

CALL FOR MORE INFORMATION



FOR LEASE

First Floor 1,625 SF

FOR SALE

Freestanding 3,250 SF

AVAILABLE SPACE

Freestanding 3,250 SF  
First Floor 1,625 SF

PROPERTY HIGHLIGHTS

- Prime historic downtown Liberty Hill
- Great restaurant or cafe opportunity
- Patio location available
- More parking being developed around property
- Market trade area population over 35K
- Opportunity to expand footprint to 2nd floor
- Set within Park Medical Center hospital being developed at Seward Junction
- 2020 average monthly rent \$117 per square foot
- Potential for upstairs apartment for additional revenue stream

TRAFFIC COUNT

Loop 332: 4,505 VPD  
(TXDOT 2019)

AREA TRAFFIC GENERATORS



PROPERTY HIGHLIGHTS



7,639  
POPULATION  
3 MILE RADIUS

2020 DAILY  
TRAFFIC  
COUNT

4,505 VPD  
LOOP 332



\$117  
2020 AVERAGE  
RENT  
3 MILE RADIUS

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## Upstairs Apartment Unit



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# Historic Liberty Hill Retail

SWC OF LOOP 332 & GRANGE ST  
923 TEXAS 332 LOOP  
LIBERTY HILL, TX 78642



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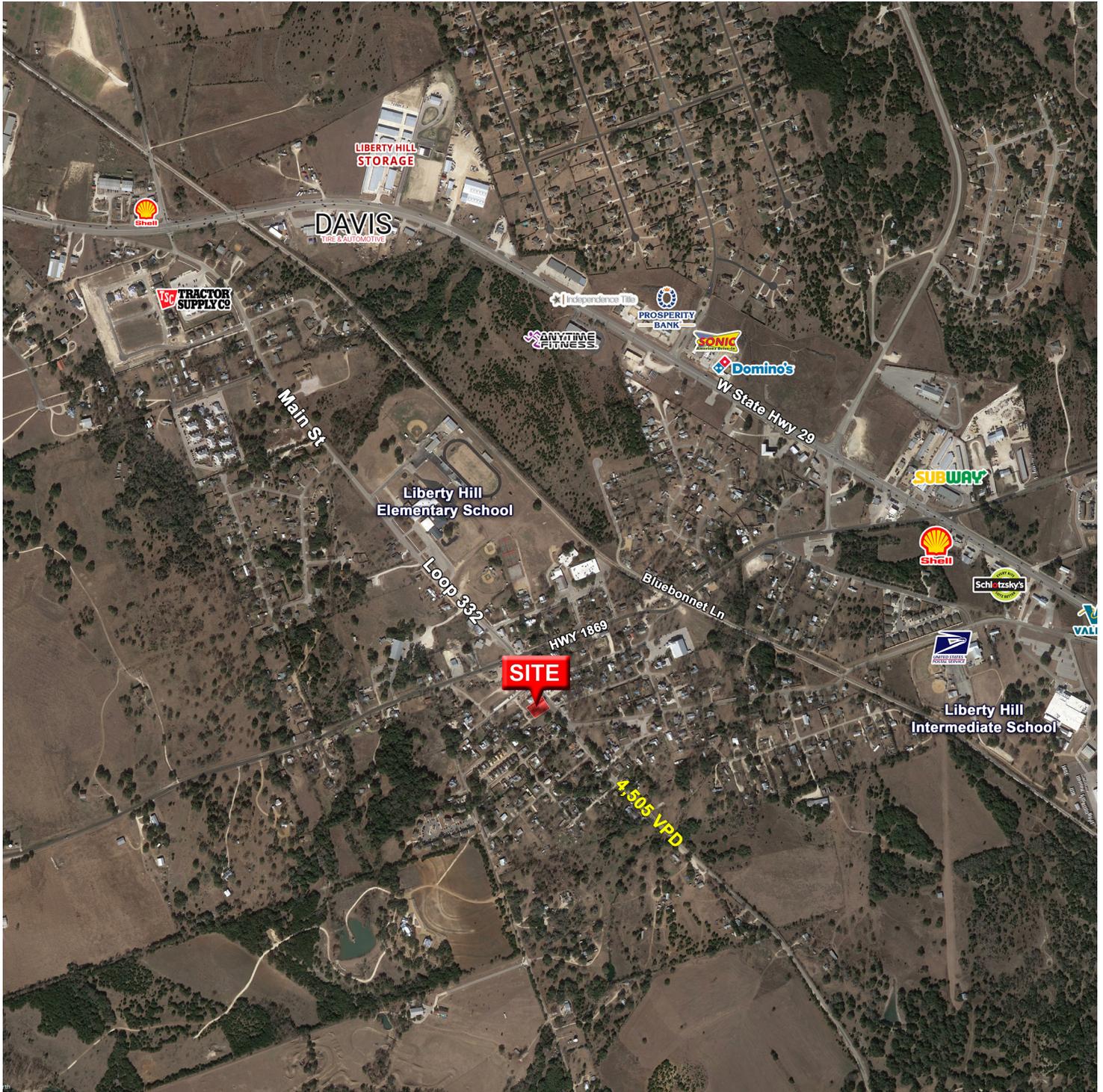
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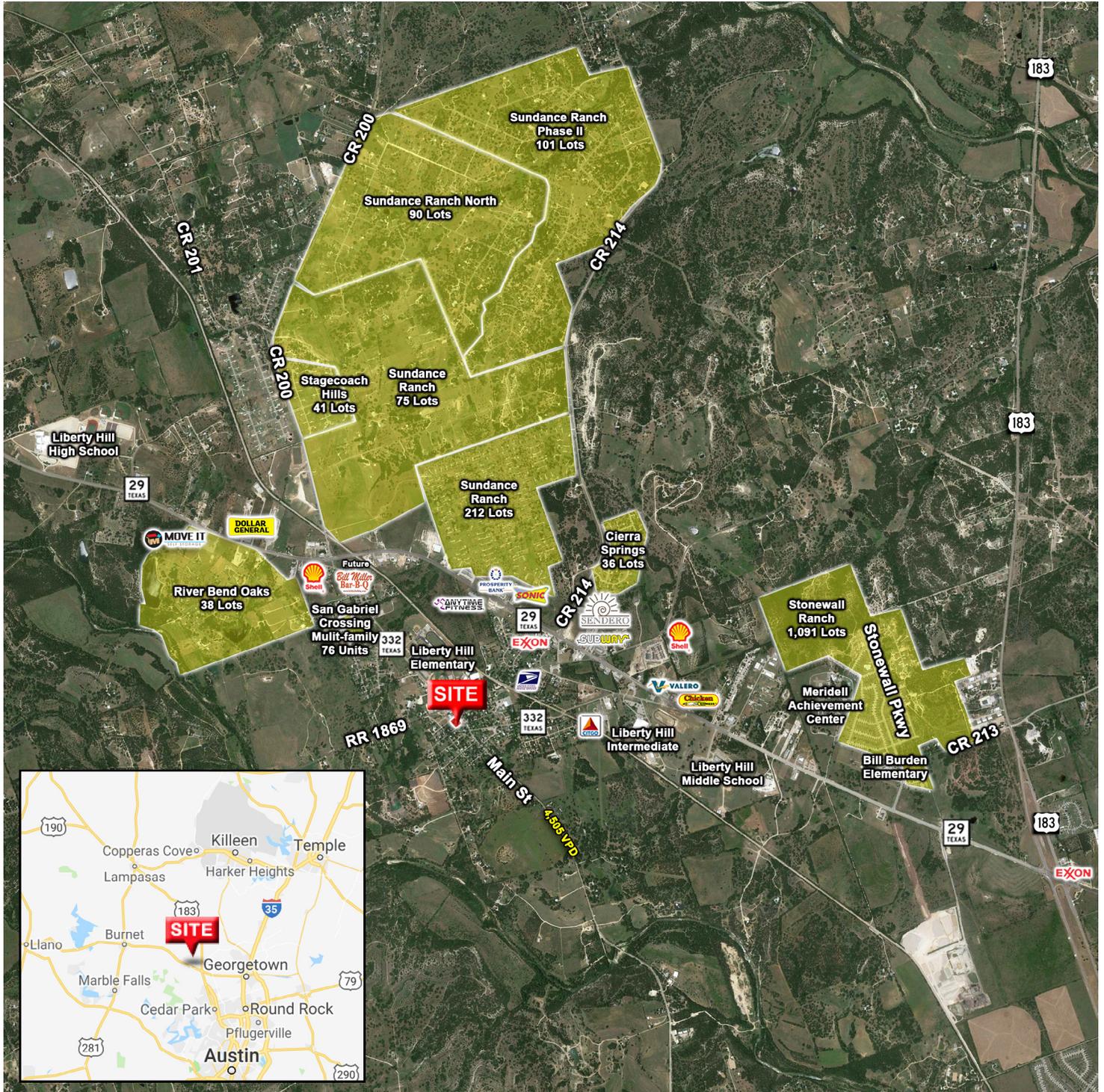
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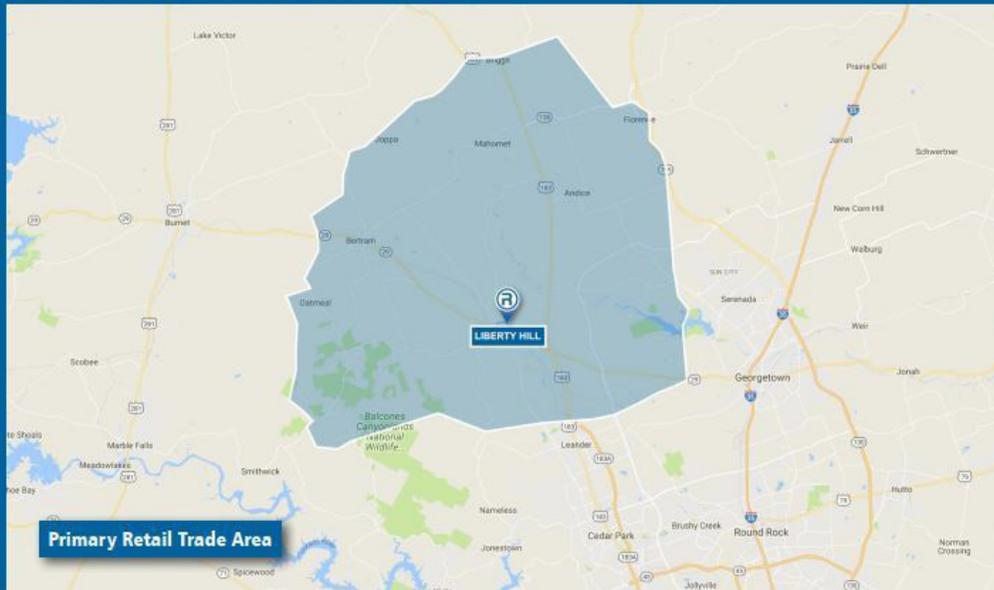
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LIBERTY HILL, TX 78642

## Retail Market Profile 2019



**LIBERTY HILL**

FREEDOM TO GROW

### Contact Information

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August 2019. All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions. Prepared by The Retail Coach, LLC, a national retail consulting and market research firm. 800.851.0962.

### Population

	2000	2010	2019 ESTIMATE	2024 PROJECTION
Primary Retail Trade Area	15,781	26,328	38,706	42,769

### Income

	2019 ESTIMATE
Average Household	\$123,549
Median Household	\$93,754
Per Capita	\$44,272

### Educational Attainment

	2019 ESTIMATE
Graduate or Professional	9.6%
Bachelor's Degree	21.2%
Associate Degree	10.3%
Some College, No Degree	25.9%
High School Graduate	25.1%
Some High School, No Degree	4.3%
Less than 9th Grade	3.7%

### Race Distribution

	2019 ESTIMATE
White	87.61%
Black or African American	1.65%
American Indian/Alaskan	0.67%
Asian	1.23%
Native Hawaiian/Islander	0.12%
Other Race	6.45%
Two or More Races	2.28%
Hispanic or Latino (of any race)	16.75%

### Age

GROUPS	2019 ESTIMATE
9 Years and Under	11.81%
10-17 Years	11.93%
18-24 Years	9.43%
25-34 Years	9.93%
35-44 Years	11.95%
45-54 Years	14.47%
55-64 Years	14.07%
65 Years and Over	16.42%
DISTRIBUTION	2019 ESTIMATE
Median Age	41.01
Average Age	39.85



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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.*

### 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:
  - 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
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