

THE RESERVE at Balcones

1580 County Road 287 | Liberty Hill, TX 78642

248.8
acres

FOR SALE

248.8-acre single-family
development parcel in
Austin MSA

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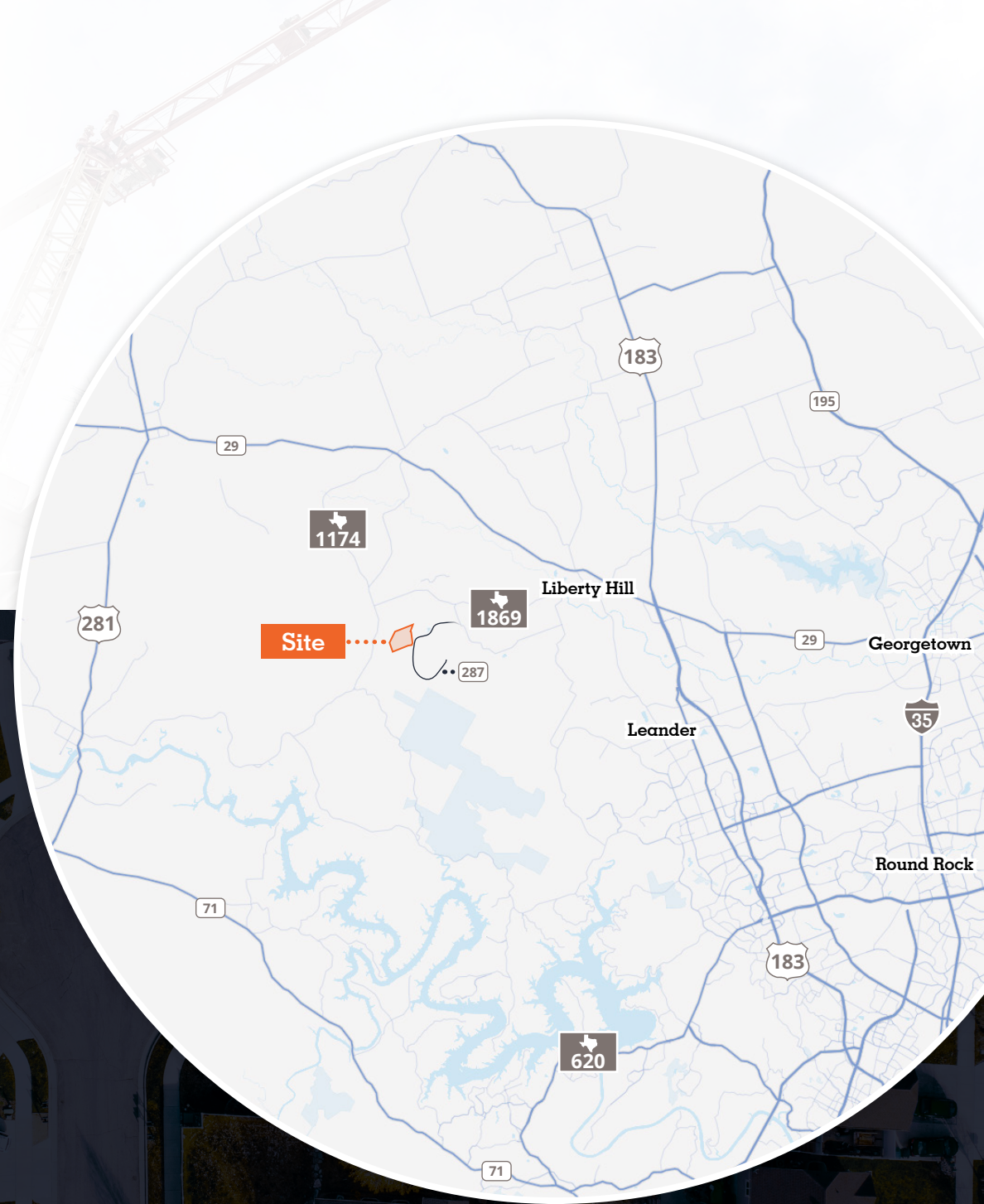
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**AVISON
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Property overview

Avison Young proudly presents for sale the Reserve at Balcones, a 248.8-acre single-family development opportunity in Williamson County. The Property is located near the Balcones Canyonland Wildlife Refuge and boasts stunning views of the Hill Country.

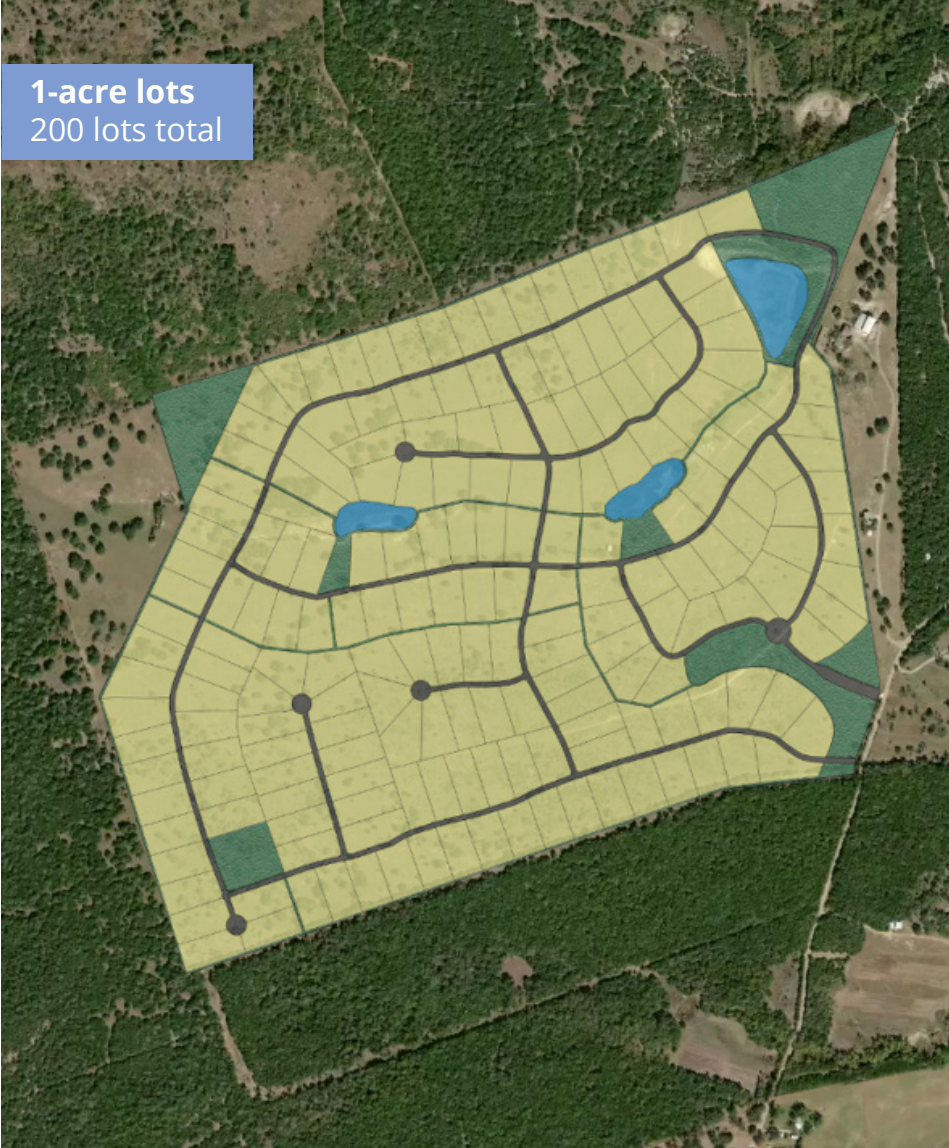
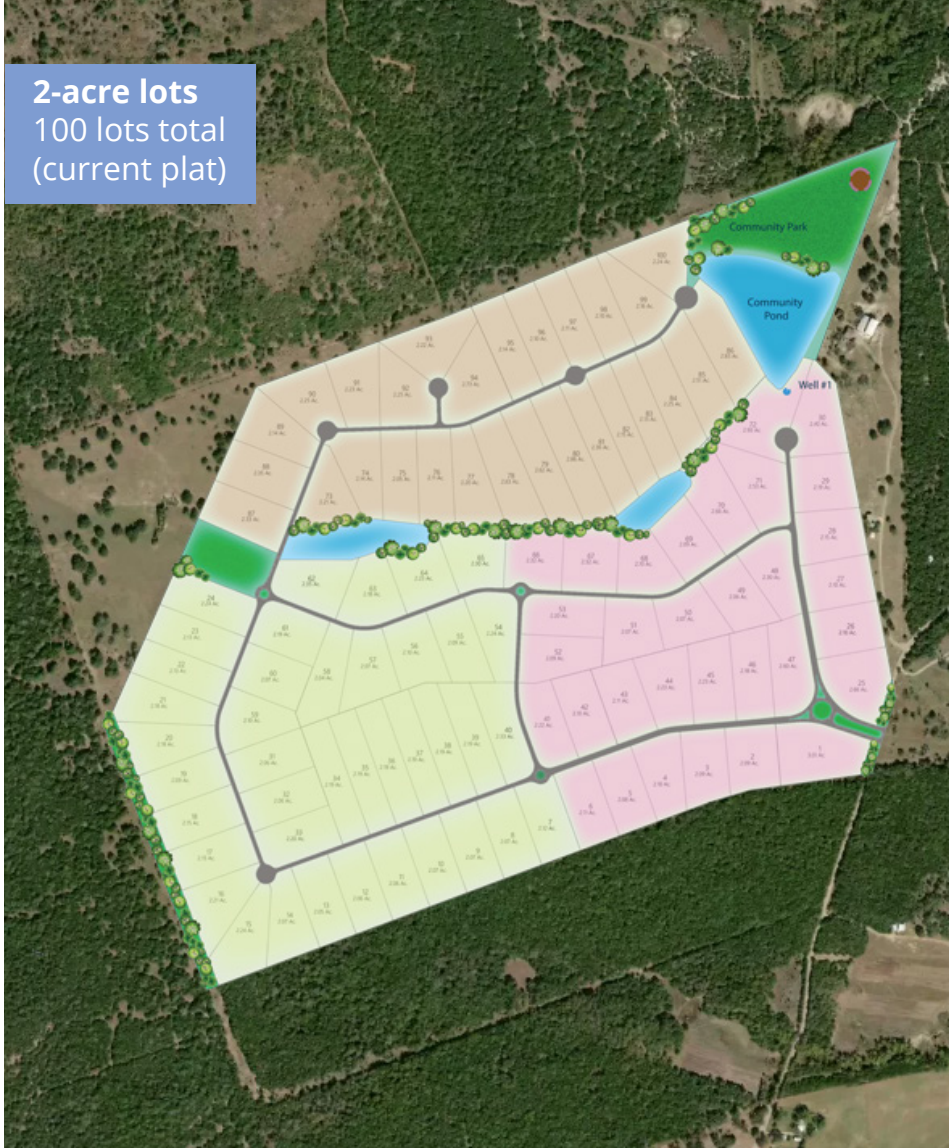
The Reserve at Balcones has an approved preliminary plat for 100 2-acre lots, however, the site could be replatted to accommodate 1-acre lots.



Property details

Address	1580 County Road 287 Liberty Hill, TX 78642
Size	248.8 acres Currently platted as 100 2-acre lots, however, the parcel can be replatted to 1-acre lots.
Utilities	Water to be provided by onsite wells. Wastewater will be septic.
MUD	- Approved MUD in place - Onsite wells capacity equivalent to 400 LUEs - MUD reimbursables will be available to purchaser(s)
Pricing	Contact broker
Schools	Top-ranked Liberty Hill Independent School District

Lotting plan options



Approved preliminary plat



Area overview

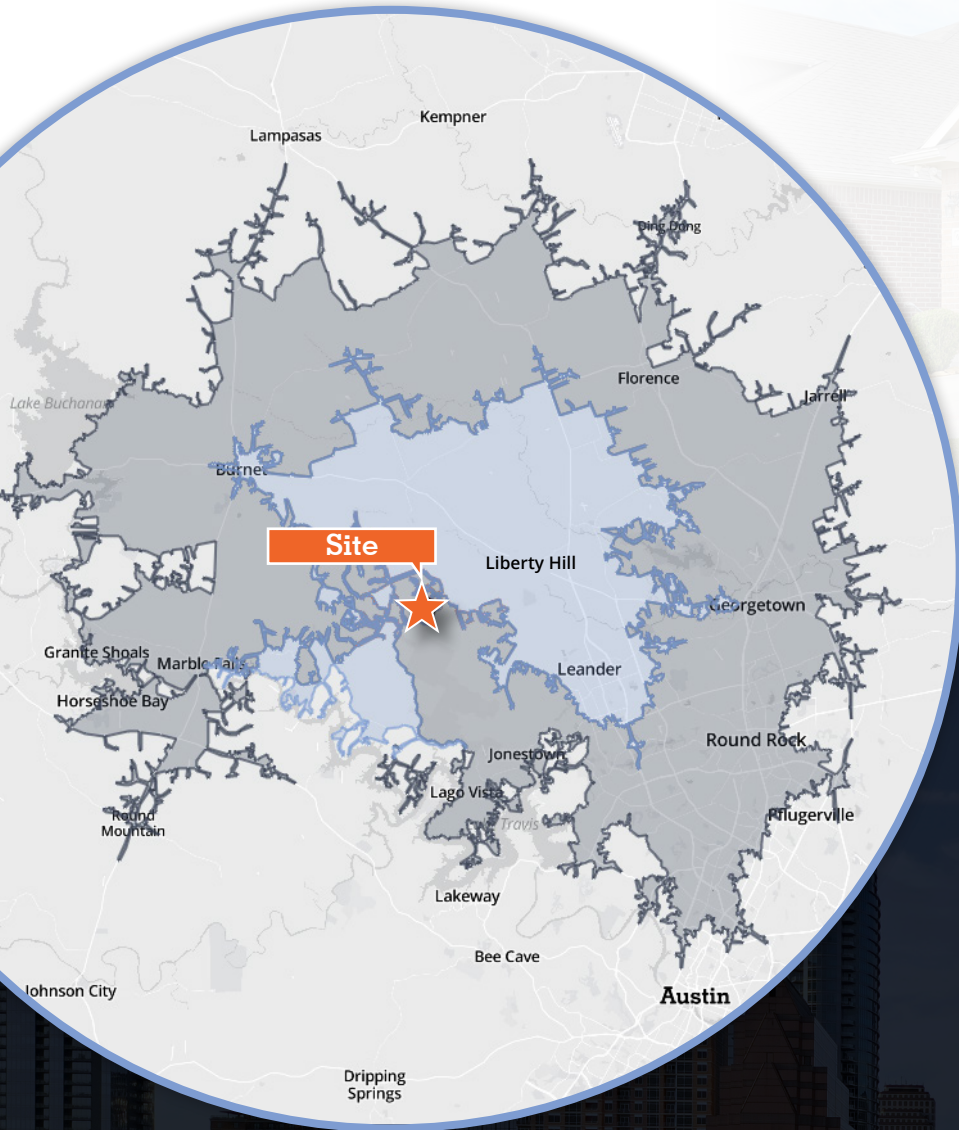
Drive times	
Liberty Hill	12 minutes
Leander	25 minutes
Downtown Austin	45 minutes
ABIA	50 minutes

Key

- ★ Site
- Amenities
- Schools
- Developments



Area demographics




Demographics (2023)	30 minute drive	45 minute drive
Population	152,693	757,615
Daytime population	111,725	788,968
Population (2028)	185,438	805,365
Median household income	\$106,065	\$90,730
Median household income (2028)	\$114,592	\$100,919
Median age	37.1	37

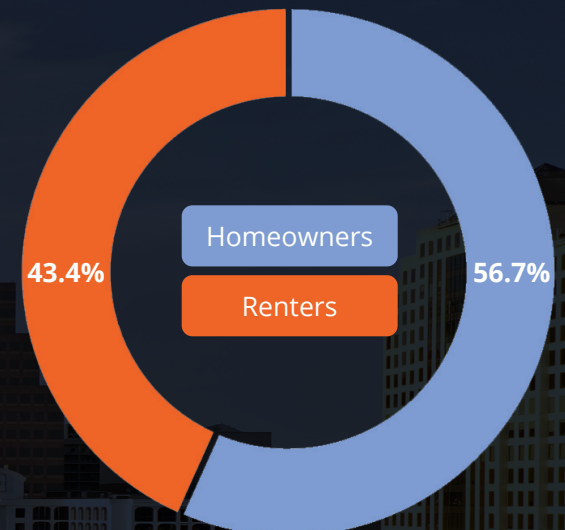
Austin MSA demographics (2023)

 **2,382,997**
Population

 **14.4%**
Population growth

 **36.2**
Median age

 **\$91,440**
Median income



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For more information,
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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' 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date