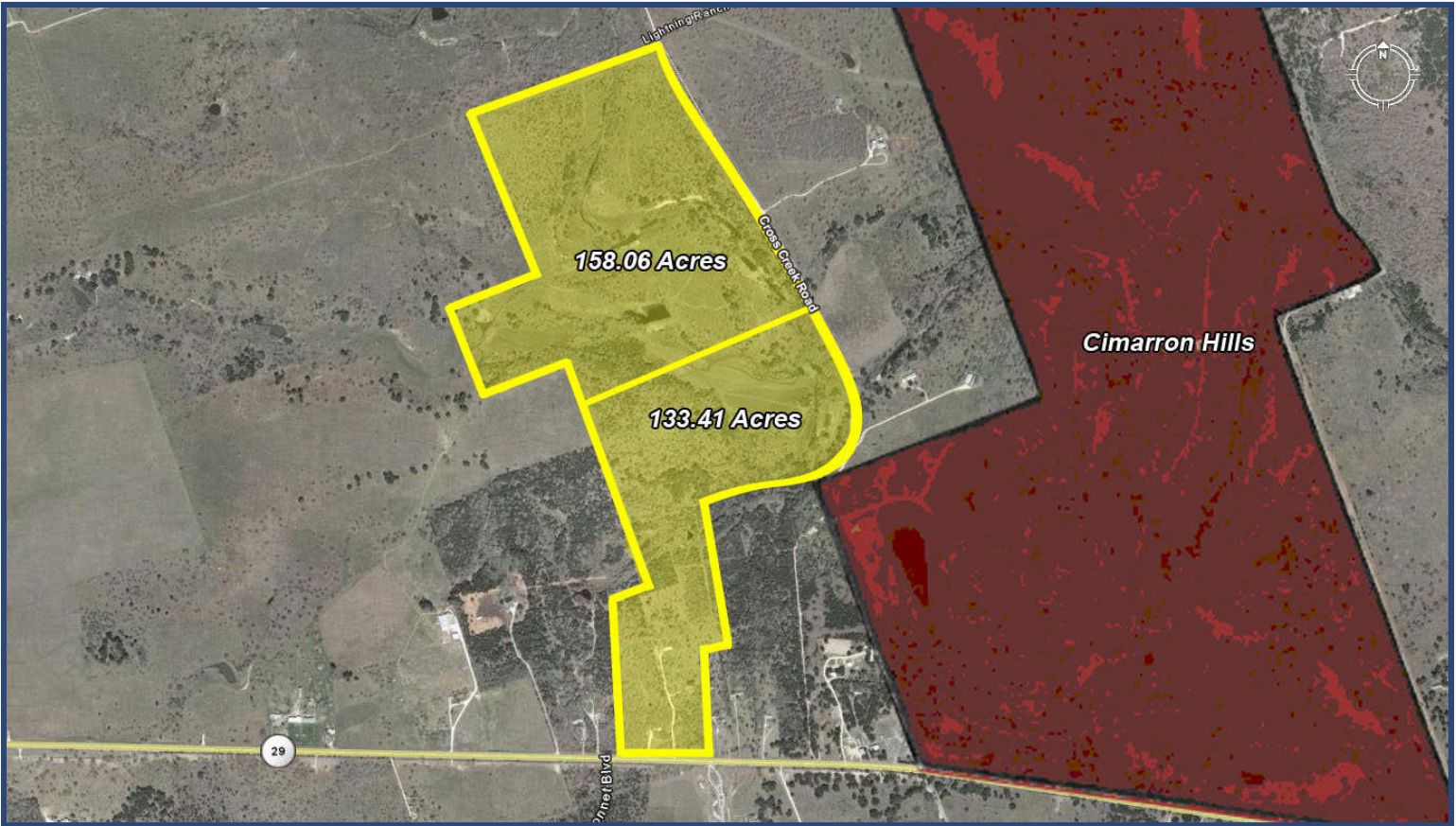


FOR SALE



6880 W. HWY 29 Liberty Hill | Texas | 78642

- Located 6.60 miles west of IH 35 on the north side of HWY 29, slightly west of the intersection of Cross Creek Rd. & HWY 29.
- 133.41 Acres; can add 158.06 acres to total 291.47 acres.
- Land Use: The land is currently vacant and exists as 4 combined tracts that have not been platted for subdividing.
- Potential Use: Recreational use, subdivision into residential lots, commercial frontage for retail and office uses.
- Utilities: One water tap and drilled wells on site.
- Several MUD's (Multiple Utility District) one in the immediate area.
- Zoned: None; Outside of city limits.

1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 www.DonQuick.com

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

**DON
QUICK**
& associates, inc.

Contact
Don Quick, Realtor®
512.255.3000
DonQ@donquick.com



- The property is within very close proximity to the Cimarron Hills Golf & Country Club including the driving range and residential homes.
- Access: the 133.41 acres fronts 845 feet on SH 29 and approximately 600 - 700 feet on Cross Creek Rd. The north middle parcel frontage is approximately 5,800 feet on Cross Creek Rd.
- Topography: the tract is level, gently rolling and has several small bluffs that offer views of wooded areas.
- Pricing: The property can be divided and priced as follows:
 - 291.47 acres: \$4,000,000.00
 - North Parcel; 158.06 acres: \$2,165,422.00
 - North Middle Parcel; 244.42 acres: \$3,348,554.00
 - South Middle Parcel; 133.41 acres: \$2,100,000.00

Demographics	3 mile	5 miles	10 miles
Total population	3,236	10,409	138,522
Total households	1,031	3,391	44,802
Household Income	\$103,663,019	\$355,663,572	\$4,082,215,983



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1000 N. IH35, Ste. A
Round Rock, Texas, 78681
Tel: 512 255 3000
Fax 512 310 0441
E-mail: donq@donquick.com

FOR SALE

6880 State Highway 29, Liberty Hill, Texas, 78642

***** READY TO ENJOY NOW OR DEVELOP ***
MULTIPLE USE ACREAGE, HIGHWAY FRONTAGE**

291.47 ACRES

Multiple possibility tract of land adjacent to Private Golf Course Community

01/27/2011

For More Information, please call Owner's agent

**Don Quick, REALTOR
512 255 3000**

Disclaimer: All information presented herein is gathered from sources deemed to be reliable, however, it is not warranted and is subject to errors, omissions, prior sale, withdrawal from the market, or any special listing condition imposed by our principals. 6880 Hwy 29 Liberty Hill, TX.

LAND ** COMMERCIAL ** LEASING & SALES ** INDUSTRIAL ** RETAIL

Suburban Property with Commercial, Residential and Recreational Potential

MULTI-USE TRACT(s)

LOCATION:

- This 291.47 acre property lies 6.60 miles west of the picturesque Hill Country town of Georgetown. The property is located ½ mile west of the intersection of Cross Creek Road and State Highway 29.
- Highway 29 is a major 5 lane, east/west arterial which is to be upgraded to a regional highway in the future. Approximately 1.5 miles to the west of the property is Ronald Reagan Boulevard, a major (north/south) regional highway that extends north from Austin and northward beyond this intersection several miles with future construction slated to tie back into Interstate Highway 35 north of Georgetown, Texas.
- The property is an “eight iron” away from Cimarron Hills Golf and Country Club. This upscale Golf Community features a “Jack Nicklaus Signature” designed, 18 hole Golf Course. To the south, across SH 29 is Gabriel’s Overlook, featuring 1 to 2 acre homesites. Several other large residential subdivisions are planned in the immediate area. Website: www.cimarronhills.com
- We estimate that approximately 40 percent of the property is covered with trees with large cleared areas of pasture land. The tree cover is varied with Live Oak, Post Oak, Bois de arc, Elm, Cedar, and many and various low bushes and shrubs that are native to the area. (Pictures attached).
- The property address(s) are 6880 and 6920 Liberty Hill, Texas, 78642

LEGAL

DESCRIPTION:

291.47 Acres, out of the G. Fisk and A. H. Porter Surveys, Williamson County, Texas. The land is legally divided in four tracts as noted herein. (Call agent for details as to ownership)

IMPROVEMENTS:

- A Foreman’s Residence: An older brick home, approximately 1,700 square feet with an open porch sits ½ mile off the highway.
- The entire property is fenced into several pastures for cattle feeding. Several miles of farm roads crisscross the property connecting the pastures. Scores of small “stock tanks” or soil dams are scattered for water retention for livestock. Several species of fish are in the tanks. Birds, small game and deer frequent the watering holes.
- Separate Ranch House: Approximately 2,100 square feet, 3 bedrooms, 1/1/2 baths, modern kitchen overlooking recently added outdoor deck, large laundry room with two bonus/family rooms. Fenced yard with

LAND ** COMMERCIAL ** LEASING & SALES ** INDUSTRIAL ** RETAIL

separate workshop building. The original construction was in 1961.

- A water well serves the property in the north pasture near the junction of the property with Cross Creek Drive. Chisholm Trail Water Service (CTSUD) furnishes water to the residence via a water meter.

ACCESS: The property fronts on two roadways; State Hwy. 29 and Cross Creek Road

- State Highway 29 frontage: 845.57 feet
- This is the southern border of the 292 acres.
- Cross Creek Road: (approximately) 5,800 feet
- This roadway comprises the eastern border of the property and the property has three access gates to the property.

LAND

USE: The property has an agricultural tax exemption and is utilized for grazing and recreational use. Large live oak trees are abundantly scattered throughout the property as well as other native trees and ground cover. White tail deer, wild turkey, migratory doves and ducks can be seen throughout the property.

POTENTIAL

LAND USE:

- **Highway frontage offers potential for Commercial uses**
- **Subdivision into residential lots**
- **Gentleman Farmer Estate: (an excellent private sanctuary/getaway)**
- **Conservation Reserve (for wildlife and migratory fowl)**

CONCEPT

PLAN: In 2005 a master plan was proposed for the tract. The proposal describes the tract as utilized for mixed uses of commercial and residential. We have attached a copy of the plan to suggest what could be done with the tract as an excellent land use plan. (See attached Plan)

SCHOOL

DISTRICT:

The property lies within two excellent school districts:

- **Liberty Hill Independent School District:** (Class 3A)
- Liberty Hill is a rural community in the beautiful Texas Hill Country, 30 miles northwest of Austin. The 100 square miles of the school district is located entirely within western Williamson County, one of the fastest growing counties in the state as well as the nation. Administration, faculty, and staff are committed to excellence in all programs to improve student outcomes and enhance the school experience for all students.
- **Summary:** The Texas Education Agency released the 2008 Accountability Ratings. Liberty Hill I.S.D. earned a Recognized rating, one of the two highest ratings awarded by the state. Ratings are based on student performance on state tests, dropout rates, and high school completion rates.

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A passing rate of 75 percent for all student groups evaluated on all TAKS exams is required to earn the Recognized rating. In addition, districts must obtain a high school completion rate of 85 percent and an annual dropout rate that is no greater than 2.0 percent. There are 1035 school districts in Texas and Liberty Hill was one of 287 in the state receive the Recognized status.

There are 51 public school districts in Region XIII. Fayetteville earned an Exemplary rating. Comal, Lake Travis, Liberty Hill, Florence, Harper, and Round Top-Carmine earned Recognized ratings. There were 43 districts that earned an Acceptable rating and 1 earned an Unacceptable rating. In addition, four of our five campuses earned a Recognized Rating. The district is very pleased with the gains in student achievement this past year and regaining the Recognized rating, according to Superintendent Dean Andrews. We celebrate this recognition with all students, staff, and patrons as we prepare for the upcoming school year. Our goal is for all campuses and the district to achieve the Exemplary rating. (Current enrollment: 2,500 Students)

248.43 acres of the total 292.47 acres are in the Liberty Hill USD 512 260 5580; (Details on website) www.libertyhill.txed.net

- **Georgetown Independent School District:** (Class 5A)

Georgetown Independent School District seeks to empower students to become life-long learners and leaders by providing quality education and superior schooling. Our schools and our teachers have been recognized as some of the best in Texas and the nation. Strong parental involvement and community support for our schools remains the basis for the quality education GISD seeks to provide to all students.

Located in Georgetown, Texas, GISD serves a diverse population of Williamson County students from pre-kindergarten to twelfth grade. The District serves elementary students in three PreK-2 campuses, three 3-5 campuses, and three K-5 campuses. Secondary students attend one of three middle schools and a ninth-grade campus before attending the district's high school. An alternative high school campus serves students who participate in a self-paced general curricular program toward a high school diploma or GED certificate. For more information about our schools, visit the School Profiles page. The District is administered by a superintendent and administrative staff located in the central administration offices.

The District is fully accredited by the Texas Education Agency. During their most recent visit, members of TEA commended the District for individual teacher excellence, including good daily lesson planning, good classroom organization, and above-average student test scores, and recognized the

student body as well for good behavior. Georgetown ISD has been involved in strategic planning for the past three years.

Over 150 members of the community along with teachers, students, parents, administrators, and school board members participated in an original comprehensive assessment of the district and made recommendations to the Board of Trustees to ensure each campus in the district continues to provide a quality education to every student well into the 21st century. (Current Enrollment: 10,252 Students)

The east 44.04 acres of the 292.47 acres are in the Georgetown ISD District. 512 943 5000 (Details on website) www.georgetownisd.org

ZONING: The land is not in any municipal city limits and is not currently zoned. The major portion of the property lies within the City of Liberty Hill Extraterritorial Jurisdiction (ETJ). (Tel. No. 512 778 5449) Portions of the northeastern and eastern boundaries of the 158 acre and 86 acre tracts lie within the City of Georgetown ETJ. (City LH – 512 778 5449; City GTN – 512 930 3652)

**CITY
CONTROL**

Almost the entire property is within the Extraterritorial Control (ETJ) of the City of Liberty Hill, Texas; thus, any development or subdivision of the property is subject to the ordinances of the city. The Cities of Liberty Hill and Georgetown have an agreement on where the division of the boundaries. (Ref: Boundary Line Agreement – City of Georgetown and City of Liberty Hill, Texas)
Website: www.ci.libertyhill.tx.us

UTILITIES:

Chisholm Trail Special Utility District serves the area. CTSUD is a rural water supply company. (Tel. No. 254 793 3103 - Don Rauschuber, P. E., Gen. Mgr) Website: www.ctsud.org). Currently, the District furnishes water to Cimarron Hills Subdivision via a 10” water main along the north side of Highway 29. There is another parallel 20” water line along the south R. O. W. of Highway 29 in the area. The 10” main crosses the frontage of the 292.47 acres and may be the source of water needed for a potential subdivision of the land. (Maps attached) Presently, the land is served by a water meter connection to CTSUD and a drilled well on site on the 86 acre site also.

Wastewater service is by on-site wastewater systems. There are at least five major Municipal Utility Districts that surround the property within a 3 mile radius. There may be an opportunity to join or be annexed into a MUD that can furnish onsite utilities for subdivision of the property into its highest and best use for investments purposes.

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EASEMENTS:

The following easements currently affect the tract:

- Electrical overhead lines to service the Foreman's residence and water well. Pedernales Electric Cooperative serves the area. (New) PEC (Liberty Hill) Engineering office: (Tel. No. 512 778 5470, x 7024).
- Water line easement across the SH 29 frontage adjacent to the R.O.W.

FLOOD PLAIN:

- Tree covered slopes line the banks of the Middle San Gabriel River that meanders thru the tract. This is normally a dry weather creek area but may be subject to some flooding in very wet rainy seasons. Portions of the property lie in the flood plain.
- There may be economical agricultural programs better suited to align or utilize the creek areas with cost/share programs – See USDA/ASCS/NRCS (Natural Resources Conservation Service) –local Ag. Office in Georgetown. Tel. No. 512 863 8576

TOPOGRAPHY:

Most of the land is level, with gently rolling areas that create several small bluffs that offer views of the surrounding property. Native grasses abound and the property has not been overgrazed. A recent topographical survey is on file. (Map is too large to be reduced to legible size. We will provide large scale copy upon request)

CITIES and AMENITY AREAS

Colleges:

- | | |
|--|--------------------|
| • University of Texas/Austin | 32.51 Miles |
| • Southwestern University/Georgetown | 8.18 Miles |
| • Texas State University/Round Rock | 16.31 Miles |
| • Texas A & M Medical School/Round Rock | 19.06 Miles |
| • Mary Hardin Baylor College/Belton | 40.30 Miles |

Many colleges and universities are located in Williamson County or within 50 miles.

[Austin Community College](#) (Austin, Cedar Park), [Baylor University](#) (Waco), [Central Texas College](#) (Killeen), [Concordia University](#) (Austin), [Huston-Tillotson University](#) (Austin), [Round Rock Higher Education Center](#) (Round Rock), [Southwestern University](#) (Georgetown), [St. Edward's University](#) (Austin), [Temple College](#) (Taylor and Temple), [Texas A&M University](#) (College Station), [Texas Lutheran College](#) (Sequin), [Texas State Technical College](#) (Waco), [Texas State University at San Marcos](#) (San Marcos), [University of Texas at Austin](#) (Austin), [University of Mary Hardin Baylor](#) (Belton)

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Hospitals:

- **St David's Hospital/Georgetown** **7.75 Miles**
- **Cedar Park Regional Hospital/Cedar Park** **11.31 Miles**
- **Scott and White Hospital/Round Rock** **12.39 Miles**
- **Seton Hospital/Round Rock** **13.30 Miles**

Shopping Centers: (Major Regional Centers)

- **Wolf Ranch/Georgetown** **6.60 Miles**
- **Lakeline Mall/Cedar Park** **15.76 Miles**
- **Round Rock Premium Outlets** **15.52 Miles**

Cities: (Distances)

- **Austin (State Capital)** **33.17 Miles**
- **Liberty Hill** **7.62 Miles**
- **Georgetown** **7.67 Miles**
- **Round Rock** **15.86 Miles**
- **Cedar Park** **13.51 Miles**
- **Belton** **39.48 Miles**

TAXING

ENTITIES: Williamson County, WILCO Emergency Dist. #4, Georgetown Independent School District, and Liberty Hill Independent School District.

TAXES: \$3,625.00 is the current approximate tax amount for the entire property. The property has an agricultural exemption.

*****NEIGHBORHOOD INFORMATION*****
(**IMPORTANT**)

LIBERTY HILL AREA

Liberty Hill is on State Highway 29 in the Hill Country fifteen miles west of Georgetown and thirty-three miles northwest of Austin in Williamson County. It lies between the north and south forks of the San Gabriel River.

Among the early settlers there in the 1840's were Taylor Smith, Greenleaf Fisk, and U.H. Anderson. Families named Bryson, Poole, and Spencer arrived in the early 1850's from Tennessee, Arkansas, and the Carolina's.

In 1853 a post office was opened three miles west of the present townsite. William Oliver Spencer was appointed postmaster and suggested the name Liberty Hill. The town moved eastward twice before 1882 in response to relocations of the post office and a local stage stop. When the Austin and Northwestern Railroad bypassed Liberty Hill in 1882, the settlement shifted again. It's population began to grow, and the 1884 chartering of Liberty Normal and Business College there soon added a student population as well.

Nevertheless, the town remained small, never (through 1990) reporting a population of more than 500. The area's economy during the 1980's was primarily agricultural, though local growth was increasing as workers moved to the community and commuted to jobs elsewhere. During the mid 1980's the towns population was estimated at 300, though at that time the school enrollment there exceeded 850. In the early 1990's the community continued to report a population of 300, with fifty-five rated businesses.

Website: www.ci.libertyhill.tx.us)

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GEORGETOWN AREA

Georgetown: Red Poppy Capital of Texas

Nestled between the cool, clear waters of the twin forks of the San Gabriel Rivers and the gently rolling Texas Hill Country, you'll find the charming **Texas Main Street City** of Georgetown. In 1997, it was granted the Great American Main Street Award by the National Trust for Historic Preservation.

With over 80 state historical markers and sites, a skiing and fishing lake, beautiful parks and golf courses, unique shopping and fine dining, Georgetown is a destination you'll always remember. Accommodations range from comfortable motor courts to wonderful Bed-and-Breakfast type lodgings that offer gourmet cooking, flower gardens and personalized service from friendly innkeepers.

Located on the historic **Chisholm Trail**, Georgetown was home to roving bands of Tonkawa Indians who made the area now known as **San Gabriel Park** one of their favorite campsites. San Gabriel Park had become a popular meeting ground for settlers when Sam Houston spoke there in 1859 and later became known as 'The Fairground.' Annual fairs, reunions and revivals drew crowds from areas all around Georgetown.

George W. Glasscock Sr. purchased the land while speculating for Thomas B. Huling and Company. George Glasscock Jr.'s widow sold the site to I. M. Williams in 1912, and nine years later a devastating flood swept away the fairgrounds. The City of Georgetown bought the site from the Williams family and named it San Gabriel Park in 1933, making improvements in the 1930s and 40s that remain to this day. This is one of the largest City parks in the county.

The **Williamson County Courthouse** has just been remodeled for approximately nine million dollars and restored to its finest. Georgetown is the **County Seat along with Southwestern University, founded in 1848**. Southwestern University is Texas' oldest chartered institution of higher learning, and one of the most beautiful campuses in the state.

The Gothic style buildings and rich architecture are scattered on a manicured campus. Other cultural attractions in Georgetown include the **Palace Theatre** and the **Williamson County Museum** which offers a look into the past for those interested in history.

In addition to the square around the County courthouse, Georgetown is home to two other National Register Historic Districts. Self-guided walking tour brochures of more than 60 historic buildings are available. Other popular attractions in Georgetown include **Inner Space Cavern** and **Lake Georgetown** that is just five minutes west of town.

There are lively festivals and events throughout the year, including the **Red Poppy Festival, Festival of the Arts, 4th of July in San Gabriel Park, Up the Chisholm Trail, Taste of Georgetown** and the **Christmas Stroll**.

Georgetown is located just 26 miles north of Austin on IH-35...Come see us!

Website: <http://georgetown.org/>

LAND ** COMMERCIAL ** LEASING & SALES ** INDUSTRIAL ** RETAIL

SUN CITY GEORGETOWN
Georgetown, Texas
an international retirement community.

Pulte Homes, the Sun City-Georgetown Homebuilder and developer, will buy rival Centex Corp. in a \$1.3 billion deal that will include a stock-for-stock swap valued at \$3.1 billion and the assumption of \$1.8 billion in debt. NEWS FLASH: April 8, 2009

Pulte (NYSE: PMH) is based in Bloomfield Hills, Mich., and was the Tampa Bay area's fourth largest homebuilder in 2007 with \$130.8 million on 622 closings, according to the **Tampa Bay Business Journal's** Book of Lists. While Centex (NYSE: CTX) didn't provide data for the most recent ranking of homebuilders, it was listed 10th on the 2006 list with \$94 million in sales on 395 closings locally. Communities for Centex include Ashley Pines in Pasco County, Southshore Falls and Edgewater at Lake Brandon. Local Pulte communities include Valhalla South in Hillsborough County, Palm Cove in Pasco, and Trillium in Hernando County.

"Combining these two industry leaders with proud legacies into one company puts us in an excellent position to navigate through the current housing downturn, poised to accelerate our return to profitability," said Richard J. Dugas Jr., Pulte's president and chief executive officer, in a statement. "Centex's significant presence in the entry level and move-up categories is complemented by Pulte's strength in both the move-up and active adult segments, the latter through our popular **Del Webb** brand."

The acquisition will give the company "considerable presence in more than 59 markets across America," he said. It also allows Pulte access to Centex's holdings in Texas, North Carolina and South Carolina, "two areas that continue to exhibit strength in the face of today's difficult housing market," Dugas said.

When the transaction closes, Pulte shareholders will own approximately 68 percent of the combined company, and Centex shareholders will own approximately 32 percent.

The combined company will use the Pulte name and be based in Bloomfield Hills, but the firms said a "significant presence" will be maintained in Dallas, which is where Centex was based. Dugas will assume the positions of chairman, president and chief executive officer of the combined company while Centex Chief Executive Timothy Eller will join an expanded **Pulte board**.

SUNCITY/GEORGETOWN continues to "shine" as one of the most active DEL WEBB (Pulte) Brands and communities. As the crow flies, the property featured herein is only a couple of miles southwest of Sun City Georgetown.

LAND ** COMMERCIAL ** LEASING & SALES ** INDUSTRIAL ** RETAIL

CEDAR PARK AREA

CEDAR PARK, TEXAS is one of the fastest growing cities in the nation with a rapidly growing population around 52,400, according to the United States Bureau of the Census. From a population of 5,161 in 1990, Cedar Park has exploded on the popularity scale, developing into an urban center of over 40,000 residents in a little more than 20 years. That's over a 400% increase in the last 10 years.

Cedar Park's popularity as a place to live, work and raise families comes as no surprise to the citizens who helped the town grow. Located only **17 miles from the heart of downtown Austin** (click [here](#) for a map), the [State Capitol](#) and home of [The University of Texas](#), Cedar Park offers all the amenities of a major metropolitan area but far enough away to offer the relaxed life style that is in keeping with a family oriented community.

While Austin is known as the "[Live Music Capital of the World](#)" there is an abundance of cultural and recreational opportunities for families to enjoy. The Highland Lakes area, a system of five lakes created along the beautiful Colorado River, stretches from downtown Austin (Town Lake and Auditorium Shores) to Lake Buchanan some 60 miles away in Burnet. The largest of the lakes, Lake Travis, is the most popular recreational site among the lakes and can be easily accessed at numerous sites ranging from five miles to ten miles from Cedar Park. One of the advantages of living in Cedar Park and central Texas is that there is just so much to do and so much to enjoy.

Springtime in the Hill Country is one of the most popular seasons of the year as native Texas wildflowers turn the hillsides into virtual gardens of color. One of the more popular scenic drives, anytime of the year but especially in the spring, begins in Cedar Park and ranges in a circular drive from Cedar Park to Marble Falls on Lake LBJ to Burnet and back to Cedar Park, a total driving distance of 90 miles.

Cedar Park has attracted residents from all over the globe because of its unique charm, its close proximity to Austin, and its pro-business climate.

Cedar Park was named one of the "Top Ten Places to Raise a Family" by Family Circle magazine in 2007. Cedar Park is perfect for your next business venture! Our labor force is well educated and highly skilled and our school district is rated exemplary. Website: <http://www.cedarparktx.us>

LAND ** COMMERCIAL ** LEASING & SALES ** INDUSTRIAL ** RETAIL

LEANDER AREA

LEANDER, presently, has a population estimated at 24,500. The Leander Independent School District has grown into the largest school district in Williamson County and the fastest growing district in the state of Texas. It presently has a total of three high schools, six middle schools and seventeen elementary schools. More than 16,787 students are expected for the 2002-2003 school year. It encompasses the cities of Leander, Cedar Park, Jonestown, and parts of Northwest Austin. New businesses are on their way and the residential growth that has been experienced over the past few years is phenomenal. The long-term water supply is now secure for the city's residents and a newly expanded wastewater treatment plant is on-line. The city continues to expand its roadway network to assist the residents of Leander in traveling into the Austin area.

HISTORY: The City of Leander, originally called Bagdad, was established on July 17, 1882. The first settlers arrived in the area around 1845, receiving bounty land grants in exchange for service in the Texas Revolution. These settlers lived in log cabins and were frequently subjected to being attacked by Indians that also called this area of central Texas their home. If it had not been for the many Indian attacks, the area of Bagdad would probably have been settled earlier. Although, because of these frequent attacks the Texas Rangers were called in to protect the settlers and they constructed a building that would house up to sixty men. This was one of the first buildings of what is now Williamson County.

During the 1850s the town of Bagdad was surveyed and many businesses began opening. One of the first stores was a blacksmith shop. The first post office was opened in 1858. Although the location was isolated the abundance of water and timber attracted many settlers. Farming became the mainstay of the area, with the settlers growing much of their own food and making most of their own clothing.

During the Civil war many men left to join the Southern forces. At the end of the war most of the men returned to the local community, as well as many of the freed slaves. Bagdad was also a stop on the stage line from Austin to Lampasas; the settlers were now able to have goods delivered to them from Austin. By the 1870's Bagdad had a hotel, school, several general stores, two blacksmith shops, and several churches. In 1871 the first school was started in Bagdad by the Masonic Lodge, it was the only free school in the area. Church socials played a very important role in the lives of the settlers and were the main entertainment for the early residents of Bagdad.

THE RAILROAD COMES THROUGH: By the 1880's many changes were on the way. The railroad industry expanded to Texas with plans to build tracks through Bagdad's downtown area. The citizens opposed the railroad and the Austin & Northwestern Railroad officials decided instead to build the tracks one mile east of town. Soon after the railroad was completed the townspeople realized they had made a mistake and it could be of great benefit to their businesses to be located near the railroad. The original Bagdad settlers started moving their businesses and homes nearer to the railroad tracks.

The area was surveyed, lots were sold by the railroad and the new town of Leander was established in 1882. The town of Leander was named after Leander "Catfish" Brown who was one of the men who was responsible for completion of the rail line. The post office was brought from Bagdad to Leander in 1882 and the first bank, Humble & Chapman, was established. Doctors' offices, lawyers' offices, and a drug store had also joined this new community. In 1883 the Leander Presbyterian Church was established. The cedar post business was prospering, with most of the posts being shipped out by railway. Ranching and farming were increasing. Cotton was the main crop and soon Wesley Craven and J. Sampley built cotton gins. The population of Leander in the early 1890s was estimated to be around 329 people. In 1893 the first public schools were opened both in Leander and Bagdad. On June 7, 1899, the Leander High School Association, incorporated under Texas law. The school was formed without profit for a period of fifty years.

The population of Leander in the 1900s had dropped to 283. Mules moved the Leander Methodist Church to its present location in 1901. Farming was still the main activity and life had become centered on the schools and churches. Baseball teams were quite popular at this time as well as community theatre. School only went to the 10th grade and if you wanted to go any higher, you had to go to Liberty Hill or Georgetown. In 1919 A. K. Davis went to

LAND ** COMMERCIAL ** LEASING & SALES ** INDUSTRIAL ** RETAIL

Mexico to bring workers to the Leander area. He brought back many families, some of which became American citizens and also Williamson County's earliest Hispanic settlers.

During the 1950's the population had risen back up to around 300 people. There were three stores that provided the community with groceries and goods, MacFarland Grocery, The Red and White Store, and Hub Powell's. Housing subdivisions began to develop in the area in the late 1950s and early 1960s.

A new high school was built in 1969, but at this time the population was still around 300 people. Many citizens worked in the Austin area with Highway 183 being a major thoroughfare to assist in their commute in to the Austin area. Shopping trips to Austin were common for residents of Leander by this time.

LEANDER INCORPORATES: On January 21,1978, the City of Leander was incorporated and Joe Bates was its first mayor. The City was continuing to grow more rapidly. Subdivisions were being developed west of the city where the water and sewer system was available. As the city continued to grow into the 1980s additional schools were being built in the Cedar Park area. The Leander School district was experiencing tremendous growth. A new city hall was established along with some new additions in the old downtown area. With all of this growth, Leander still continued to be mostly a rural community. With more homes being built in the west part of Leander the population by the 1990s was 3,398. The school district was growing rapidly and built its second High School in Cedar Park. Many businesses such as service shops and fast food establishments began to locate to the Leander area. The Crystal Falls Municipal Golf Course was built and has proven to be one of the most beautiful and challenging golf courses in the area. Website: www.ci.leander.tx.us

LAND ** COMMERCIAL ** LEASING & SALES ** INDUSTRIAL ** RETAIL

ROUND ROCK AREA

Round Rock: Originally, Round Rock was not named Round Rock nor was it located where it is currently. Coincidence and fate combined to determine the location of Round Rock. The initial settlement of Brushy (as the town was originally called) was located near the banks of Brushy Creek at the natural fording area by the round rock. The Brushy Creek Post Office was established in a section of Thomas C. Oatts' store on May 27, 1851. However in 1854, postal authorities asked Mr. Oatts to provide another name for the settlement (being that there was already a town in the State that called itself Brushy). Mr. Oatts decided to rename the town Round Rock in recognition of the large rock in the middle of Brushy Creek where he and Jacob Harrell spent much time sitting and fishing; thus on August 24, 1854, the name of Round Rock was officially given to the community (Scarborough 310).

The coming of the International and Great Northern Railroad in 1876 forced the commercial area of Round Rock to move to the east, leaving the original settlement to be referred to as Old Town forever more. Today, the area has special historical interest and several businesses have restored and then located their shops in these buildings. The restoration of this area can be seen as being an attempt to emphasize the historic past of the City of Round Rock.

CHISHOLM TRAIL: Part of the history and lore of Round Rock involves the Chisholm Trail, one of the famed routes for transporting cattle to distribution points in the Midwest in the mid-nineteenth century. Jesse Chisholm laid out his trail in 1865: starting on the Canadian River near present day Yukon, Oklahoma, the trail proceeded north to Wichita, Kansas. The original purpose of the trail was to provide a way to freight goods north in order to trade with the Indians. In 1866, Jesse took a wagon train of goods plus 250 head of cattle over the same trail and the Chisholm Trail was born (Scarborough 198). Since the actual Chisholm Trail began north of Round Rock and Williamson County, the branch of the trail that went through Round Rock was not actually part of the Chisholm Trail but merely a feeder. However, over the years, by common practice, all trails that fed into the Chisholm Trail came to be called the Chisholm Trail and had as their objective the same purpose, the transportation of cattle from the grazing lands in the Southwest to the markets in the Midwest.

Round Rock, Texas, with a population of 92,557, is located 15 miles north of Austin in the Central Texas hill country. Major employers include Dell, Farmers Insurance Group and Cypress Semiconductor. Its combined property tax and utility rates are the lowest in the region. It has an award-winning park system, [school district](#) and is the [13th Safest City](#) in the United States.

Round Rock is one of the fastest growing and best managed cities in Texas. The city has maintained high quality of life while becoming a major center for [economic development](#) in Central Texas. The City of Round Rock is known for its award-winning master plan, [park system](#) and school district as well as for having some of the lowest crime, property tax and utility rates in Texas.

CITY HAPPENINGS: Planning: As the winner of the prestigious Comprehensive Planning Award from the Texas Chapter of the American Planning Association in 1999, the City prides itself on its long-term vision. **Crime:** Round Rock is ranked the 13th Safest City in the United States by a national survey, and has the fourth lowest crime rate among Texas cities with populations of 50,000 to 100,000. Round Rock has the lowest crime rate for cities in that size category – nearly half that of the city with the next lowest crime rate – in Central Texas. In a year 2006 survey of city residents, 89 percent of respondents said they felt safe walking alone in their neighborhood at night. **Cost of living:** The City of Round Rock's property tax rate is one of the lowest in the region (37.1 cents per \$100 of valuation). Also, residents pay the lowest combined average monthly utility and tax costs in Central Texas, while achieving an 82 percent satisfaction rating from its customers. Round Rock has the lowest ACCRA composite cost of living index rating among the three largest cities in the metro area. **Public Utilities:** Over the last three quarters, 89 percent of the city's water customers have rated the city as good or excellent. Sewer customers gave an 87 percent rating (keep in mind the customers that respond to the survey have had a work order on their service recently). Round Rock has not had mandatory water rationing during the past 21 years. **Traffic:** The Round

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Rock City Council approved a Transportation Master Plan in January 1999. The City's Transportation Capital Improvement Plan contains \$415 million worth of projects. The City's half-cent sales tax levy for transportation will pay for \$125 million of that total. **Dell Diamond:** The City of Round Rock's stadium and conference center has drawn record crowds since opening in 2000. The ballpark is home to the [Round Rock Express](#), the Triple A affiliate of the Houston Astros. The [Dell Diamond](#) is the No. 1 ballpark in the country out of more than 200 parks according to the Fifth Annual *Minor League News* rankings. It was named top Double A stadium by *Baseball America* in 2004. (The Express moved to Triple A in the 2005 season.) Construction of the \$25 million facility was financed by \$8.4 million in revenue bonds backed by the City of Round Rock's hotel-motel tax revenues and cash from RSR Sports, owner of the Express. **Sales tax rate:** 8.25 percent (6.25 percent state, 2.0 percent local) **Sales tax impact:** The City of Round Rock ranks seventh among cities in the state of Texas for sales tax collections through November 2006, due in large part to the impact of Dell's Texas sales. Round Rock is the 34th largest City in Texas, according to 2004 U.S. Census Bureau data. Website: <http://www.roundrocktexas.gov/>

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GREATER WILLIAMSON COUNTY

Williamson County is located in Central Texas, just north of Travis County which contains the state capitol of Austin. Physically, the eastern part of the County is level black land soil and the western part rolling limestone hills, all drained by the San Gabriel River and tributaries. The County was organized in 1848 and named for Robert M. Williamson, pioneer leader and veteran of the Battle of San Jacinto. The County has a lively history including Comanche's, outlaws, Texas Rangers, the Chisholm Trail, cowboys, and sturdy pioneers. Today the County is a center for agribusiness, education, and high-tech industry.

Williamson County is blessed with a mild climate offering more than 300 sunny days each year, affordable housing, a low cost of living, clean air, and beautiful scenic vistas. The County is well known for a very low crime rate and friendly, neighborly people. County taxes are among the lowest in the state for comparable counties, and, unlike most states, Texas has no state personal income tax. All these reasons make Williamson County one of the most desirable places to live and work in the US.

Organized in 1848 ; Form of Government: A political subdivision of the State of Texas; **Area¹:** 1,135 square miles (1,123 sq. miles/land; 12 sq. miles/water)

Economic Resources²: Business: High-tech industries, agricultural and agribusiness, manufacturing and assembly, construction, real estate, government and educational sectors are significant economic contributors. Williamson County is a member of the Austin MSA, one of the fastest growing areas in the country. The booming population paired with abundant available resources allows a range of business endeavors to flourish.

Recreation: Athletics: Round Rock Express (AAA Minor League Baseball team), community athletic leagues including softball, tennis, kickball, baseball, basketball, and aquatics; recreational/fitness centers; golf courses; and numerous running and cycling activities, both competitive and recreational, hosted by Williamson County cities.

Parks & Outdoors: Fishing, camping, water sports and wading on Lake Georgetown and Lake Granger; four county parks, including biking and running trails and a disc golf course; numerous city parks and playgrounds; hunting on lands near Lake Granger.

Family & Educational: Inner Space Caverns, museums (Williamson County Historical Museum in Georgetown, Dan Moody Museum in Taylor, Palm House Museum in Round Rock) and other historical sites; Hill Country Flyer steam train, Candle Factor.

Community Events: Williamson County Sheriff Posse Rodeo, Georgetown Red Poppy Festival, Round Rock Daffodil Days, Taylor International Barbecue Cook-off, and other annual community festivals.

Agriculture³: The area consists primarily of rolling prairie, however mixed hardwood timber and brush is prevalent in many areas. The major field crops of the area are corn, cotton, and grain sorghum. In 2005, Williamson County had 94,385 acres of corn which averaged 78 bu/ac, 22,958 acres of grain sorghum which averaged 3696 lbs/ac, 26,000 acres of cotton which averaged 550 lbs/ac and 5,000 acres of wheat which averaged 38 bu/ac. Livestock include cattle, hogs, poultry, sheep, goats, deer leases and cedar post lumber. Average yearly agricultural income is greater than \$79 million.

Statistical Information: For the latest U.S. Census Bureau county population estimates as of July 2004 with popular comparison tables www.census.gov/popest/estimates.php.

Population: 317,938; Land Area: 1,124.3 sq. miles; Altitude: 454 - 1,265 ft. ; Average Rainfall: 34.2 inches/year
January Temperature: 35° F average minimum ; July Temperature: 97° F average maximum ; Growing season: 258 days
Website: <http://www.wilco.org/>

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TERMS: Cash; or owner will consider 25% down with rate to be negotiated with short term note to a qualified purchaser.

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291.47 ACRES
\$4,000,000.00

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- | | |
|-----------------------------------|-----------------------|
| ▪ North Parcel; 158.06 acres | \$2,165,422.00 |
| North Middle Parcel; 244.42 acres | \$3,348,554.00 |
| South Middle Parcel; 133.41 acres | \$2,100,000.00 |

For More information, please call owner's agent
Don Quick and Associates, Inc.
Don Quick, REALTOR
512 255 3000, Fax: 512 310 0441

DISCLAIMER: No warranty, either expressed or implied, is given for the information contained herein and same is presented subject to change in price, terms, sale, lease, withdrawal from the market, or any other condition not named herein. No environmental study has been conducted on the property. Any interested party is encouraged to independently seek its own information about the property. File:

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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