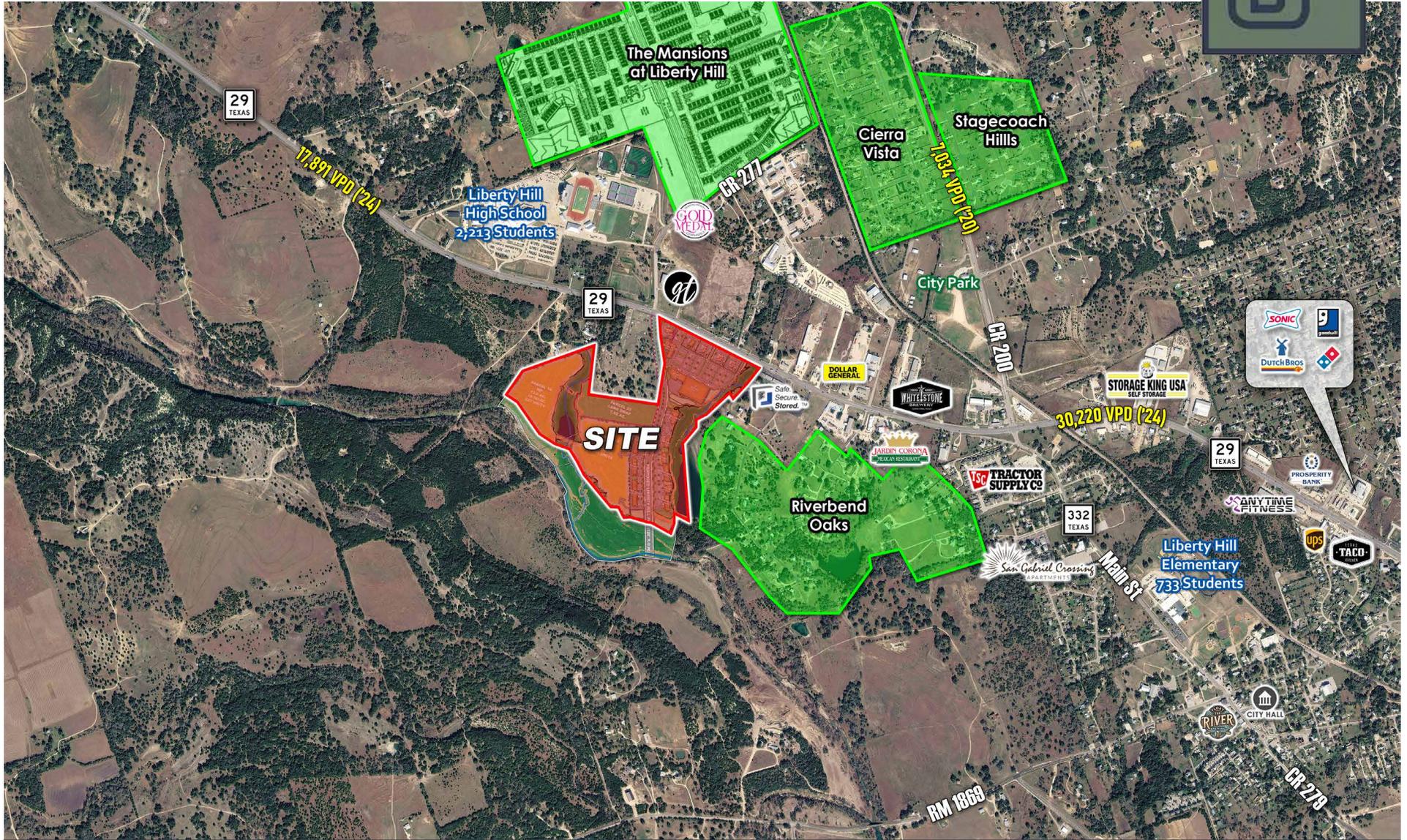


SHEPARD TRACT

SEQ TX-29 & CR-277, LIBERTY HILL, TEXAS



CALL FOR INFORMATION:
(512) 335-5577

POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

SHEPARD TRACT

SEQ TX-29 & CR-277, LIBERTY HILL, TEXAS



AVAILABLE

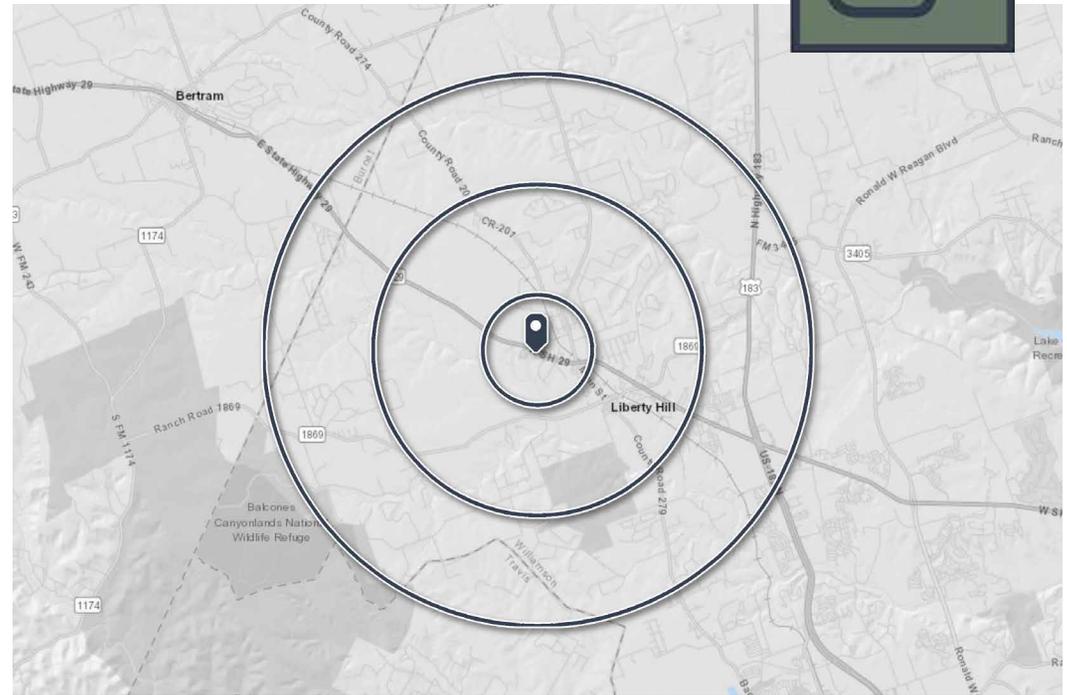


- » ±123-Acre Master-Planned Community
- » Retail & Pad Sites Available
- » High-growth market

TRAFFIC GENERATORS



**THE MANSIONS
AT LIBERTY HILL**
Multi-Family Project



RATE

Contact Broker



TRAFFIC COUNTS (TxDOT)

TX-29 (W of CR-277): 17,891 VPD ('24)
TX-29 (E of CR-277): 30,220 VPD ('24)

DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Mile	5-Mile
2025 Population	770	7,661	21,986
2030 Population	1,028	9,345	26,331
Total Households	279	2,779	7,580
Average HH Income	\$159,150	\$168,662	\$162,477

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

POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

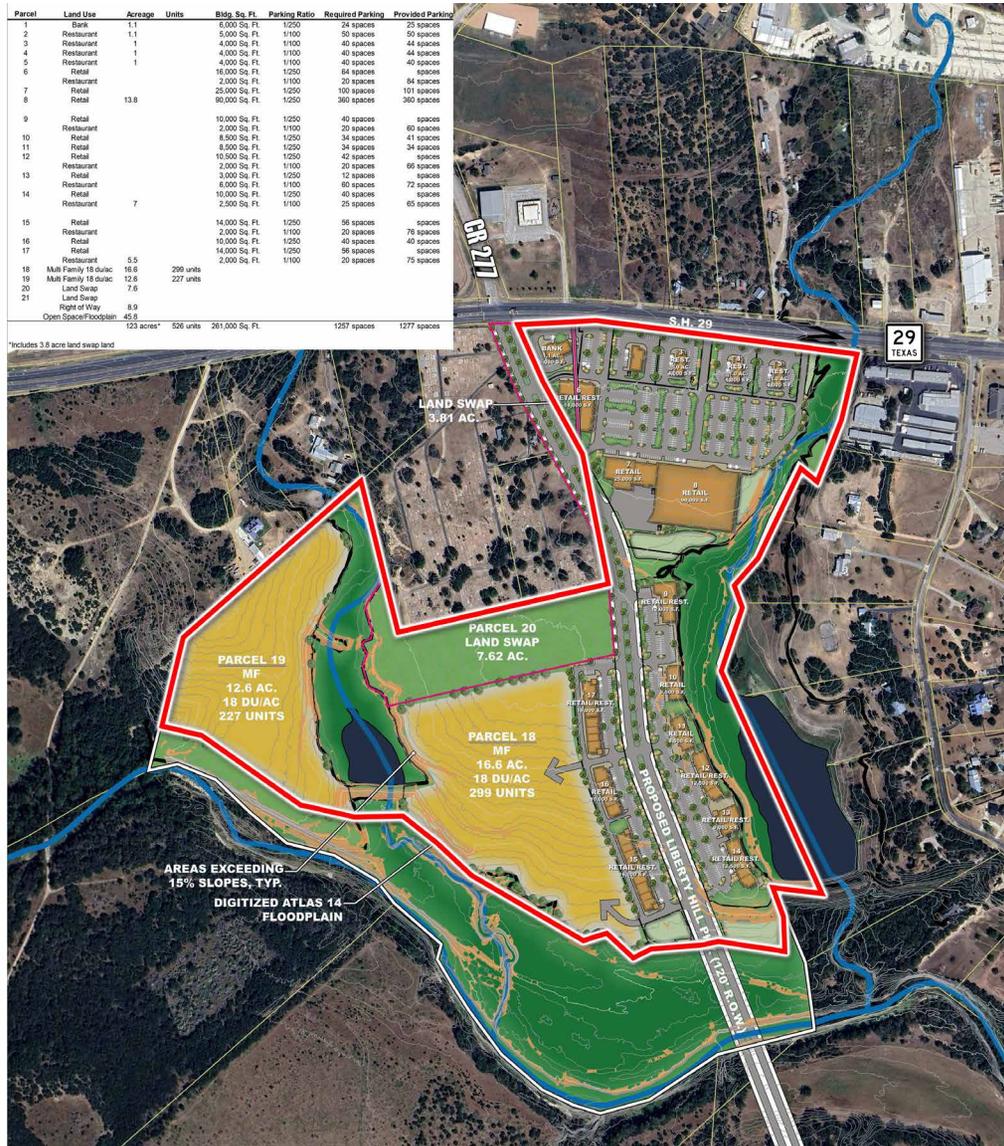
SHEPARD TRACT

SEQ TX-29 & CR-277, LIBERTY HILL, TEXAS



Parcel	Land Use	Acreage	Units	Bldg. Sq. Ft.	Parking Ratio	Required Parking	Provided Parking
1	Bank	1.1		6,000 Sq. Ft.	1/250	24 spaces	25 spaces
2	Restaurant	1.1		5,000 Sq. Ft.	1/100	50 spaces	50 spaces
3	Restaurant	1		4,000 Sq. Ft.	1/100	40 spaces	44 spaces
4	Restaurant	1		4,000 Sq. Ft.	1/100	40 spaces	44 spaces
5	Restaurant	1		4,000 Sq. Ft.	1/100	40 spaces	40 spaces
6	Retail			18,000 Sq. Ft.	1/250	64 spaces	64 spaces
7	Restaurant			2,000 Sq. Ft.	1/100	20 spaces	14 spaces
8	Retail	13.8		25,000 Sq. Ft.	1/250	100 spaces	101 spaces
	Retail			90,000 Sq. Ft.	1/250	360 spaces	360 spaces
9	Retail			10,000 Sq. Ft.	1/250	40 spaces	40 spaces
	Restaurant			2,000 Sq. Ft.	1/100	20 spaces	80 spaces
10	Retail			8,500 Sq. Ft.	1/250	34 spaces	41 spaces
11	Retail			8,500 Sq. Ft.	1/250	34 spaces	34 spaces
12	Retail			10,500 Sq. Ft.	1/250	42 spaces	42 spaces
13	Restaurant			2,000 Sq. Ft.	1/100	20 spaces	65 spaces
	Retail			3,000 Sq. Ft.	1/250	12 spaces	12 spaces
14	Restaurant			8,000 Sq. Ft.	1/100	80 spaces	72 spaces
	Retail			10,000 Sq. Ft.	1/250	40 spaces	40 spaces
	Restaurant	7		2,500 Sq. Ft.	1/100	25 spaces	65 spaces
15	Retail			14,000 Sq. Ft.	1/250	56 spaces	56 spaces
	Restaurant			2,000 Sq. Ft.	1/100	20 spaces	76 spaces
16	Retail			10,000 Sq. Ft.	1/250	40 spaces	40 spaces
17	Retail			14,000 Sq. Ft.	1/250	56 spaces	56 spaces
	Restaurant			2,000 Sq. Ft.	1/100	20 spaces	75 spaces
18	Multifamily 18 du/ac	16.6	299 units				
19	Multifamily 18 du/ac	12.6	227 units				
20	Land Swap	7.6					
21	Land Swap						
	Right of Way	8.9					
	Open Space/woodlot	45.8					
		123 acres*	526 units	261,000 Sq. Ft.		1257 spaces	1277 spaces

*Includes 3.8 acre land swap land



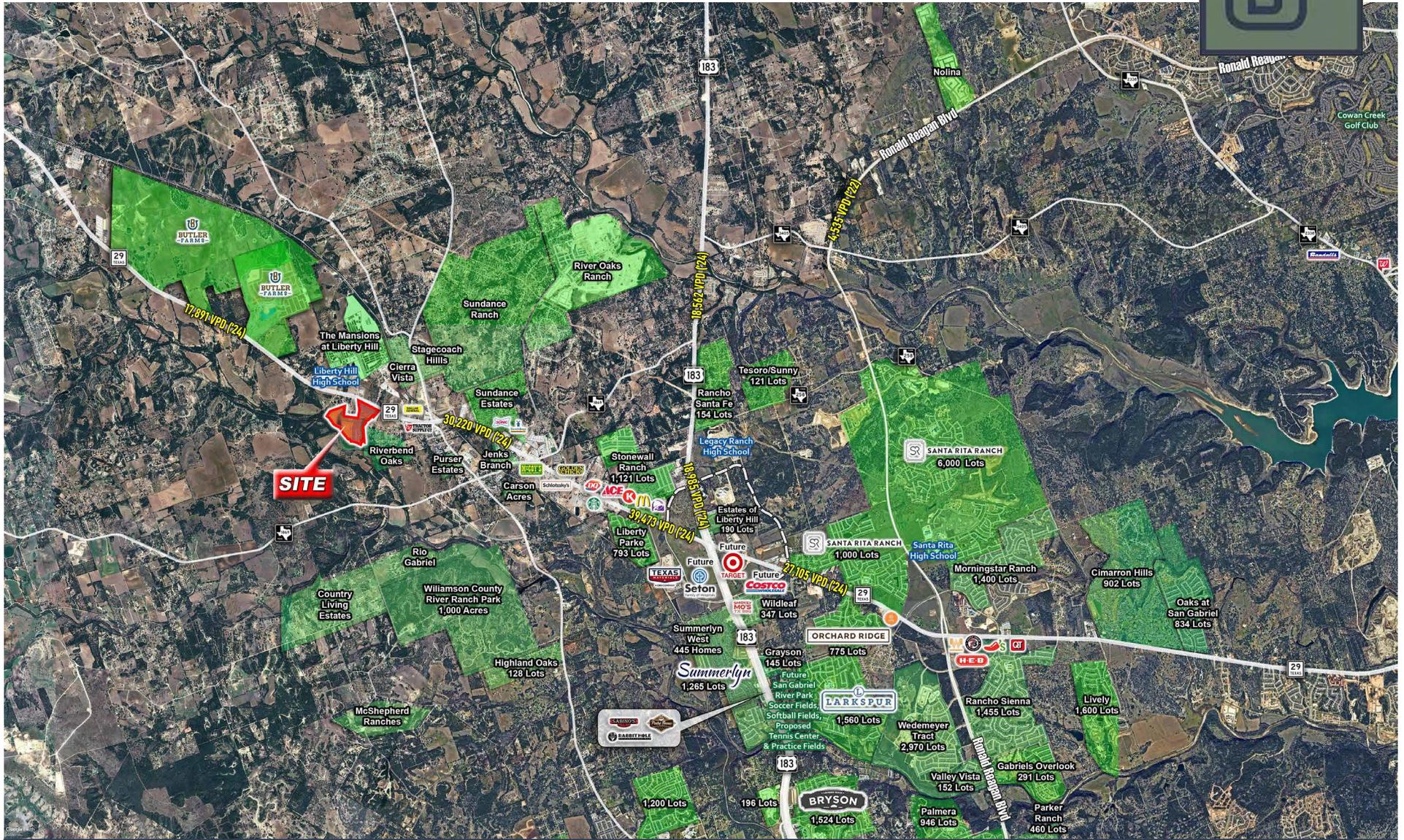
North
Scale: 1" = 200'
Date: January 30, 2026

CALL FOR INFORMATION:
(512) 335-5577

POHLJENSEN
REAL ESTATE | DEVELOPMENT | INVESTMENT

SHEPARD TRACT

SEQ TX-29 & CR-277, LIBERTY HILL, TEXAS



CALL FOR INFORMATION:
(512) 335-5577

POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT



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.



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