

# 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



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# 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.

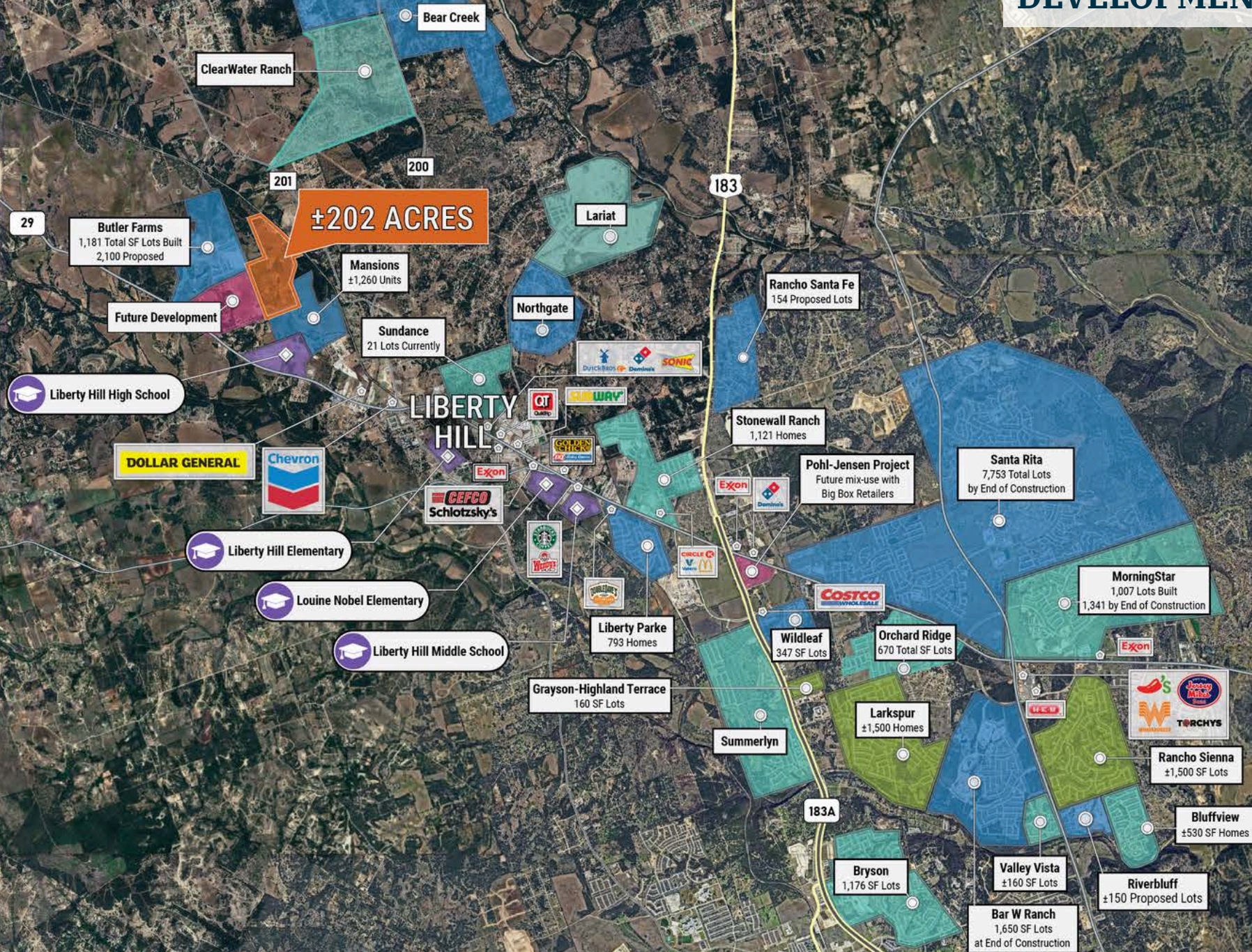
Liberty Hill's population has grown by more than 230% since 2020, with projections exceeding 15,000 residents by 2025. This surge is fueled by proximity to Austin (just 35 miles northwest), a booming tech-driven economy, and a city government committed to sustainable growth through infrastructure investments 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



## DEVELOPMENT MAP



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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.





DEVELOPMENT SUMMARY			
USE	LOTS	ACRES	DU/Ac.
RESIDENTIAL	145	156.09	0.93
OPEN SPACE	N/A	15.70	N/A
PWS LOT	N/A	4.34	N/A
ROW	N/A	26.33	N/A
<b>TOTAL</b>	<b>145</b>	<b>202.46</b>	<b>0.72</b>









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