

FOR LEASE

**5,000 SF Build to Suite Office
Space in Downtown Liberty Hill**

**3302 RR 1869,
Liberty Hill,
TX 78642**



Zach Lyon

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Executive Summary

3302 RR 1869 is an approximate 5,000 SF, two-story freestanding office building located in the heart of Liberty Hill. The building is currently being remodeled with the opportunity for a build-to-suite for an office user.

Located in Downtown Liberty Hill, tenant will have quick and easy access to the nearby amenities such including parks, restaurants, library, and more.

With a 76% population increase in 2021, Liberty Hill is a rapidly growing city with several development projects along Hwy 29 to match the growth in the area. Development includes multiple residential projects along with commercial projects such as the brand new HEB at Hwy 29 and Ronald Reagan Blvd.

3302 RR 1869 is an excellent opportunity for any office user wishing to be located in the heart of a rapidly growing city.

Highlights

- Downtown Liberty Hill
- Build-to-Suite Opportunity
- New Remodel Work Being Done
- Freestanding Building

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FOR LEASE: 3302 Ranch Road 1869, Liberty Hill, TX 78642



Listing Details

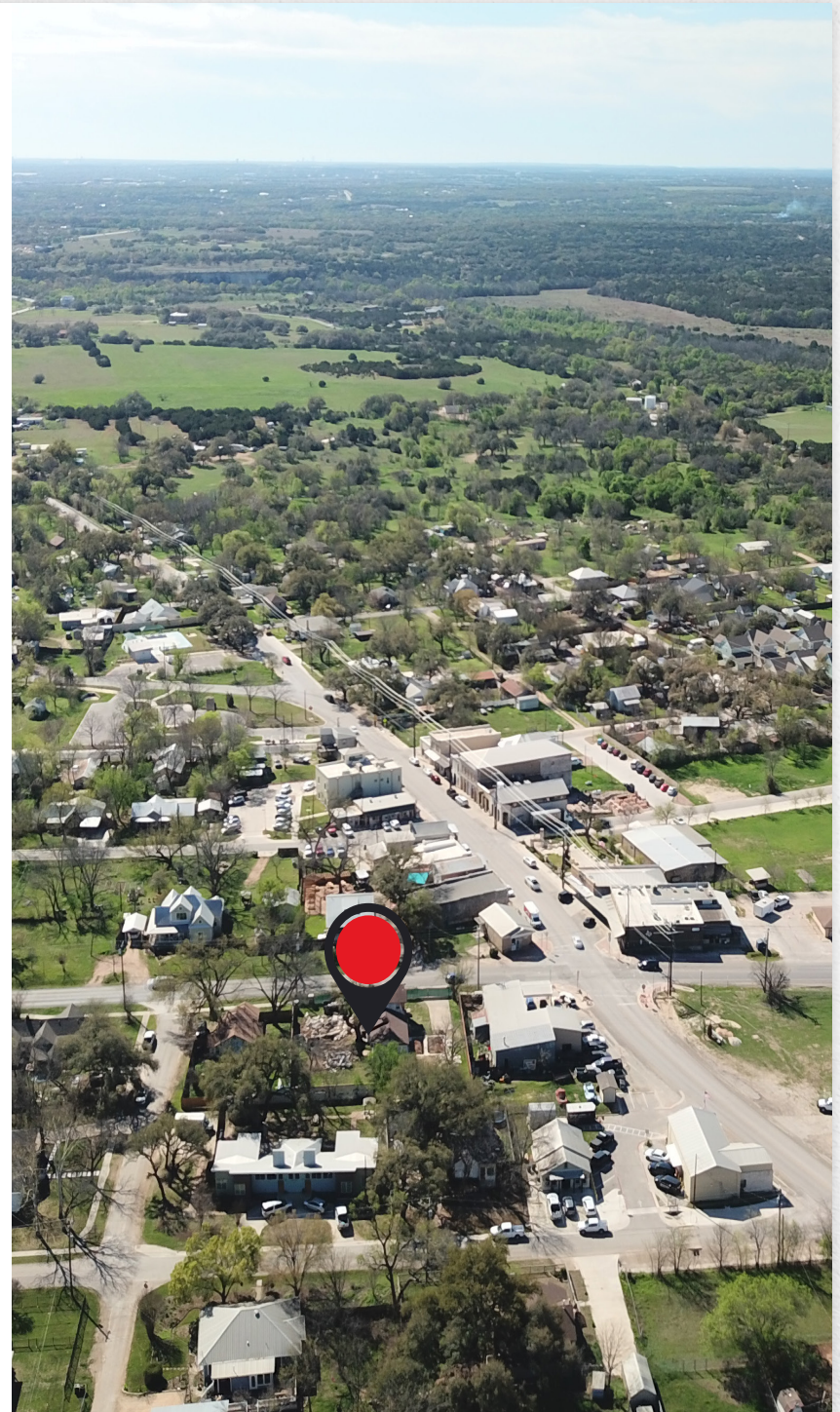
Lease Rate: Contact for Rate

Property Type: Office

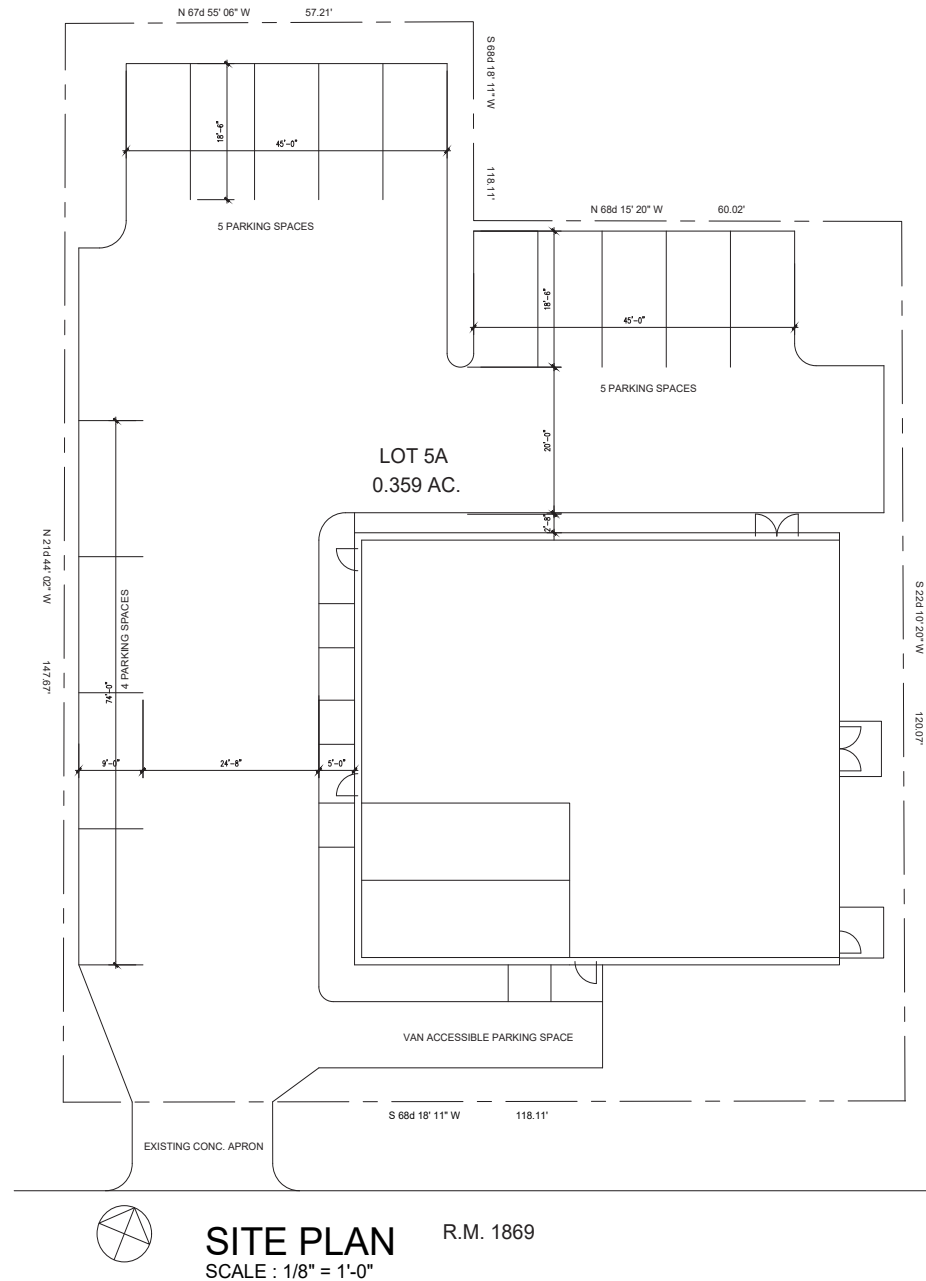
Available SF: Approximately 5,000 SF

Land Area: 0.36 AC

Zoning: C2



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NOT FOR CONSTRUCTION

COMMERCIAL LEASE BUILDING
3302 RR 1869

LIBERTY HILL, TEXAS 78642

NOT FOR
CONSTRUCTION,
REVIEW OR
REGULATORY
PURPOSES

GRIFFIN+JACOBSON
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Date: 5/24/2023
Revisions:

Sheet No.

A2.0

Sheet Title
SITE PLAN

SITE PLAN

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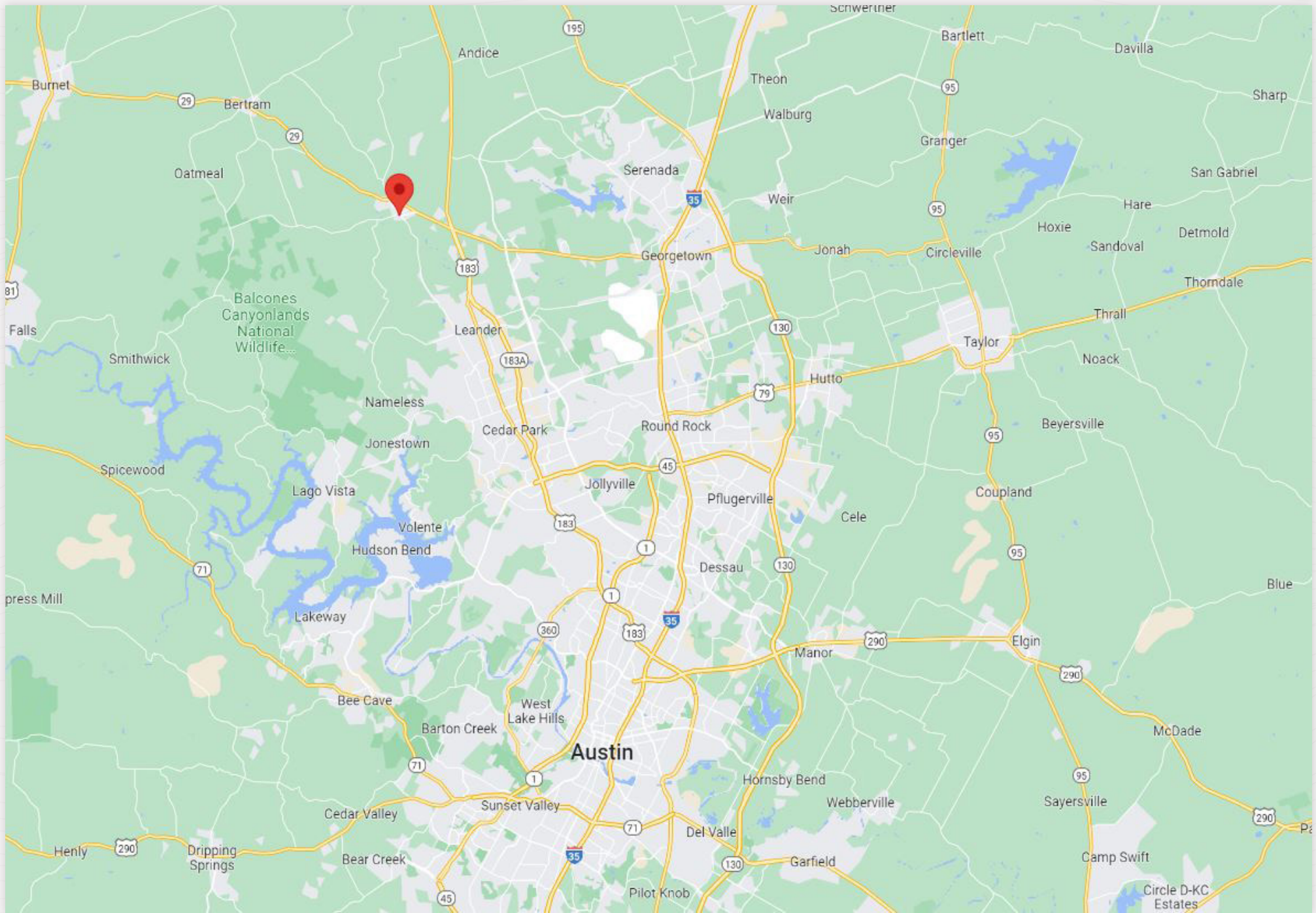




PHOTOS

FOR LEASE: 3302 Ranch Road 1869, Liberty Hill, TX 78642





LOCATION OVERVIEW

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Location Demographics



Population

	1 Mile	5 Miles	10 Miles
	2,292	21,201	127,673



Avg Household
Income

	1 Mile	5 Miles	10 Miles
	\$74,326	\$110,231	\$111,382



Information obtained from third-party resource, subject to change.

Radius	1 Mile	5 Miles	10 Miles
Households	805	7,208	42,741
Households by Marital Status			
Married	552	4,943	28,719
Married No Children	291	2,629	13,685
Married w/Children	261	2,314	15,034
Education			
Some High School	7.12%	6.87%	6.81%
High School Grad	27.16%	23.73%	19.56%
Some College	35.32%	33.69%	31.98%
Associate Degree	4.98%	5.91%	5.54%
Bachelor Degree	16.68%	20.37%	24.73%
Advanced Degree	8.74%	9.43%	11.38%
Annual Consumer Spending			
Apparel	\$1,579	\$14,729	\$89,778
Entertainment	\$4,838	\$44,792	\$258,208
Food & Alcohol	\$8,017	\$74,543	\$447,599
Household	\$5,469	\$52,549	\$308,606
Transportation	\$8,716	\$79,452	\$454,266
Health Care	\$1,546	\$14,045	\$81,339
Education/Day Care	\$2,053	\$20,481	\$123,809

Market Overview Austin

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

Economy

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

Unique Aspects

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

AUSTIN'S 2021/22 RANKINGS

- | | | | |
|--|--|---|--|
| #1 FASTEST GROWING
MAJOR METRO
U.S. CENSUS BUREAU | #1 BEST PLACE TO START
A BUSINESS
CNBC | #2 BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB | #9 BEST EDUCATED
MAJOR METRO
WALLETHUB |
| #1 PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK | #2 BEST MARKET FOR
REAL ESTATE
WALLETHUB | #5 COLLEGE EDUCATED
ADULTS
CITYLAB | #7 MOST FUN CITY IN
THE US
WALLETHUB |
| #1 BEST JOB
MARKET
WALL STREET JOURNAL | #2 BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES | #5 MOST RECESSION
RESISTANT CITY
SMARTASSET | #8 HARDEST WORKING
CITY IN U.S.
WALLETHUB |
| #1 BEST STATE CAPITAL
TO LIVE IN
WALLETHUB | #5 BEST PLACE TO
LIVE IN THE U.S.
U.S. NEWS AND WORLD | #6 SAFEST LARGE
CITY IN U.S.
SAFEWISE | #7 HEALTHIEST CITY
IN AMERICA
WALLETHUB |

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Information About Brokerage Services

Texas law requires all real estate licensees 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' 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.

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