

FOR SALE

±202-ACRE DEVELOPMENT OPPORTUNITY

LIBERTY HILL, TEXAS

Great Liberty Hill Parkway



Liberty Hill Highschool



Mansion Hills

proposed ±1,260-homes



Bulter Farms

proposed ±2,100-homes

1049 County Road 201
Liberty Hill, TX 78642

±202 Acres

County Road 201 Access



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ADAM GREEN, SIOR
(D) 512.410.8264
(C) 512.699.1103
AGREEN@LEE-ASSOCIATES.COM

LUKE BOYKIN
(D) 512.410.8266
(C) 850.842.8121
LBOYKIN@LEE-ASSOCIATES.COM

AVERY LEVY
(D) 512.410.8263
(C) 214.673.3841
ALEVY@LEE-ASSOCIATES.COM

EXECUTIVE SUMMARY

This ±202-acre development opportunity at 1049 CR 201 is ideally located in the heart of Liberty Hill, Texas - one of the fastest-growing cities in Central Texas. The site is strategically positioned between two transformative projects: the 2,100-home Butler Farms master-planned community and the proposed Mansions of Liberty Hill, a single-family development featuring ±1,260 homes. This location places the site at the epicenter of residential and commercial expansion, offering exceptional potential for residential or mixed-use development.

Liberty Hill's population has grown by more than 230% since 2020, with projections exceeding 15,000 residents by 2025. This surge is fueled by proximity to Austin (just 35 miles northwest), a booming tech-driven economy, and a city government committed to sustainable growth through infrastructure investments and development-friendly policies. Educational infrastructure is expanding, with Liberty Hill High School undergoing a \$23 million renovation and a new 110,000-square-foot elementary school under construction. Major commercial anchors include a \$75 million Costco and a \$22 million Target store set to begin construction.

PROPERTY OVERVIEW

| | |
|---------------------|--|
| LAND SIZE: | 202.80 acres |
| LATITUDE, LONGITUDE | 30.689387,-97.951553 |
| ZONING: | Liberty Hill ETJ |
| SCHOOL DISTRICT: | Liberty Hill ISD |
| WATER: | Liberty Hill CCN Commercial Well System (155 LUE's reserved) |
| WASTEWATER: | No servicing CCN Other option to explore on-site WWTP or Lift Station |
| TAX RATE: | 1.64% |
| PARCEL: | R022996 |
| FLOODPLAIN: | None |
| PRICE: | CALL FOR PRICING |



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INVESTMENT HIGHLIGHTS

±202 ACRES WITH IMMEDIATE DEVELOPMENT POTENTIAL adjacent to Liberty Hill High School & minutes from SH-29 & US-183.

CONCEPT PLAN FOR 123 SINGLE-FAMILY LOTS averaging ±1.24 acres, with extensive plans in hand.

STRATEGIC INFILL LOCATION near ±2,100-home Butler Farms and the ±1,260 unit proposed Mansions at Liberty Hill.

FUTURE LAND USE FLEXIBILITY with potential for mixed use or single family residential.

CONCEPTUAL PLAN







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