OFFERING MEMORANDUM | FOR SALE OR LEASE

19600 W STATE HIGHWAY 29

LIBERTY HILL, TX 78642 | FOR SALE & LEASE

MATTHEWS™

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CONTACT BROKER

FOR PRICING

FOR SALE & LEASE

For Financing Options Reach Out To:

ANDREW MARCUS

(646) 298-3027

andrew.marcus@matthews.com

PROPERTY OVERVIEW

19600 W State Highway 29 | Liberty Hill, TX 78642

Total Building SF	±144,460 SF
Building 1	±12,000 SF
Building 2	±12,000 SF
Building 3	±12,000 SF
Building 4	±48,640 SF

AVAILABLE

Building 5	±12,000 SF
Building 6	±12,000 SF
Building 7	±12,000 SF
Building 8	±12,000 SF
Building 9	±12,000 SF
Lot AC	±20.79 AC
Year Built	2021 / 2024 /2025 / 2026
Zoning	ETJ

HIGHLIGHTS

STRATEGIC INDUSTRIAL LOCATION IN RAPIDLY GROWING LIBERTY HILL

- Positioned along W State Highway 29, offering seamless access to US-183, Toll 183A, and Ronald Reagan Boulevard, with proximity to Austin's urban core (35 miles northwest of downtown Austin) for efficient regional distribution and logistics.
- Situated in one of Central Texas's fastest-growing submarkets, benefiting from expanding residential development, infrastructure improvements, and a skilled workforce drawn to the Austin MSA's economic boom.

EXPANSIVE MULTI-BUILDING INDUSTRIAL COMPLEX

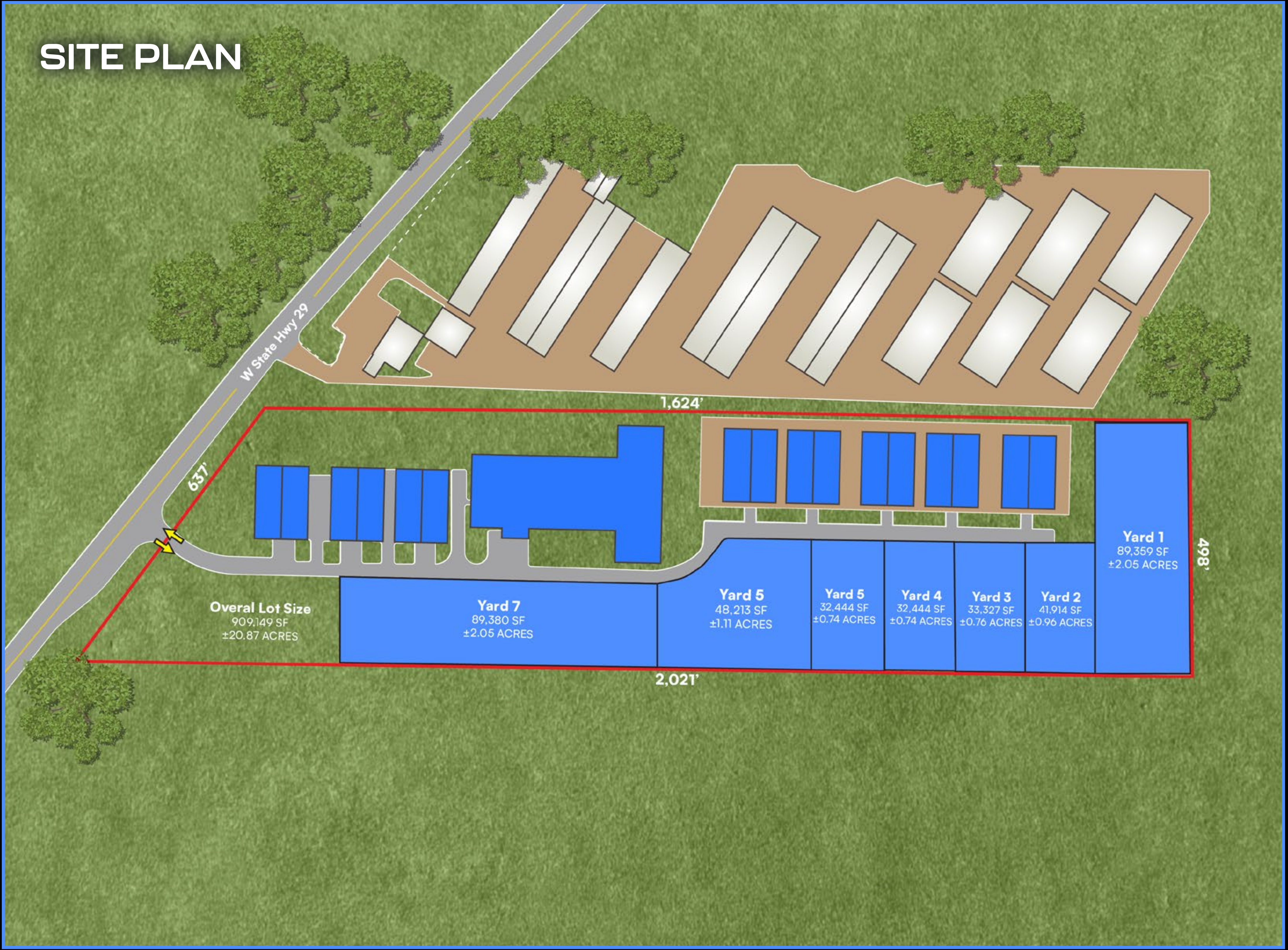
- Comprises ±144,460 SF across nine buildings on ±20.79 acres, including eight ±12,000 SF structures and one larger ±48,640 SF building, ideal for flex industrial, light manufacturing, or warehousing. Each building has 3 phase power and office space built out.
- Phased construction (2021/2024/2025/2026) ensures modern functionality with ETJ zoning, supporting diverse industrial uses and future expansion potential.
- Significant Industrial Outdoor Storage (IOS) potential with low ~16% building coverage on expansive ±20.79 acres, enabling valuable outdoor uses such as equipment storage, vehicle/truck parking, or heavy industrial applications in a supply-constrained market.

ROBUST MARKET FUNDAMENTALS AND DEMOGRAPHICS

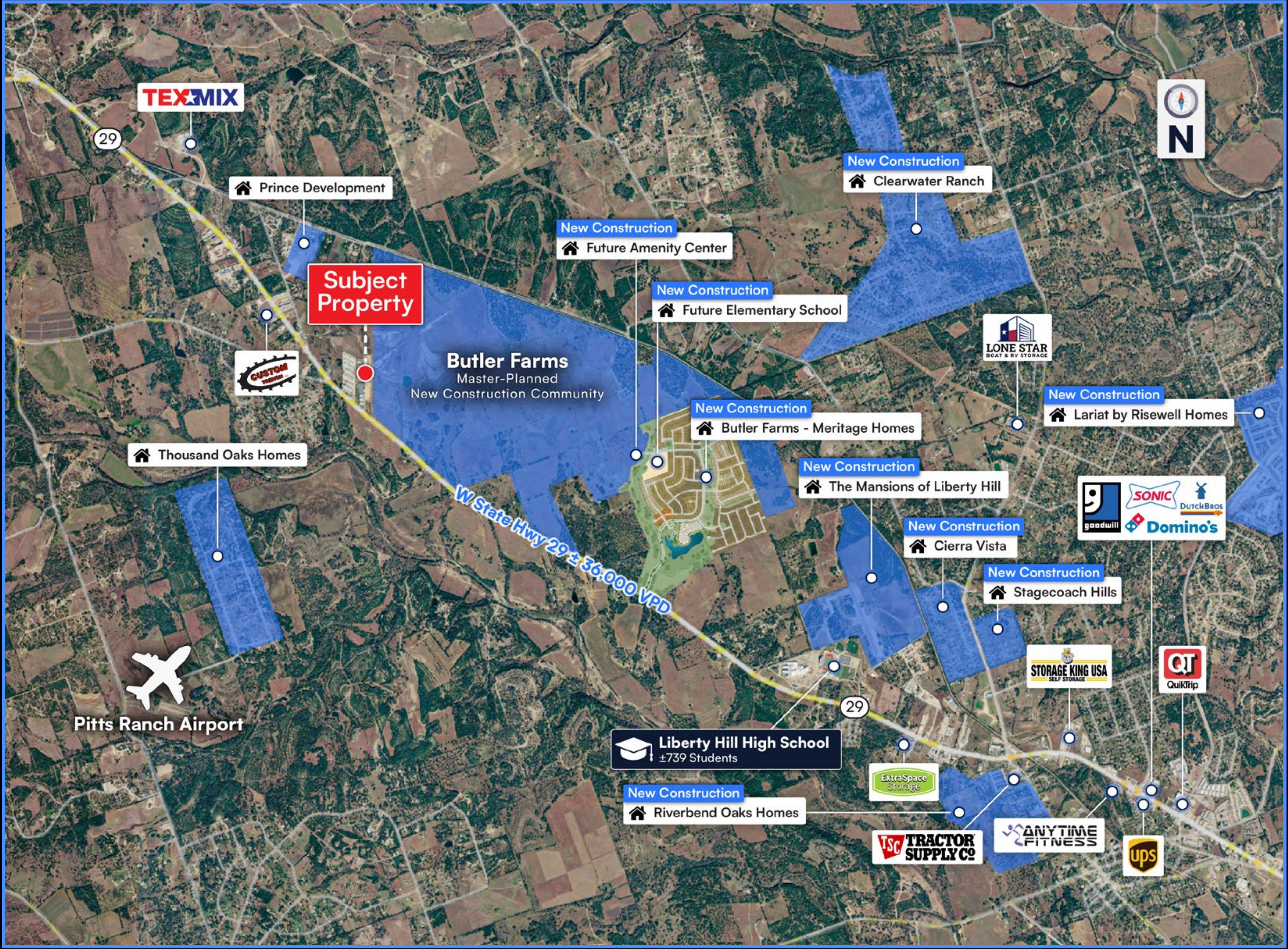
- Liberty Hill's 5-mile radius boasts a population of 11,088, average household income of $120,821, and median age of 41.5, supporting strong tenant demand from logistics, manufacturing, and service sectors.
- As part of the Austin MSA, the area attracts major employers like Tesla, Amazon, and Samsung, with over 4 million SF of industrial space delivered recently, driving occupancy and rental growth in emerging submarkets like Liberty Hill.

INTERIOR PHOTOS

SITE PLAN


W State Hwy 29
1,624'
637'
498'
2,021'
Overal Lot Size
909,149 SF
±20.87 ACRES
Yard 7
89,380 SF
±2.05 ACRES
Yard 5
48,213 SF
±1.11 ACRES
Yard 5
32,444 SF
±0.74 ACRES
Yard 4
32,444 SF
±0.74 ACRES
Yard 3
33,327 SF
±0.76 ACRES
Yard 2
41,914 SF
±0.96 ACRES
Yard 1
89,359 SF
±2.05 ACRES


29
W State Hwy 29 ± 36,000 VPD
Yard 7
Yard 5
Yard 5
Yard 4
Yard 3
Yard 2
Yard 1



TEXMIX
29
Prince Development
Subject Property
Butler Farms
Master-Planned
New Construction Community
New Construction
Future Amenity Center
New Construction
Future Elementary School
New Construction
Clearwater Ranch
N
LONE STAR
BOAT & RV STORAGE
New Construction
Lariat by Risewell Homes
New Construction
Butler Farms - Meritage Homes
Thousand Oaks Homes
New Construction
The Mansions of Liberty Hill
goodwill
SONIC
DUTCH BROS
Domino's
New Construction
Cierra Vista
New Construction
Stagecoach Hills
W State Hwy 29 ± 36,000 VPD
STORAGE KING USA
SELF STORAGE
QT
QuikTrip
Pitts Ranch Airport
29
Liberty Hill High School
±739 Students
ExtraSpace Storage
New Construction
Riverbend Oaks Homes
TSC TRACTOR SUPPLY CO
ANYTIME FITNESS
ups

THOROUGHFARE PLAN

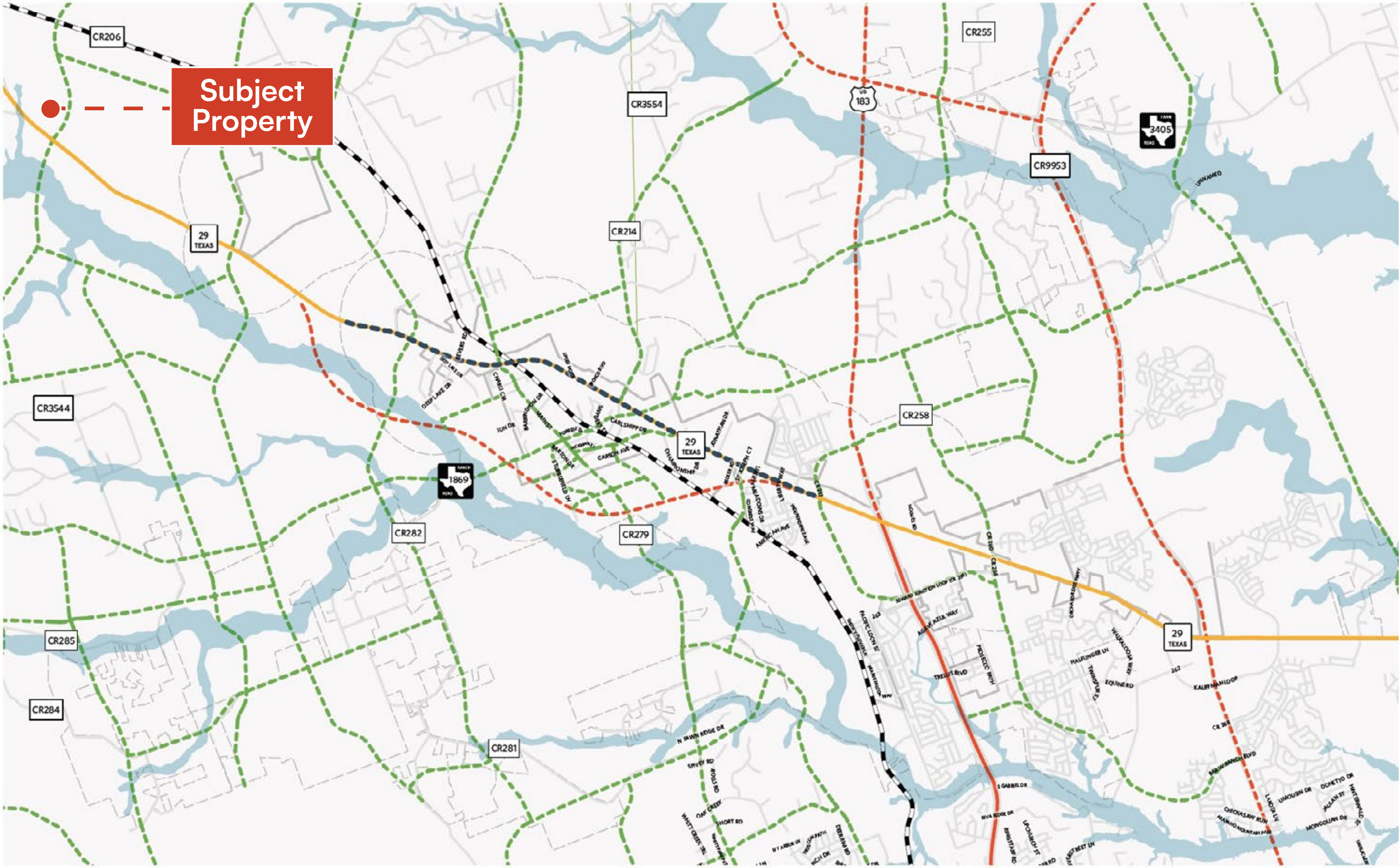
Thoroughfare Types

- EXISTING CONTROLLED ACCESS
- PROPOSED CONTROLLED ACCESS (BY TXDOT/WILCO)
- EXISTING HIGHWAY
- PROPOSED NEW, OR CONVERSION TO AVENUES
- PROPOSED CONVERSION TO BOULEVARD

Other Elements

- CITY LIMITS
- ETJ BOUNDARY
- WATERWAYS
- RAILROAD

This Thoroughfare Plan is designed to supplement the existing 2018 Transportation Plan until the city is able to undertake a full transportation study and plan update. Where conflicts between this plan and the 2018 plan arise this plan should take precedence. Many alignments for proposed avenues accept and concur with Wilco Arterial alignments, while these alignments are well concieved for connectivity the proposed thoroughfare sections are generally not condusice to urban avenues, as such when the city has jurisdiction over an area in which one of these alignments resides the avenue cross section should be applied.



Austin Major Employers

MARKET OVERVIEW

LIBERTY HILL, TX

ONE OF THE **FASTEST GROWING CITIES** IN THE TX

Liberty Hill, Texas has emerged as one of Central Texas's fastest-growing communities for industrial and commercial investment, located roughly 35 miles northwest of downtown Austin, the region's primary economic hub. Over the past decade, Liberty Hill has experienced rapid population growth, fueled by strong in-migration from households seeking attainable housing options while maintaining access to Austin's employment centers. Situated within the broader Williamson County growth corridor, the area continues to benefit from expanding residential development, improving infrastructure, and highly regarded school districts. These factors collectively position Liberty Hill as an increasingly attractive market for logistics, light manufacturing, and service-oriented tenants.

Industrial users in Liberty Hill benefit from convenient access to key regional transportation routes, including Toll 183A and Ronald Reagan Boulevard, enabling efficient connectivity throughout the Austin metropolitan area and to the I-35 corridor. Demand for industrial space in the area mirrors broader regional expansion, with growing interest in light industrial, flex, and distribution facilities that support both e-commerce and traditional supply chain functions. Liberty Hill's expanding workforce base, continued residential and retail growth, and proactive economic development initiatives reinforce the market's long-term fundamentals for sustained industrial occupancy.

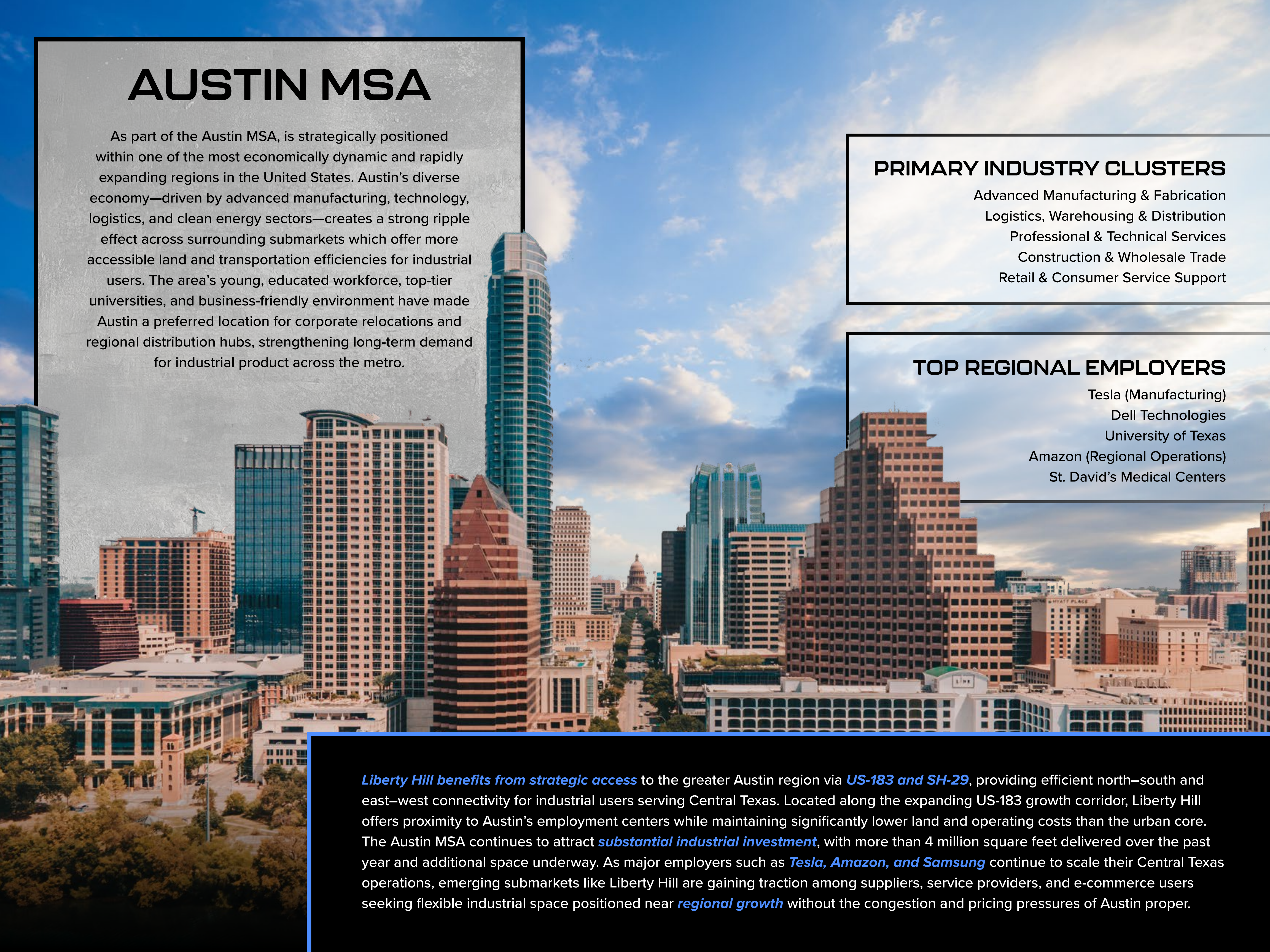
DEMOGRAPHICS (5 MILE RADIUS)

TOTAL POPULATION
11,088

AVG HOUSEHOLD INCOME
$120,821

NUMBER OF HOUSEHOLDS
3,754

MEDIAN AGE
41.5



AUSTIN MSA

As part of the Austin MSA, is strategically positioned within one of the most economically dynamic and rapidly expanding regions in the United States. Austin's diverse economy—driven by advanced manufacturing, technology, logistics, and clean energy sectors—creates a strong ripple effect across surrounding submarkets which offer more accessible land and transportation efficiencies for industrial users. The area's young, educated workforce, top-tier universities, and business-friendly environment have made Austin a preferred location for corporate relocations and regional distribution hubs, strengthening long-term demand for industrial product across the metro.

PRIMARY INDUSTRY CLUSTERS

Advanced Manufacturing & Fabrication
Logistics, Warehousing & Distribution
Professional & Technical Services
Construction & Wholesale Trade
Retail & Consumer Service Support

TOP REGIONAL EMPLOYERS

Tesla (Manufacturing)
Dell Technologies
University of Texas
Amazon (Regional Operations)
St. David's Medical Centers

Liberty Hill benefits from strategic access to the greater Austin region via ***US-183 and SH-29***, providing efficient north–south and east–west connectivity for industrial users serving Central Texas. Located along the expanding US-183 growth corridor, Liberty Hill offers proximity to Austin's employment centers while maintaining significantly lower land and operating costs than the urban core. The Austin MSA continues to attract ***substantial industrial investment***, with more than 4 million square feet delivered over the past year and additional space underway. As major employers such as ***Tesla, Amazon, and Samsung*** continue to scale their Central Texas operations, emerging submarkets like Liberty Hill are gaining traction among suppliers, service providers, and e-commerce users seeking flexible industrial space positioned near ***regional growth*** without the congestion and pricing pressures of Austin proper.

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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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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Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　Date