

# RETAIL PADS FOR SALE

## 10 ACRES AUSTIN GROWTH CORRIDOR N 183A FRONTAGE

*Sold together or sold as individual pad sites. Call for pricing.*



### PROPERTY DESCRIPTION

Located in one of the most prominent growth corridors in Texas and the U.S., this 10-acre site is situated on Southbound 183A, one of the main arteries serving access to central Austin. This location is currently visited over 8M times per year by 1M+ unique visitors, which could easily double over the next several years with improved access and traffic volume increase once Tollway 183A and multiple residential communities in the area are complete. The pads are well-suited for high-demand anchor restaurants and QSRs, as well as other complementary types retail stores and services otherwise located many miles from this site including fitness, health/beauty, and apparel.

### PROPERTY HIGHLIGHTS

- Flexible zoning and construction guidelines within the Liberty Hill ETJ
- Fully entitled with water, wastewater, drainage, retention, and electric
- At entrance of existing and new Summerlyn communities
- High residential growth in all directions
- 20K+ households within 5 miles
- Nearest shopping centers 10 or more miles away
- 18 miles from The Domain
- 26 miles from Barton Creek Mall
- Easy access from both Southbound and Northbound 183A

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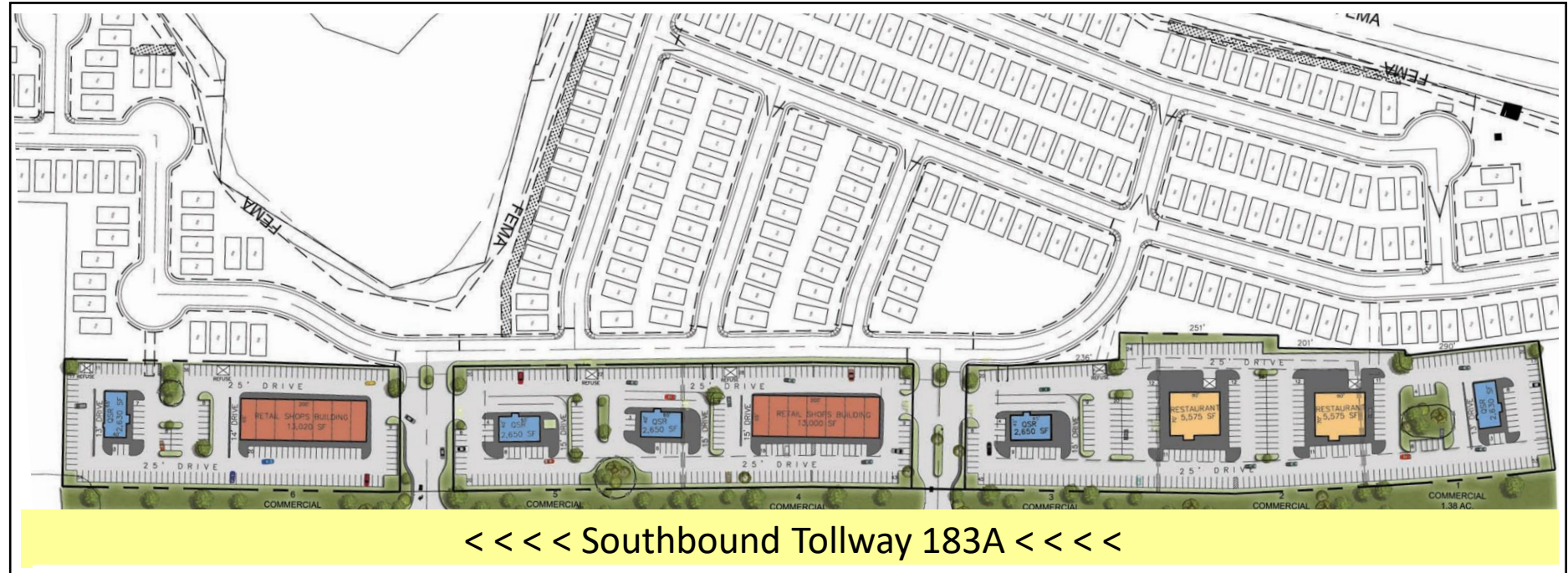


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Prime 10.17 acres at entrance of new 246 Unit SF/BTR Summerlyn Community, six platted sites available for sale

## ENTITLEMENTS & INFRASTRUCTURE

- Outside Liberty Hill city limits, ½ Mile Liberty Hill ETJ
- Flexible CC&Rs reflecting un-zoned ETJ and consistent with Summerlyn building standards.
- Completed critical step of allocating and paying Liberty Hill for very limited number of LUEs. Site has 54 LUEs, available that can be reimbursed at \$4K each at the time of closing.
- Water provided by Georgetown Utility Services via 12" main along frontage, tap fees to be paid at the time of connection.
- Drainage and detention plans complete, designed within context of entire Summerlyn development. Drainage stubbed into property, will be 3 detention ponds.
- Electric stubbed to pads, service provided by Pedernales Electric Company, connection fees paid at time of connection.

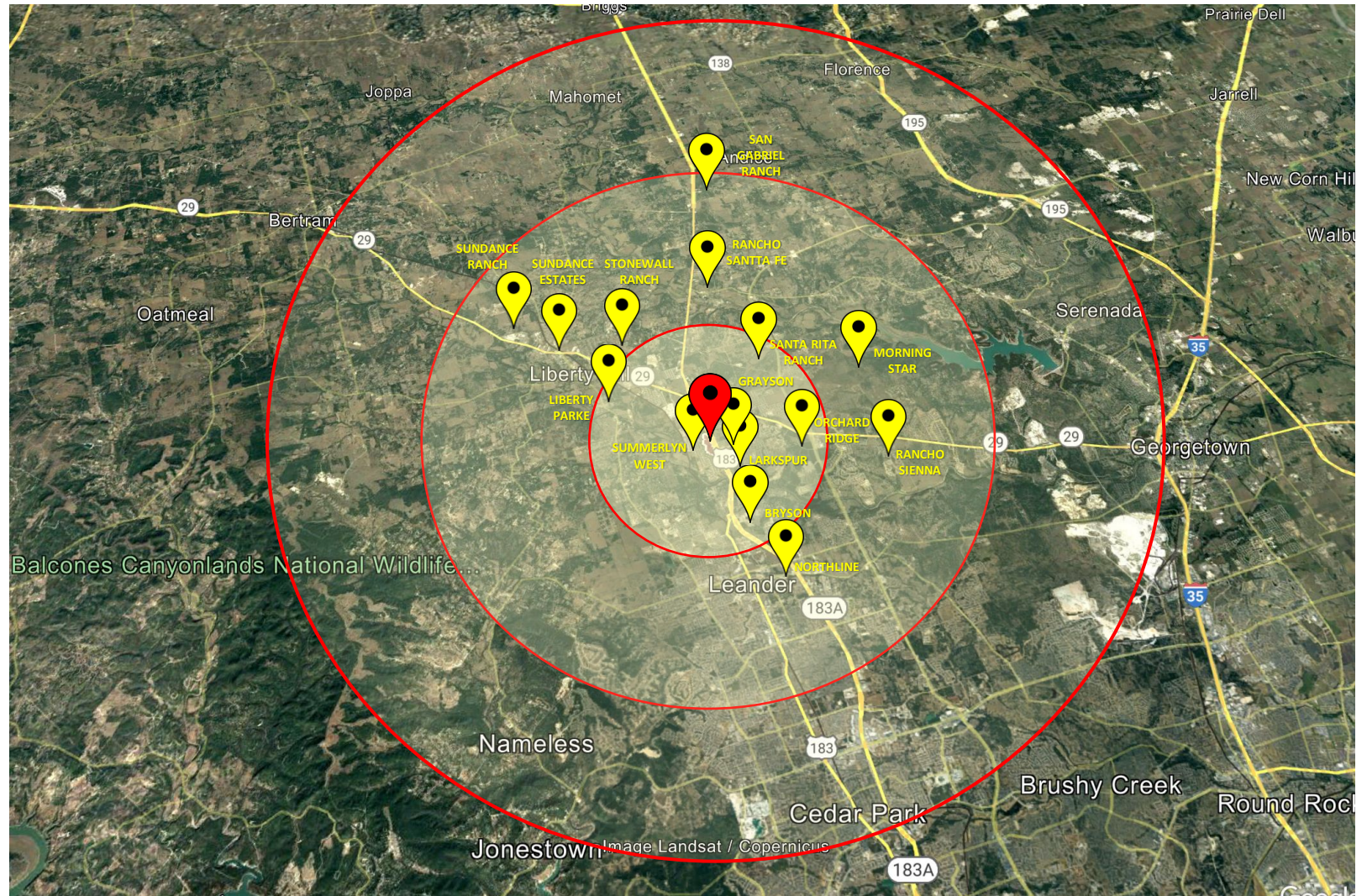


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Over 15 master planned communities within 5 miles of site

## TOP COMMUNITIES WITHIN 5 MILES

COMMUNITY	# DOORS	DISTANCE
SUMMERLYN WEST	1,000	.1 MI
GRAYSON	600	1 MI
LARKSPUR	1,000	1 MI
ORCHARD RIDGE	700	2 MI
SANTA RITA RANCH	6,000	3 MI
NORTHLINE	2,400	3 MI
RANCHO SANTA FE	1,000	3 MI
STONEWALL RANCH	1,100	3 MI
LIBERTY PARKE	700	3 MI
BRYSON	600	3 MI
SUNDANCE ESTATES	500	4 MI
SAN GABRIEL RANCH	500	4 MI
MORNING STAR	1,600	5 MI
RANCHO SIENNA	1,400	5 MI
SUNDANCE RANCH	1,000	5 MI



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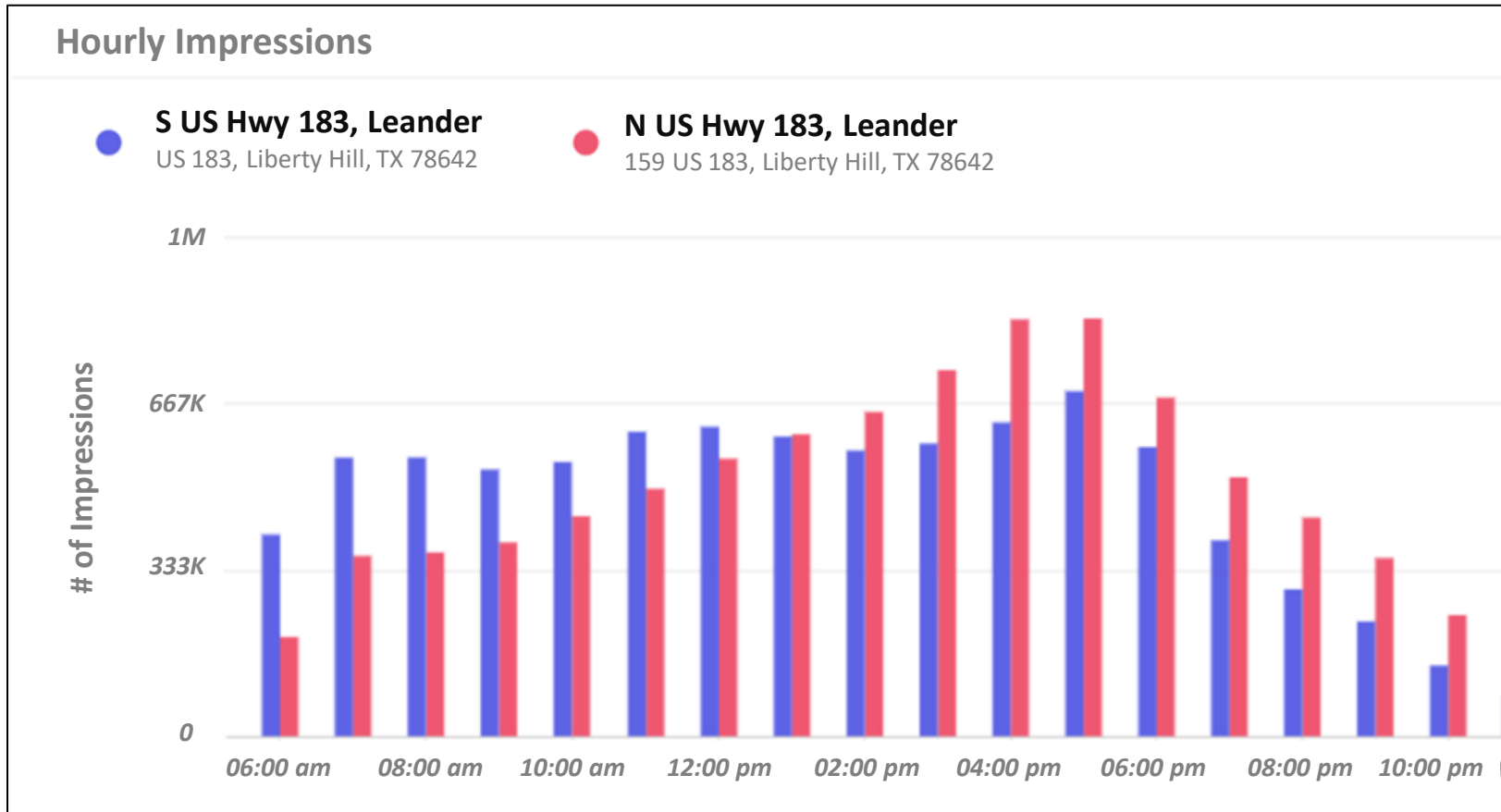
## Traffic Patterns & Demographics

Traffic visits have increased over 120% since 2019 and are expected to accelerate after Toll 183A Phase III completion

Metric Name	S US Hwy 183, Leander US 183, Liberty Hill, TX	N US Hwy 183, Leander US 183, Liberty Hill, TX
Impressions	8.4M	8.5M
Viewers	997K	1.1M
Impressions Frequency	8.45	8
Visits Yo3Y	+122.9%	+126.6%

Over 8M visits by about 1M unique visitors

Average visitor traveled by this location about 8 times in the last 12 Months

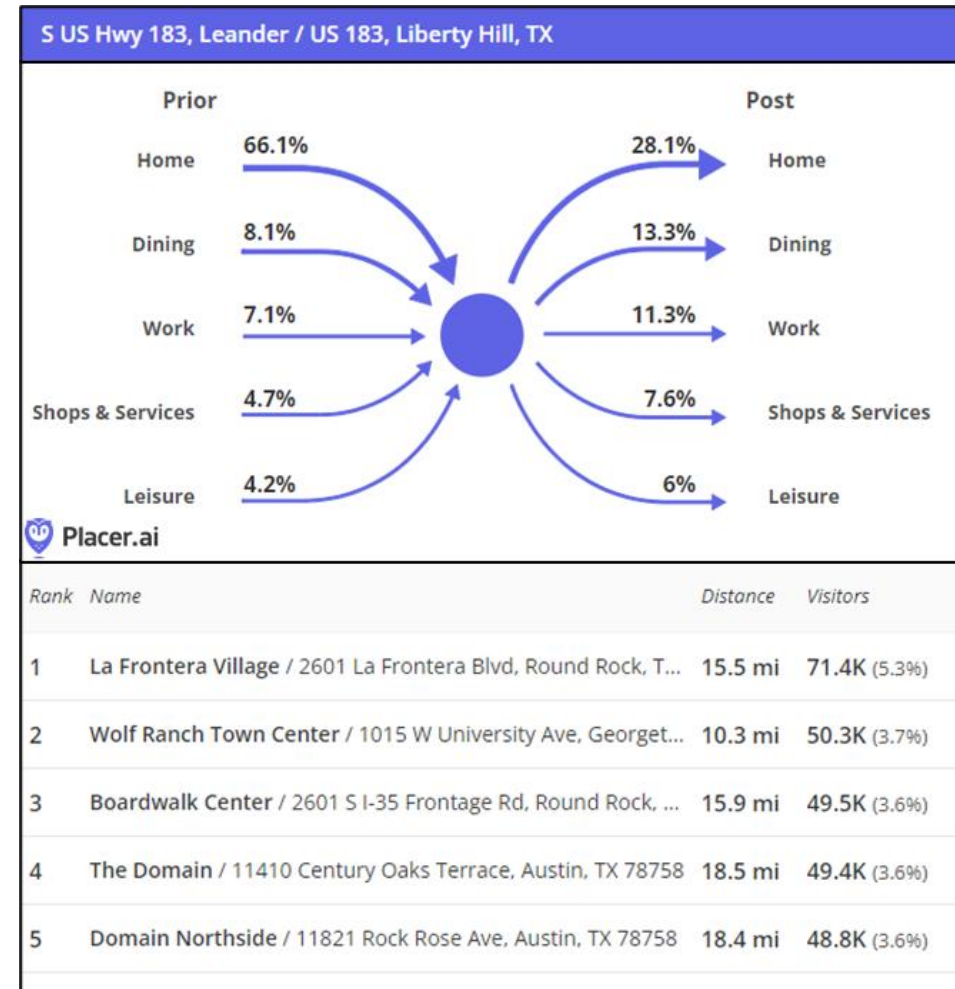
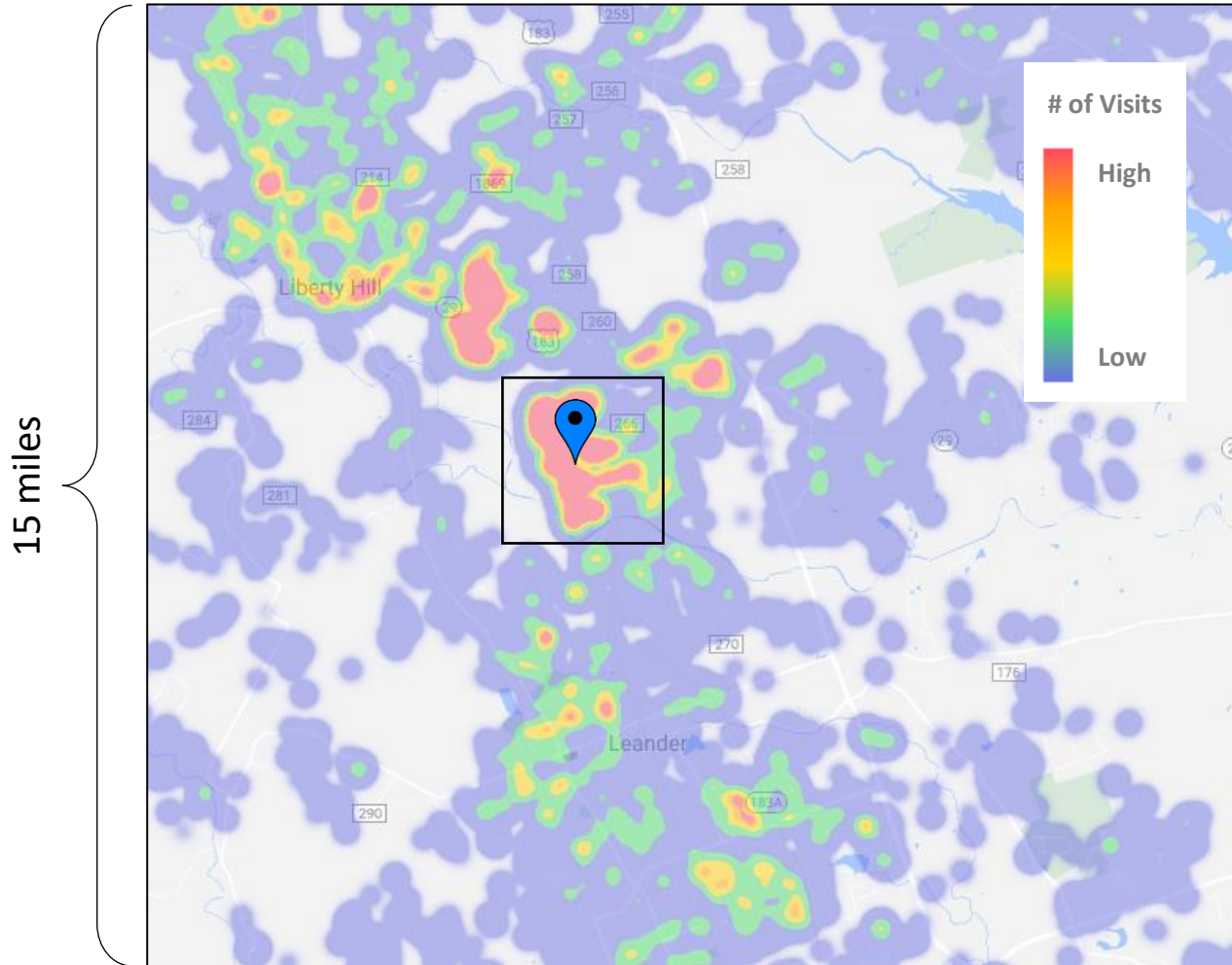


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## Traffic Patterns & Demographics

In the last 3 years, most frequent visitors traveled to/from Retail destinations about 20% of the time that are 10+ miles away



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Retailers well suited to these pads are Dining, Apparel, Beauty/Spa, Fitness, and other Shops/Services  
*Visitors that pass this location often travel substantial distances to their favorite retailers*

## VISITORS' TOP 15 FAVORITE DINING, SHOPS, AND SERVICES

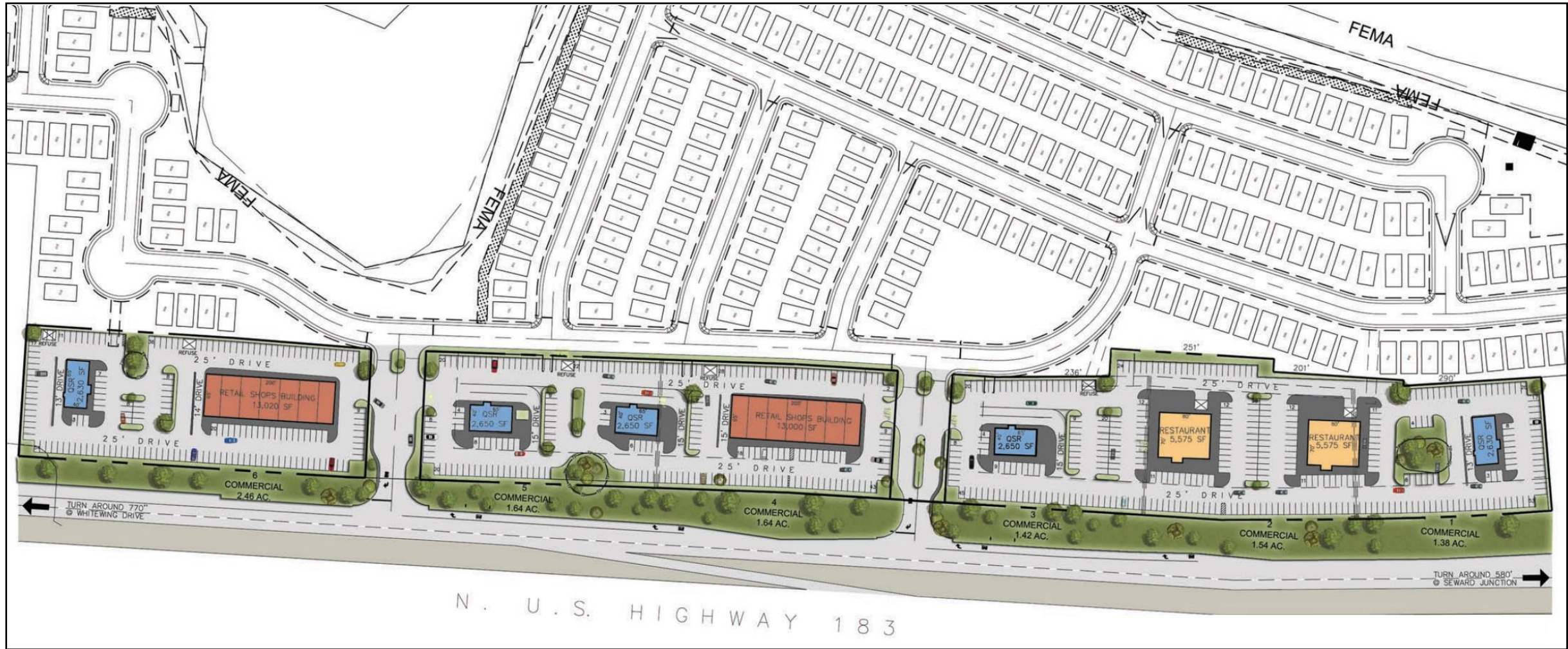
	Name	Category	Distance (Miles)	# of Visitors
1	Whataburger	Fast Food & QSR	42.2	10,847
2	Nordstrom	Clothing	26.4	3,756
3	Whataburger	Fast Food & QSR	9.5	2,826
4	Matt's El Rancho	Restaurants	27.6	2,697
5	Yank Sing	Restaurants	32.7	2,636
6	Mighty Fine Burgers	Fast Food & QSR	8.3	2,562
7	Harley-Davidson	Car Shops & Services	12.6	2,331
8	Chick-fil-A	Fast Food & QSR	8.3	2,166
9	La Tapatia Mexican	Restaurants	3.8	2,114
10	Hobby Lobby	Hobbies, Gifts & Crafts	8.3	2,080
11	Wings N More	Fast Food & QSR	18.9	2,064
12	Chili's Grill & Bar	Restaurants	12.4	2,036
13	Wash N' Roll	Car Wash Services	11.1	2,036
14	Hobby Lobby	Hobbies, Gifts & Crafts	32.4	2,021
15	Jardin Corona	Restaurants	4.8	1,974

## VISITORS' TOP 15 FAVORITE CHAINS

	Name	Sub-Category	# of Visitors
1	Whataburger	Burger Joint	87,329
2	McDonald's	Fast Food Restaurant	74,121
3	SONIC Drive In	Fast Food Restaurant	50,009
4	Chick-fil-A	Fast Food Restaurant	40,377
5	Starbucks	Coffee Shop	25,847
6	Dollar General	Discount Store	23,797
7	Buc-ee's	Convenience Store	23,520
8	Ross Dress for Less	Clothing Store	23,163
9	Planet Fitness	Gym / Fitness Center	20,462
10	Taco Bell	Mexican Restaurant	18,693
11	Gold's Gym	Gym / Fitness Center	18,459
12	Chili's Grill & Bar	Tex-Mex Restaurant	14,594
13	Dollar Tree	Discount Store	13,288
14	Academy Sports	Sporting Goods Shop	11,957
15	Hobby Lobby	Arts & Crafts Store	11,912



# Site Plan & Feasibility Scenarios – Overview



N. U.S. HIGHWAY 183

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## Site Plan & Feasibility Scenarios – Pads 1, 2, and 3



### LIBERTY HILL-CONCEPTUAL SITE DEVELOPMENT PLAN

N. U.S. HIGHWAY 183

LIBERTY HILL, TEXAS

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**JW** Joe Williams Development  
KW COMMERCIAL REALTY GROUP

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## Site Plan & Feasibility Scenarios – Pads 4, 5, and 6



### LIBERTY HILL-CONCEPTUAL SITE DEVELOPMENT PLAN

N. U.S. HIGHWAY 183

LIBERTY HILL, TEXAS



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