



**LAND FOR SALE – 29.78+/- ACRES
310 E. BEAR CREEK
LIBERTY HILL, TX 78642**

Presented By:

Steve Turner
Representing the Seller
512-930-2800

The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The property is being offered for sale in "AS IS, WHERE IS" condition. Please note that all information submitted for your review has been gathered from what we believe are reliable sources, but the accuracy of the information is not guaranteed. Turner Commercial Properties has attempted to use reasonable care in obtaining the information submitted to you. Generally, a substantial portion of the information must be obtained from sources other than Turner Commercial Properties. Not all sources can be absolutely confirmed. Consequently, Turner Commercial Properties makes no warranty, either express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. No warranty or representation is made to you as to the value, or the accrual of future value, for this property. Turner Commercial Properties urges that you consult your business, tax and legal advisors before you make any final determination regarding the property being offered to you. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.

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LEGAL:

AW0383 – J. Leonard Survey, 14.85 acres

AW0383 – J. Leonard Survey, 14.930 acres

LOCATION:

Property is located on CR 200 at E. Bear Creek Road in Liberty Hill, Texas. At Hwy. 29 West in Liberty Hill going west, turn (right) north on CR 200 and go approximately 4 miles; property is on the right.

DESCRIPTION:

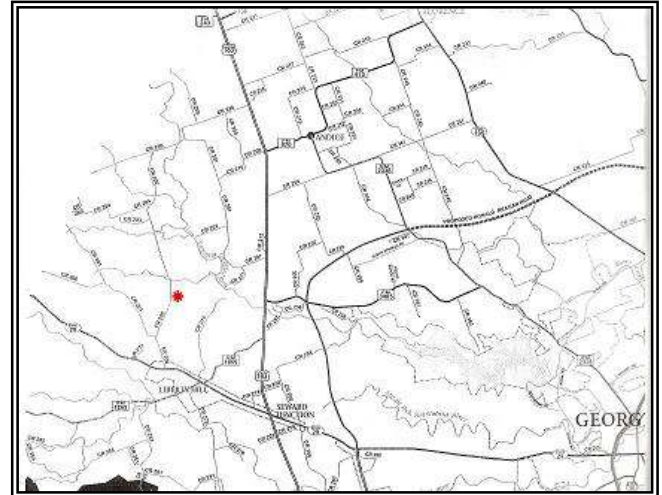
29.78+/- acres that has been preliminary sub-divided into 13 lots for residential use. Lots range from 2.345+/- acres (Lot 1) to approximately 2 acres each (for remaining lots). The current owner has spent approximately \$45,000.00 on engineering, surveying, etc. to get the preliminary plat approved in 2008. Seller has estimated cost to finish sub-division (approximately \$230,000.00) roads, paving and drainage, etc. Chisholm Trail watertaps for each lot are \$3,700.00. Seller will provide, to the Buyer, all engineering and estimated costs to complete improvements.

COMMENTS:

This property is being offered for sale in its “AS IS, WHERE IS” condition. Beautiful tract of land that lends itself to a very nice upper-end 13 lot subdivision or a nice single home acreage lot. There are three other successful 1-acre plus developments (Quarry Oaks, Quarry Lakes and Stable Oaks) in the area with home prices in the \$300,000.00 and up price range. Property is heavily treed. Contact Broker for topographical maps and plans for development.

SCHOOL DISTRICT: Liberty Hill ISD

ZONING: None



UTILITIES: Sewer is septic, Water, Chisholm Trail

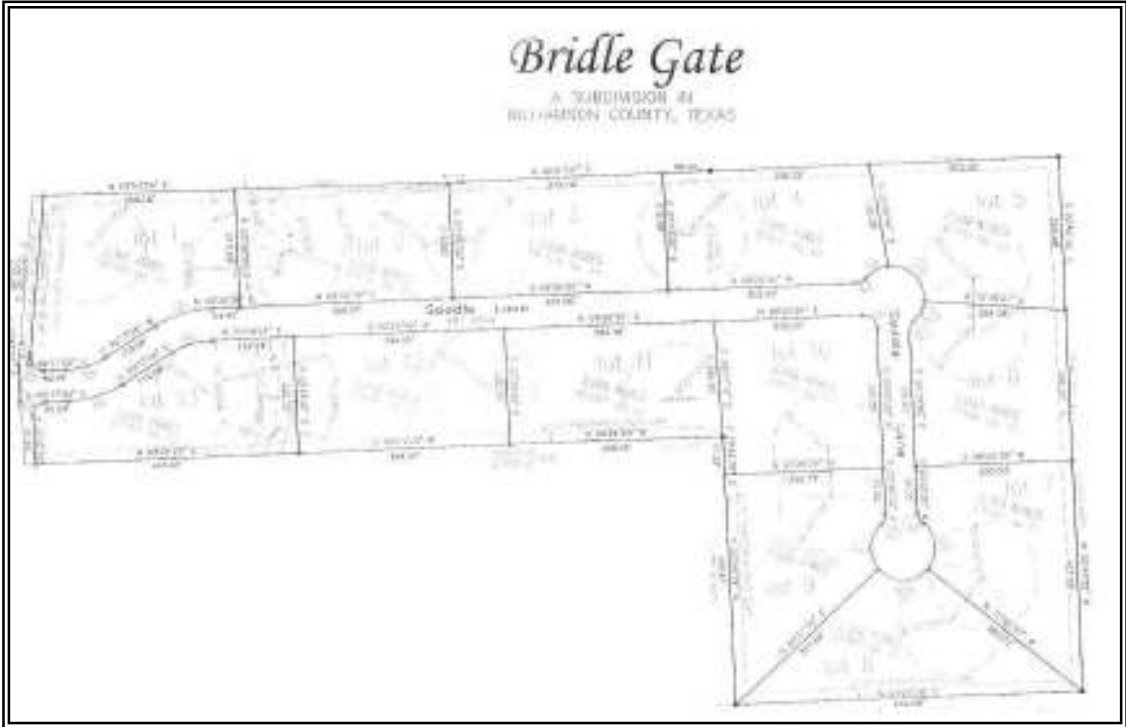
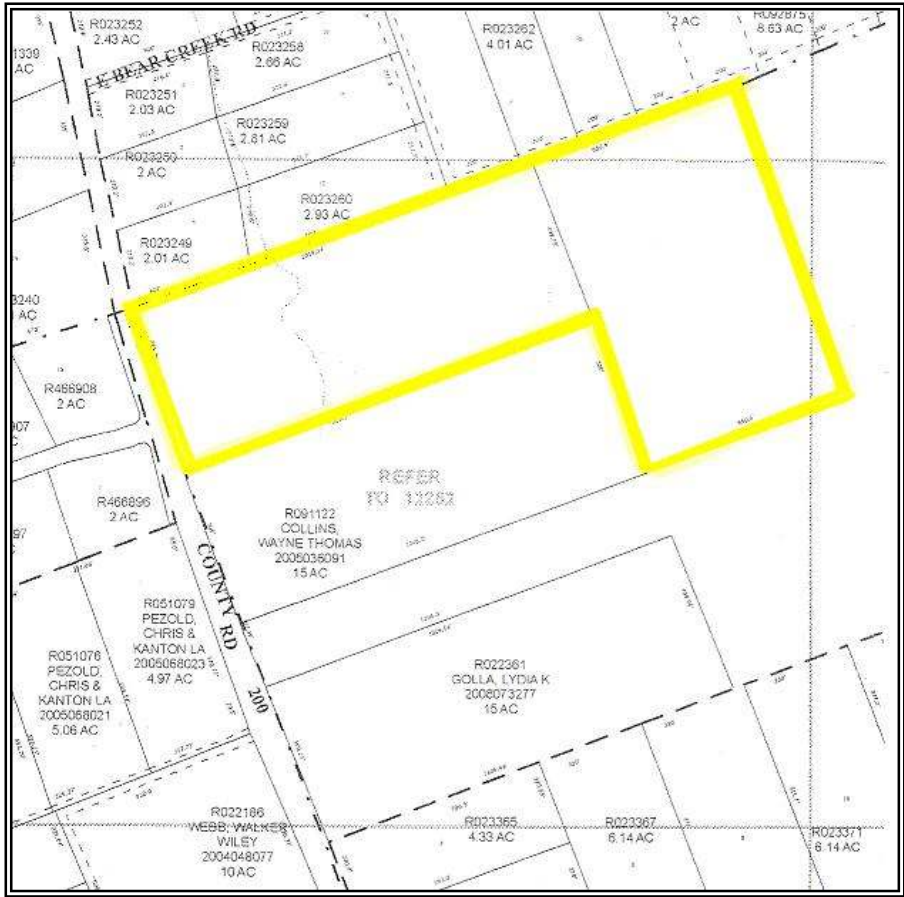
TAXES: Estimated 2010 property tax - \$5,500.00

PRICE:

\$495,000.00 - \$16.62 per acre or \$38,077.00 per lot.

COMMISSION: See Broker

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**MAPS AND PHOTOS COURTESY OF:
TURNER COMMERCIAL PROPERTIES
512-930-2800**