



Corner of 29 and US Hwy 183
Liberty Hill, TX

+/- 73 ACRES



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	1 MILE	3 MILE	5 MILE
2020 population	983	8,892	28,772
Average HH Income	\$128,705	\$128,262	\$122,040
Traffic Count	30,000 vehicles per day		

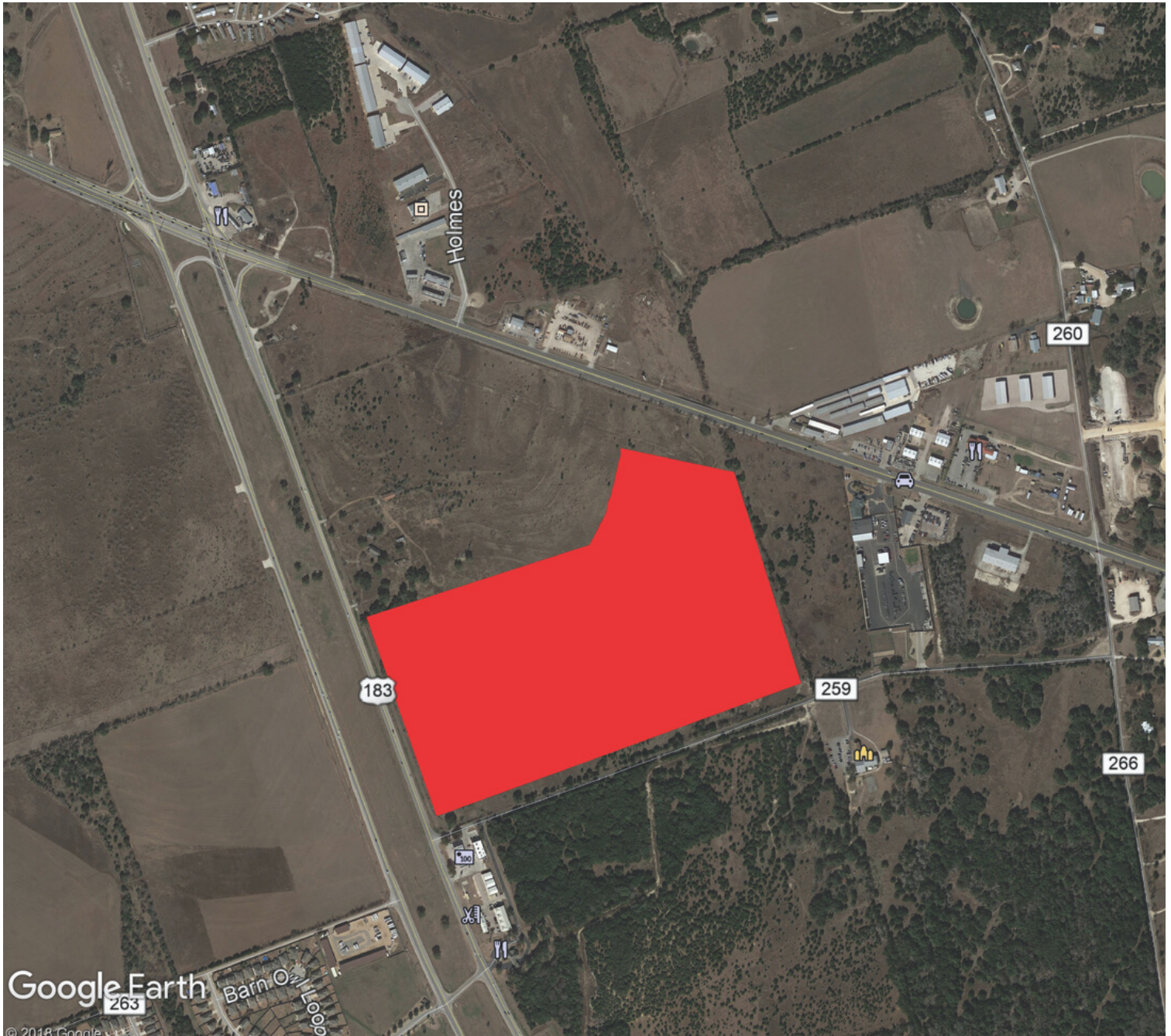


POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

212 Gunner, Ltd

Corner of 29 and US Hwy 183
Liberty Hill, TX

+/- 73 ACRES



Pohl Partners, Inc.
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	1,161		10,505		34,178	
2020 Estimate	983		8,892		28,772	
2010 Census	542		4,898		14,405	
Growth 2020 - 2025	18.11%		18.14%		18.79%	
Growth 2010 - 2020	81.37%		81.54%		99.74%	
2020 Population by Hispanic Origin	172		1,424		5,516	
2020 Population	983		8,892		28,772	
White	874	88.91%	8,093	91.01%	25,827	89.76%
Black	36	3.66%	269	3.03%	1,057	3.67%
Am. Indian & Alaskan	7	0.71%	66	0.74%	289	1.00%
Asian	37	3.76%	247	2.78%	873	3.03%
Hawaiian & Pacific Island	1	0.10%	7	0.08%	37	0.13%
Other	28	2.85%	210	2.36%	689	2.39%
U.S. Armed Forces	3		29		205	
Households						
2025 Projection	408		3,639		11,524	
2020 Estimate	347		3,093		9,738	
2010 Census	195		1,702		4,851	
Growth 2020 - 2025	17.58%		17.65%		18.34%	
Growth 2010 - 2020	77.95%		81.73%		100.74%	
Owner Occupied	306	88.18%	2,730	88.26%	8,448	86.75%
Renter Occupied	41	11.82%	363	11.74%	1,290	13.25%
2020 Households by HH Income	347		3,094		9,737	
Income: <\$25,000	32	9.22%	275	8.89%	546	5.61%
Income: \$25,000 - \$50,000	30	8.65%	363	11.73%	1,232	12.65%
Income: \$50,000 - \$75,000	60	17.29%	460	14.87%	1,489	15.29%
Income: \$75,000 - \$100,000	27	7.78%	286	9.24%	1,550	15.92%
Income: \$100,000 - \$125,000	40	11.53%	368	11.89%	1,376	14.13%
Income: \$125,000 - \$150,000	45	12.97%	354	11.44%	769	7.90%
Income: \$150,000 - \$200,000	64	18.44%	523	16.90%	1,590	16.33%
Income: \$200,000+	49	14.12%	465	15.03%	1,185	12.17%
2020 Avg Household Income	\$128,705		\$128,262		\$122,040	
2020 Med Household Income	\$115,312		\$111,073		\$100,936	

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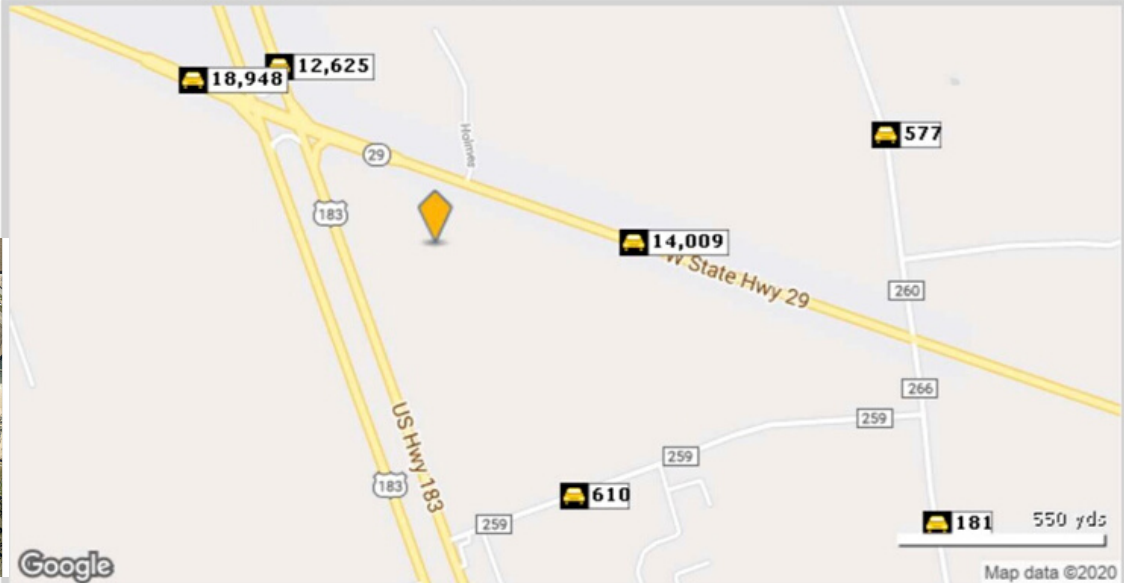
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Hwy 183 & Hwy 29, Liberty Hill, TX 78642

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -
Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W State Hwy 29	Holmes	0.27 W	2014	12,814	MPSI	.31
2 State Hwy 29	Holmes	0.27 W	2018	14,009	MPSI	.31
3 US Hwy 183	W State Hwy 29	0.09 S	2014	9,712	MPSI	.37
4 US Hwy 183	State Hwy 29	0.09 S	2018	12,625	MPSI	.37
5 Co Rd 259	US Hwy 183	0.21 W	2018	610	MPSI	.44
6 W State Hwy 29	US Hwy 183	0.18 SE	2014	14,941	MPSI	.45
7 State Hwy 29	US Hwy 183	0.18 SE	2018	18,948	MPSI	.45
8 Sunset Ridge Dr	W State Hwy 29	0.32 S	2014	237	MPSI	.72
9 Sunset Ridge Dr	Co Rd 258	1.12 NW	2018	577	MPSI	.72
10 Co Rd 266	Co Rd 259	0.17 N	2018	181	MPSI	.89

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**EQUAL HOUSING
OPPORTUNITY**

- 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.

- 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.

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.

- 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Date _____