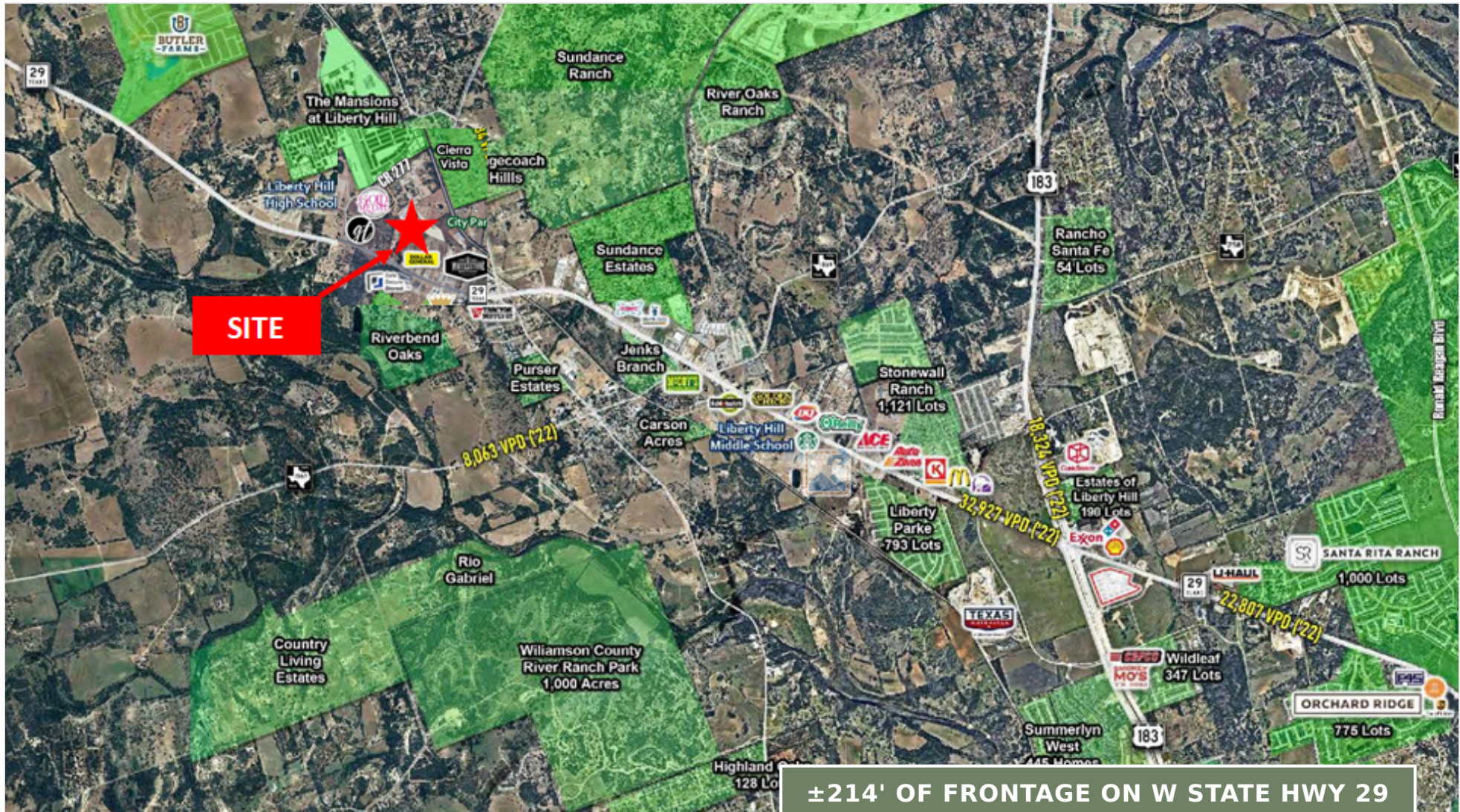


± 5.25 ACRES - WEST LIBERTY HILL

15570 W STATE HWY 29, LIBERTY HILL, TX 78642



CALL FOR INFORMATION:
(512) 335-5577

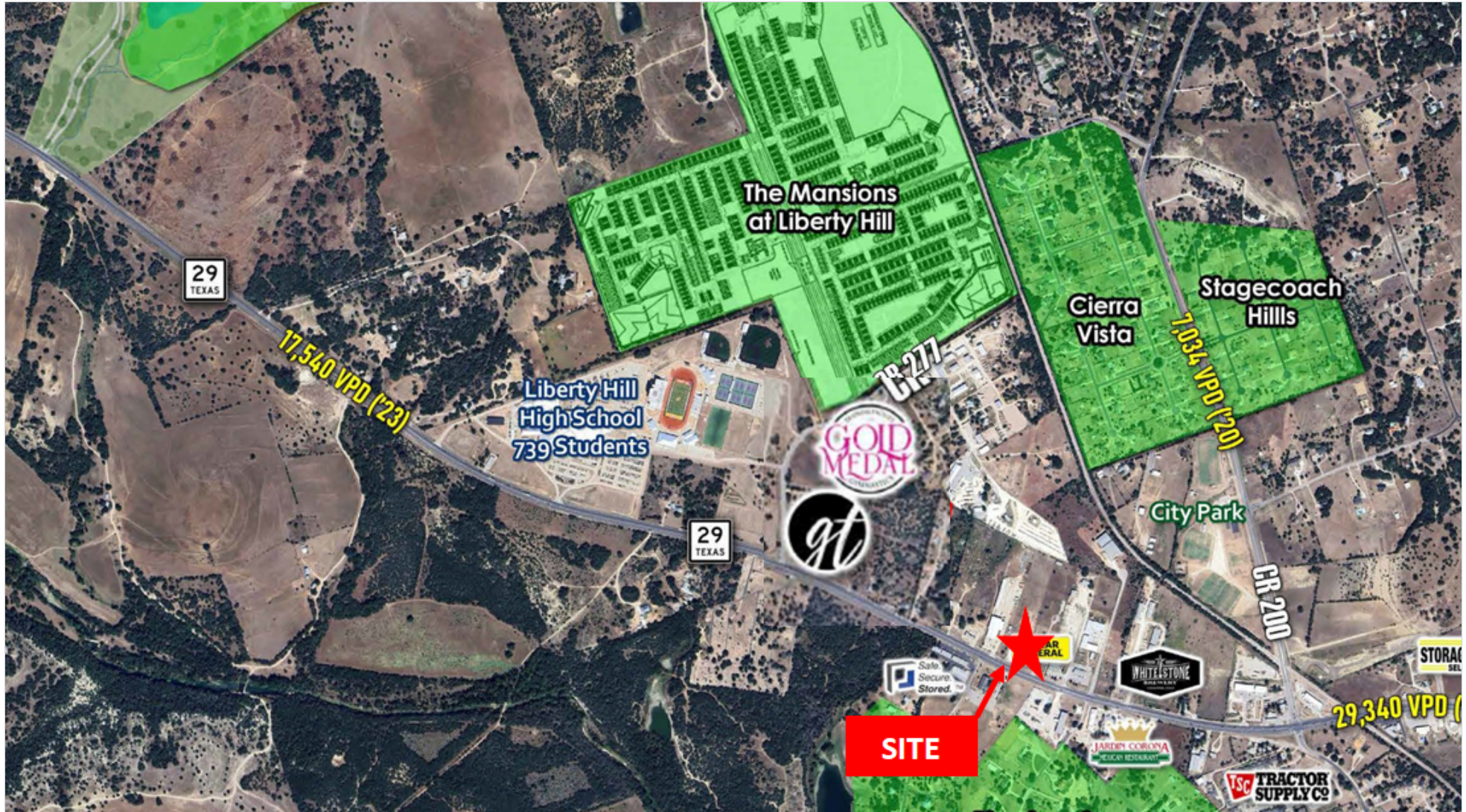
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AVAILABLE

- ± 5.25 Acres (228,801 SF)
- Zoning: C3, General Commercial (City of Liberty Hill)
- Legal: Richard West Survey, Abstract No. 643
- Parcel ID: R-15-0643-0000-0036
- ±214' of frontage on W State Hwy 29 (TxDOT ROW)



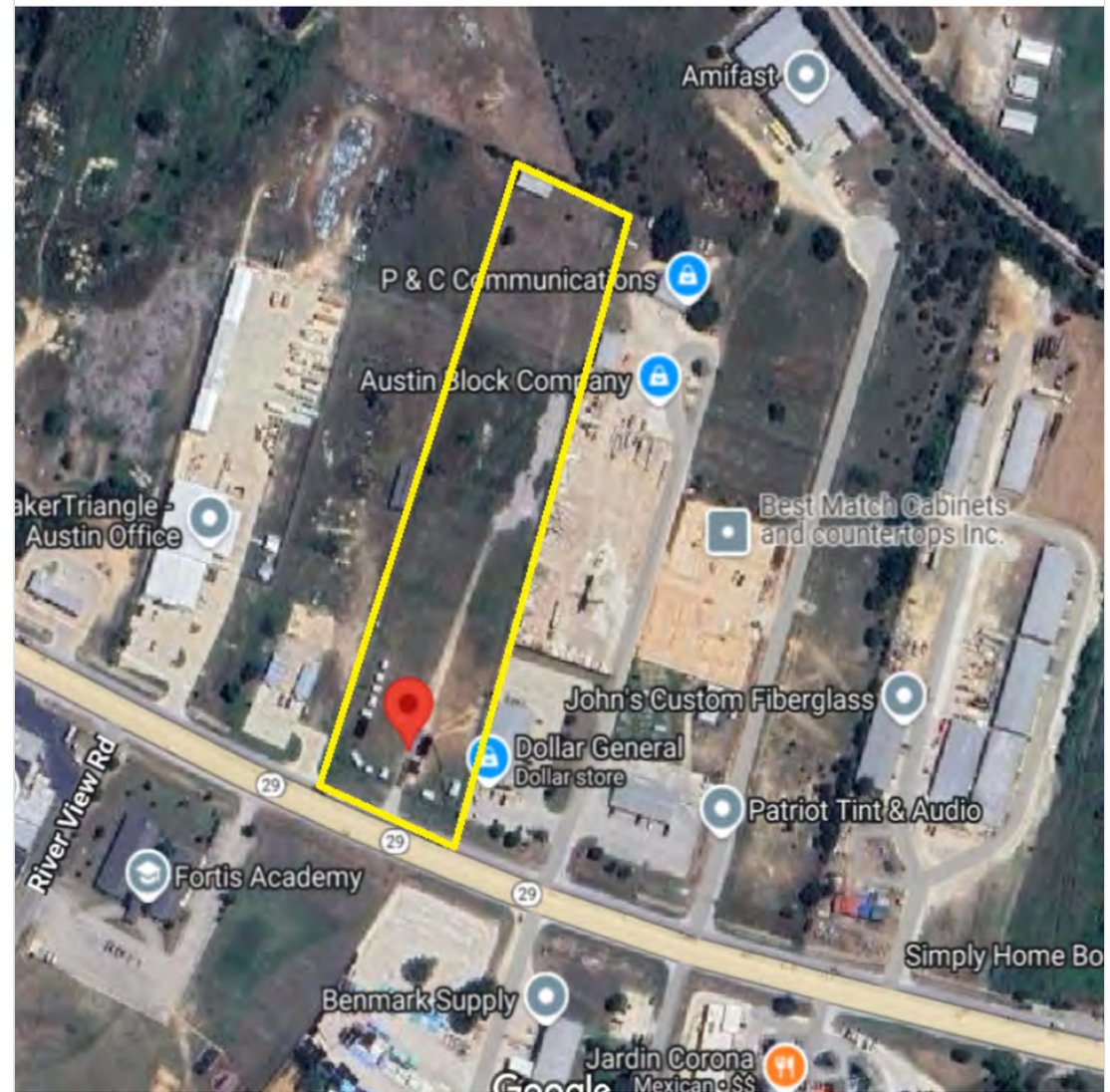
PRICE

Purchase, Build to Suit, or Ground Lease:
Available Upon Request



SITE CONDITIONS

- Flood Zone X, no floodplain per FEMA firmette 48491C0245F
- Located within Edwards Aquifer Contributing Zone
- Watershed: South Fork San Gabriel River



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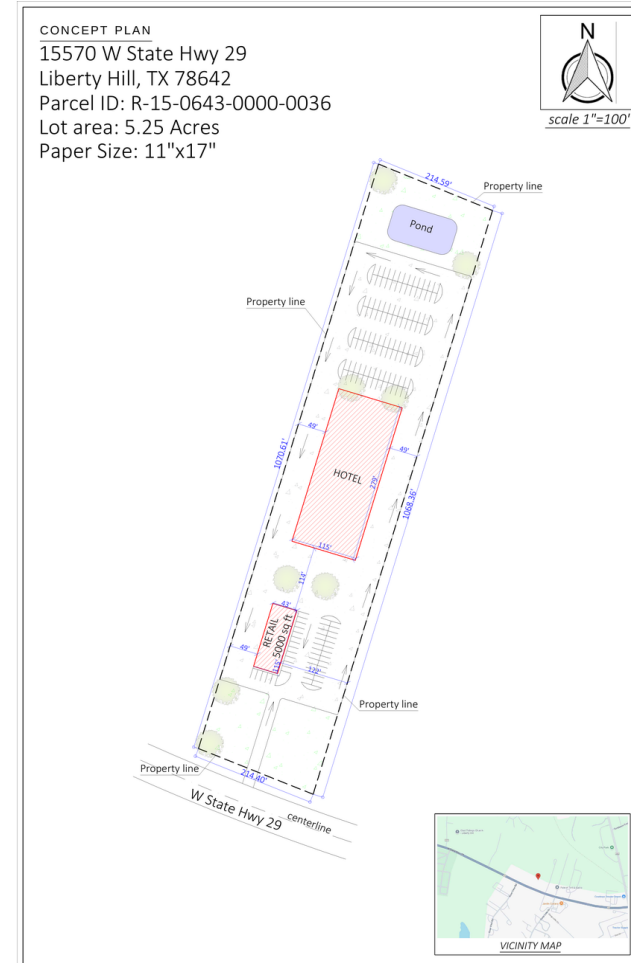
C3 GENERAL COMMERCIAL - LOT STANDARDS

- Minimum Lot Width: 50'
- Minimum Front Setback: 25'
- Minimum Rear Setback: 15'
- Minimum Side Setback: 7'
- Maximum Building Height: 45'
- Maximum Impervious Cover: 85%



C3 PERMITTED USES (BY RIGHT)

- | | |
|-----------------------------------|---|
| • Retail sales & services | • Self-storage |
| • Eating establishments | • Medical facilities |
| • Bar or tavern / Brewpub | • Day care center |
| • Indoor & outdoor entertainment | • Educational facilities |
| • Office | • Vehicle sales, service & fuel service |
| • Hotel / motel / bed & breakfast | • Golf course / country club |



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15570 W STATE HWY 29, LIBERTY HILL, TX 78642



TRAFFIC COUNTS (TXDOT)

TX-29 (W of CR-277): 17,540 VPD ('23)

TX-29 (E of CR-277): 29,340 VPD ('23)



MARKET HIGHLIGHTS

- Positioned along the SH 29 growth corridor through Liberty Hill
- Minutes from downtown Liberty Hill, Hwy 183, and the 183A Toll connection to Leander/Austin
- Surrounded by fast-growing residential and commercial development

Traffic counts and demographic snapshot reflect the broader Liberty Hill / SH 29 corridor market, provided as a general market reference point.

DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Mile	5-Mile
2024 Population	587	5,535	18,768
2029 Population	1,176	7,799	26,647
Total Households	214	1,884	6,397
Average HH Income	\$125,198	\$170,911	\$155,503

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