd 266	Co Rd 259 N	181	2018	0.83 mi
Sunset Ridge Dr	W State Hwy 29	237	2018	1.11 mi
Sunset Ridge Dr	Co Rd 258 NW	577	2018	1.11 mi
State Hwy 29	Holmes W	14,009	2018	1.38 mi
W Sate Hwy 29	Holmes W	12,814	2018	1.38 mi

Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlpartners.com

The information contained herein was obtained from sources deemed reliable; however, Pohl Partners, Inc 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.



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 Partners, Inc	160729	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
William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
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