

FOR SALE

Fort Tumbleweed

Liberty Hill, TX 78642

Liberty Hill High School

CR 277

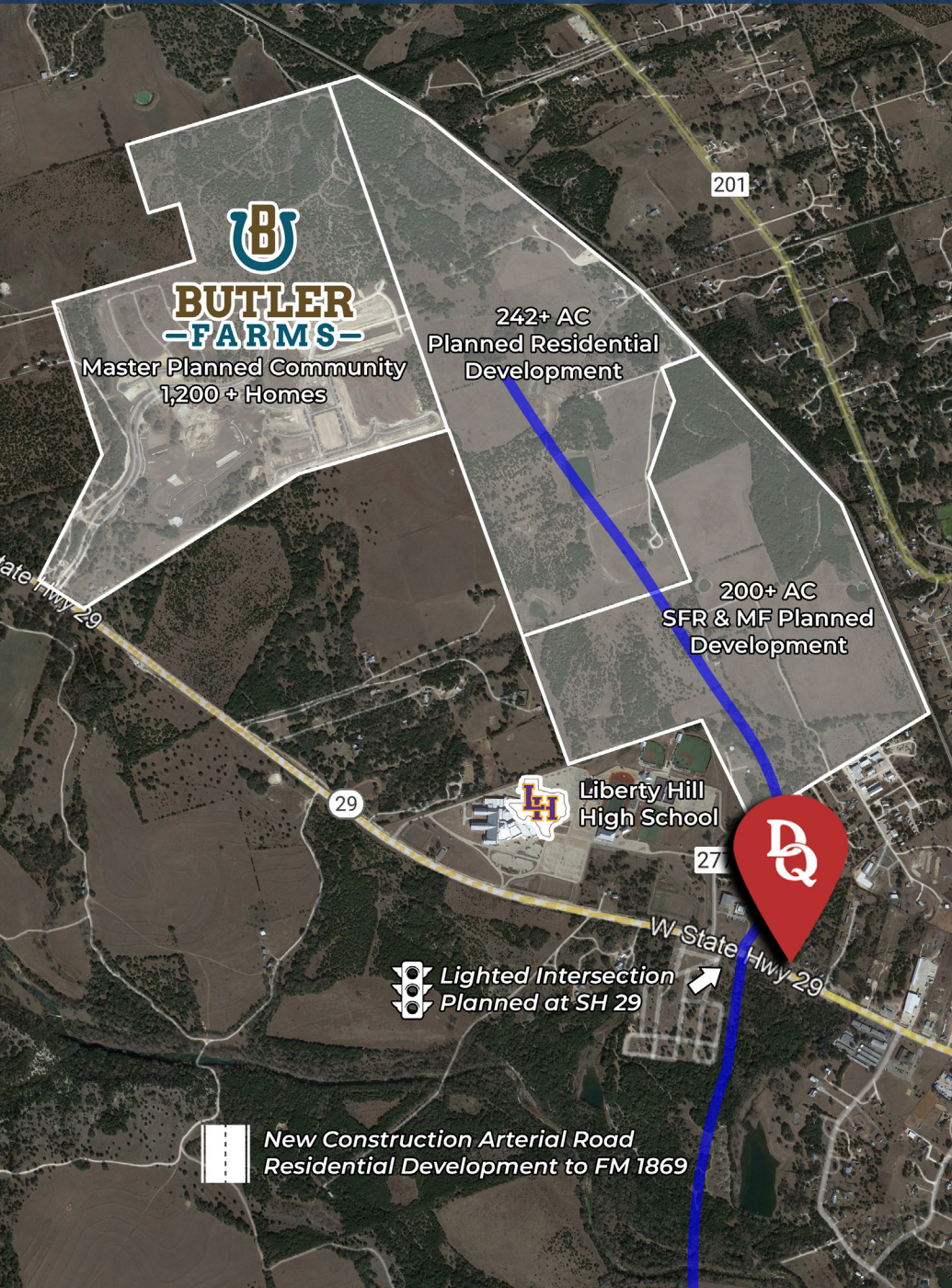
W State Hwy 29

25+ AC

W State Hwy 29

**DON
QUICK**
& Associates, Inc.

1000 N Interstate 35, Round Rock, Texas 78681 | 512.255.3000 | www.donquick.com



PROPERTY DETAILS

Over 25 acres off Highway 29 in one of the fastest growing cities in Texas.

A massive residential development is currently planned on the north side of the plot.

This is a high traffic area with good visibility and easy access.

Sale includes all improvements, approved PUDs, foundation, engineering, environmental studies, proformas and more.

PRICING

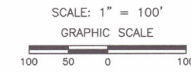
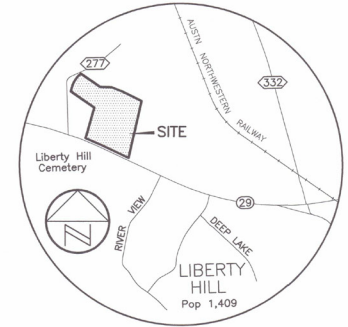
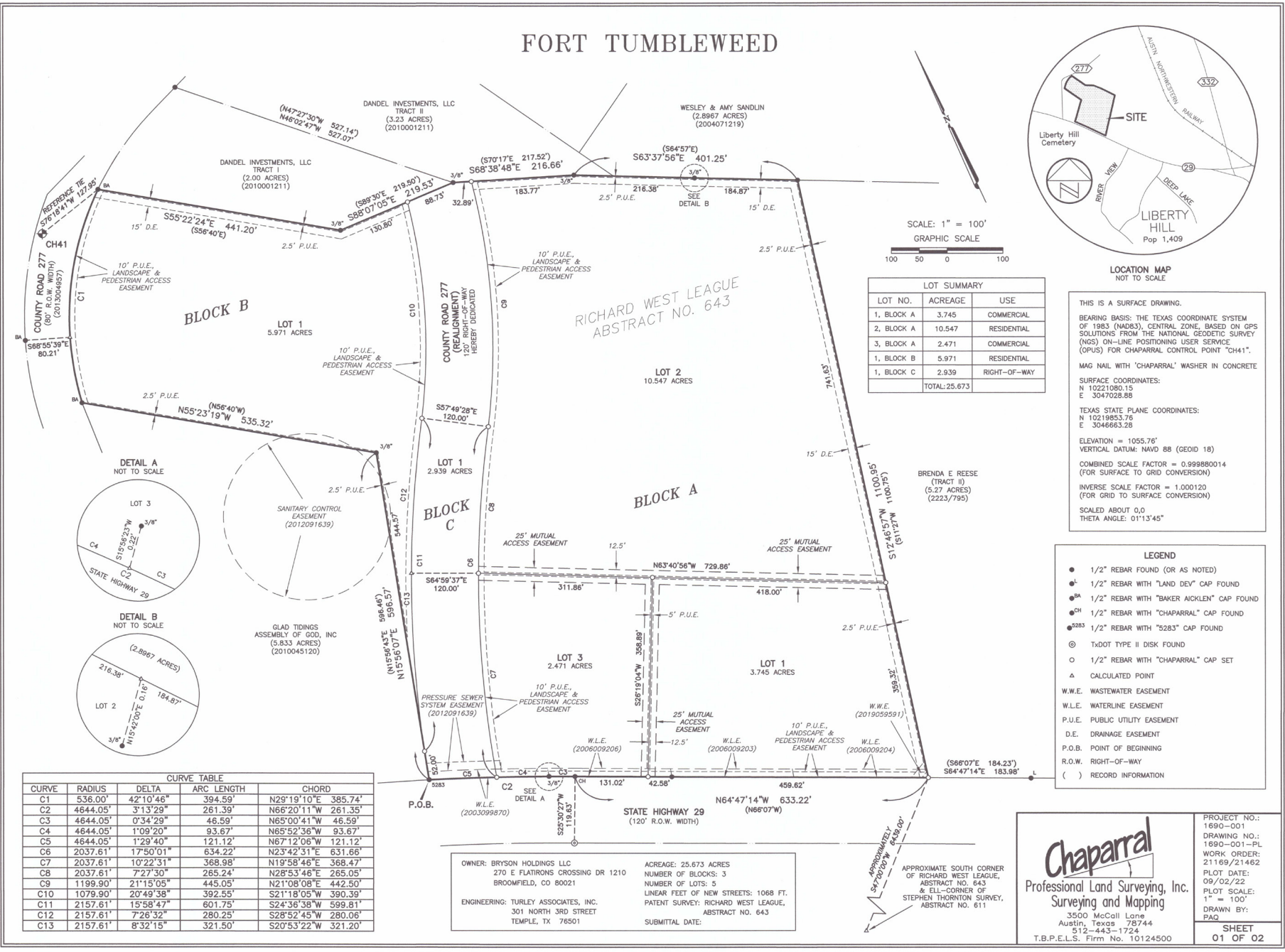
\$6,000,000



The Ft Tumbleweed PUD includes two phases of MF development (476 total units) and an entertainment district that includes a dance hall, bakery, whiskey bar, country/western clothing store and a large indoor/outdoor gaming bar.



FORT TUMBLEWEED



LOT SUMMARY

LOT NO.	ACREAGE	USE
1, BLOCK A	3.745	COMMERCIAL
2, BLOCK A	10.547	RESIDENTIAL
3, BLOCK A	2.471	COMMERCIAL
1, BLOCK B	5.971	RESIDENTIAL
1, BLOCK C	2.939	RIGHT-OF-WAY
TOTAL:	25.673	

LOCATION MAP NOT TO SCALE

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH41".

MAG NAIL WITH "CHAPARRAL" WASHER IN CONCRETE

SURFACE COORDINATES:
N 10221080.15
E 3047028.88

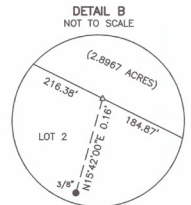
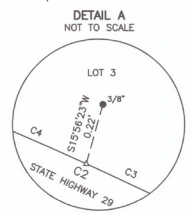
TEXAS STATE PLANE COORDINATES:
N 10219853.76
E 3046663.28

ELEVATION = 1055.76'
VERTICAL DATUM: NAVD 88 (GEOID 18)

COMBINED SCALE FACTOR = 0.99880014
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 01°13'45"



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - ¹ 1/2" REBAR WITH "LAND DEY" CAP FOUND
 - ^{BA} 1/2" REBAR WITH "BAKER AICKLEN" CAP FOUND
 - ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - ⁵²⁸³ 1/2" REBAR WITH "5283" CAP FOUND
 - ⊙ TxDOT TYPE II DISK FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - △ CALCULATED POINT
 - W.W.E. WASTEWATER EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD
C1	536.00'	42°10'46"	394.59'	N29°19'10"E 385.74'
C2	4644.05'	3°13'29"	261.39'	N66°20'11"W 261.35'
C3	4644.05'	0°34'29"	46.59'	N65°00'41"W 46.59'
C4	4644.05'	1°09'20"	93.67'	N65°52'36"W 93.67'
C5	4644.05'	1°29'40"	121.12'	N67°12'06"W 121.12'
C6	2037.61'	17°50'01"	634.22'	N23°42'31"E 631.66'
C7	2037.61'	10°22'31"	368.98'	N19°58'46"E 368.47'
C8	2037.61'	7°27'30"	265.24'	N28°53'46"E 265.05'
C9	1199.90'	21°15'05"	445.05'	N21°08'08"E 442.50'
C10	1079.90'	20°49'38"	392.55'	S21°18'05"W 390.39'
C11	2157.61'	15°58'47"	601.75'	S24°36'38"W 599.81'
C12	2157.61'	7°26'32"	280.25'	S28°52'45"W 280.06'
C13	2157.61'	8°32'15"	321.50'	S20°53'22"W 321.20'

OWNER: BRYSON HOLDINGS LLC
270 E FLATIRONS CROSSING DR 1210
BROOMFIELD, CO 80021

ENGINEERING: TURLAY ASSOCIATES, INC.
301 NORTH 3RD STREET
TEMPLE, TX 76501

ACREAGE: 25.673 ACRES
NUMBER OF BLOCKS: 3
NUMBER OF LOTS: 5
LINEAR FEET OF NEW STREETS: 1088 FT.
PATENT SURVEY: RICHARD WEST LEAGUE,
ABSTRACT NO. 643

SUBMITTAL DATE:

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 1690-001
DRAWING NO.: 1690-001-PL
WORK ORDER: 21169/21462
PLOT DATE: 09/02/22
PLOT SCALE: 1" = 100'
DRAWN BY: PAQ

SHEET 01 OF 02

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 or 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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Shelly Morgan	509529	shelly@donquick.com	(512) 255-3000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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