

987 US-183

Liberty Hill, TX 78642

IOS Development Land
For Sale/For Lease

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview



987 US-183, Liberty Hill, TX
Address



Williamson County
ETJ Zoning



Contact Broker
List Price/Lease Rate



±6.43 Acres
Site Size

Matthews™ is pleased to present this Industrial Outdoor Storage (IOS) acquisition opportunity located along the rapidly expanding US-183 corridor in Liberty Hill, Texas—one of the most dynamic growth corridors within the Austin MSA. The offering consists of a ±6.43-acre site with in-place cash flow, providing investors with a rare opportunity to acquire a scaled IOS asset in a market where new supply is increasingly constrained. Positioned within the ETJ, this property has meaningful entitlement flexibility and the potential for expedited development or repositioning. With 3-phase power onsite and immediate access to a major arterial feeding directly into Austin, the asset is well-suited to accommodate a wide range of IOS users and benefit from continued tenant demand in the corridor.

The investment is further supported by exceptional macro tailwinds driven by rapid population growth and significant surrounding development activity. The immediate trade area is anchored by multiple large-scale master-planned communities collectively delivering tens of thousands of rooftops, alongside major retail, mixed-use, and infrastructure projects that continue to reshape Liberty Hill into a key northern Austin growth node. This convergence of residential density, infrastructure investment, and commercial expansion is materially increasing demand for service-oriented industrial users that require outdoor storage, while barriers to new IOS development remain high. As a result, the offering presents a unique opportunity to capitalize on both current income and long-term rent growth within a fundamentally supply-constrained and institutionally emerging IOS submarket.

Property Highlights:

- Total SF: ±13,371 and Total Acreage: ±6.43
- 3 phase power.
- *Located in one of Austin's fastest growing communities* with a 112% population growth over the last 10 years and within a 3 mile radius.
- Downtown Austin and Austin-Bergstrom International Airport are 33 and 38 miles south of the subject property.



Site Overview

Front Building (Liberty Hill Athletics)

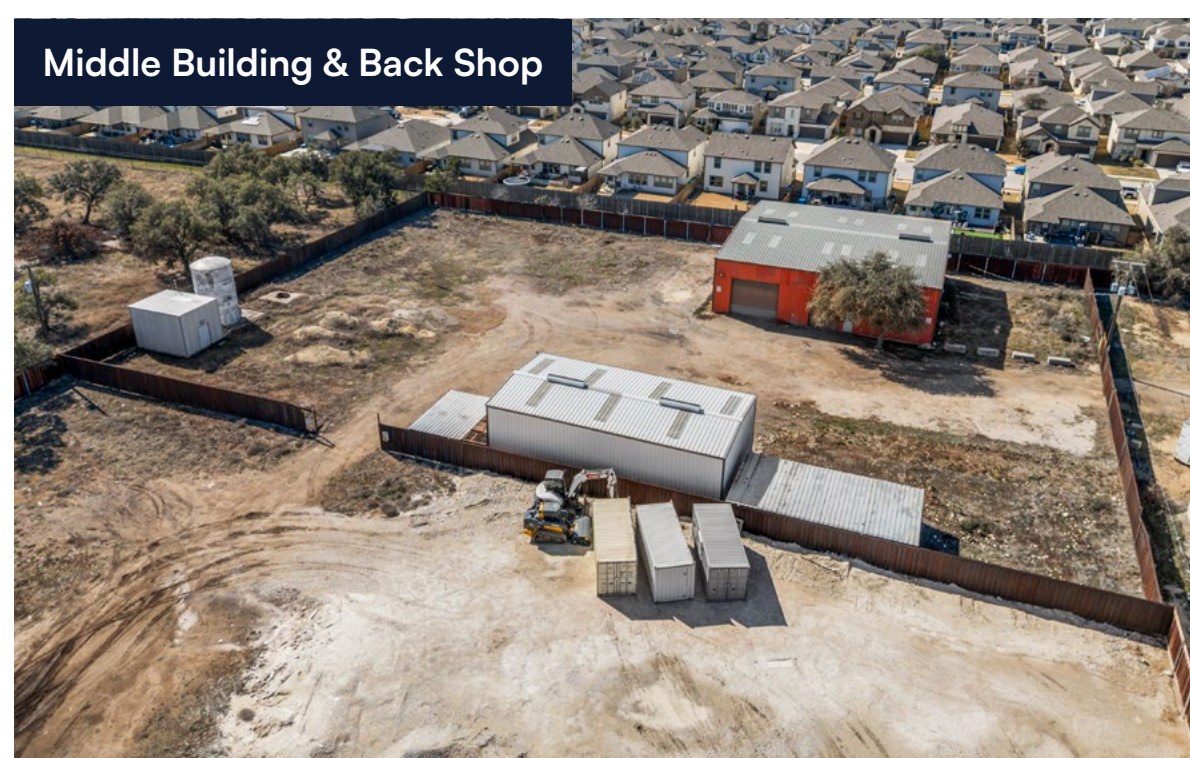
Square Footage	±6,365 SF
Clear Height	±26 FT
Back Roll Up Door	(1) ±12 FT Width x 12.5 FT High

Middle Building

Square Footage	±1,809 SF
Total Doors	Three (3) Grade Level
Left Door	±10 FT Width x 10 FT High
Middle Door	±10 FT Width x 12 FT High
Right Door	±10 FT Width x 10 FT High
Depth	±29.75 FT
Eave Height	±16 FT Clear

Back Shop

Square Footage	±5,197 SF
Clear Height	±20 FT
Total Doors	Two (2) Grade Level
Left Door	±13.3 FT Width x 16.25 FT High
Middle Door	±10 FT Width x 10 FT High



Lease Abstract



Tenant	H&P Athletic Ventures
SF Leased	±6,365
Commencement Date	6/1/26
Termination Date	5/21/29
Lease Type	NNN
Base Rent	\$80,400.00
Rent Escalations	4% Annually
Tenant Responsibilities	Pay all prorata expenses incurred by Landlord to insure, maintain, repair, manage, administer, and replace the Common Areas in the Building, including real property taxes and insurance premiums. CAM Charges will change annually during the Lease Term.
Landlord Responsibilities	Roof, Structure, Foundation, HVAC Repairs ≥\$1,000

Site Renderings



Proposed New Building

Square Footage	±10,870 SF
Office SF	±2,870 SF
Warehouse SF	±8,000 SF
Grade Level Doors	(8) ±10 FT Width x 14 FT High
Eave Height	±21 FT
Clear Height	±24 FT
Property Features	Washbay, 3 Phase Power, Open Air Bay, 4 Service Bays



Site Renderings



Residential Developments

Lariat (2.2 miles from subject property)

- **Planned Homes (Full Build-Out):** ~10,000 homes
- **Delivered/Sold to Date (Context):** 4,200 homes sold since 2013; 15 builders currently active
- **Scale:** Frequently described as a ~4,000-acre master plan (varies by source, ~3,700—4,000 acres)

Santa Rita Ranch (4.6 miles from subject property)

- **Planned Homes:**
Phase 1 = 1,063 homesites
Phase 2 = 568 homesites
Additional “garden home” phases planned
Total so far: ~1,631 homesites
- **Build-Out Guidance:** Developer’s recent media states ~1,640 homes at build-out with 11 builders active

Butler Farms (0.9 miles from subject property)

- **Developer’s Target:** ~2,100 single-family homes at full build-out (MA Partners)
- **City Entitlements (Illustrative):**
Oct 19, 2021 (P&Z minutes): Staff referenced ~800 lots across 11 phases
Jul 5, 2022 (P&Z minutes): Phases 12—16 preliminary plat = 397 lots. Taken together, city documents suggest entitlement activity for ~1,197 lots through Phases 1—16, with more expected to reach ~2,100 homes.
- **Active Builders:** Meritage (Americana, Boulevard, Reserve collections) and Saratoga Homes (currently selling)

Stonewall Ranch (0.5 miles from subject property)

- **Planned Homes (District Level):**
MUD homepage states ~1,000 homes
District Info projects up to ~1,140 homes at full build-out
- **Recent Platting Example:** Stonewall Ranch North preliminary plat approved for 559 lots (Jul 5, 2022 P&Z minutes)

Quick Totals

- **Conservative Floor (sum of lower/platted figures):**
Lariat: ~1,640
Butler Farms: ~1,197
Stonewall Ranch: ~1,000
Santa Rita Ranch: ~1,631

Total Range: ~10,000 → ~13,800 homes
- **Upper End (developer targets where available):**
Lariat: ~1,800
Butler Farms: ~2,100
Stonewall Ranch: ~1,140
Santa Rita Ranch: ~1,631

Total Range: ~10,000 → ~15,040 homes



Recent Developments In This Area

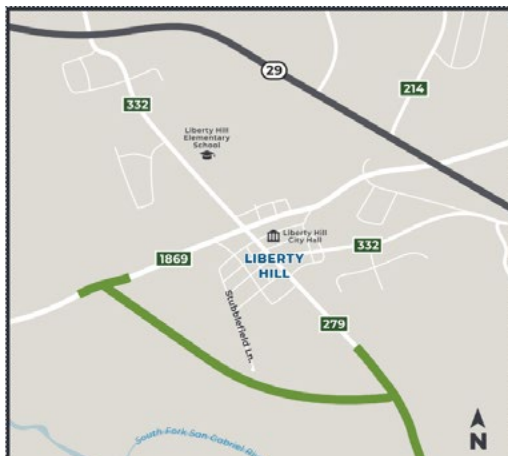
Costco Wholesale Corp - store opened with ongoing plans to lease or sell additional retail space in the surrounding Liberty Hill area.



Northline - new Downtown District planned community on 116 AC featuring Multifamily, Townhomes, Condos, Retail, Office, Hotel, Medical Office.



Bypass Development - \$14m construction project improving roadways to provide traffic relief in downtown Liberty Hill.



Corridor J - environmental and potential alignments research and studies to support planning for current and anticipated traffic levels resulting from developments in the area.



**CORRIDORS
J1, J2 & J3 STUDIES**

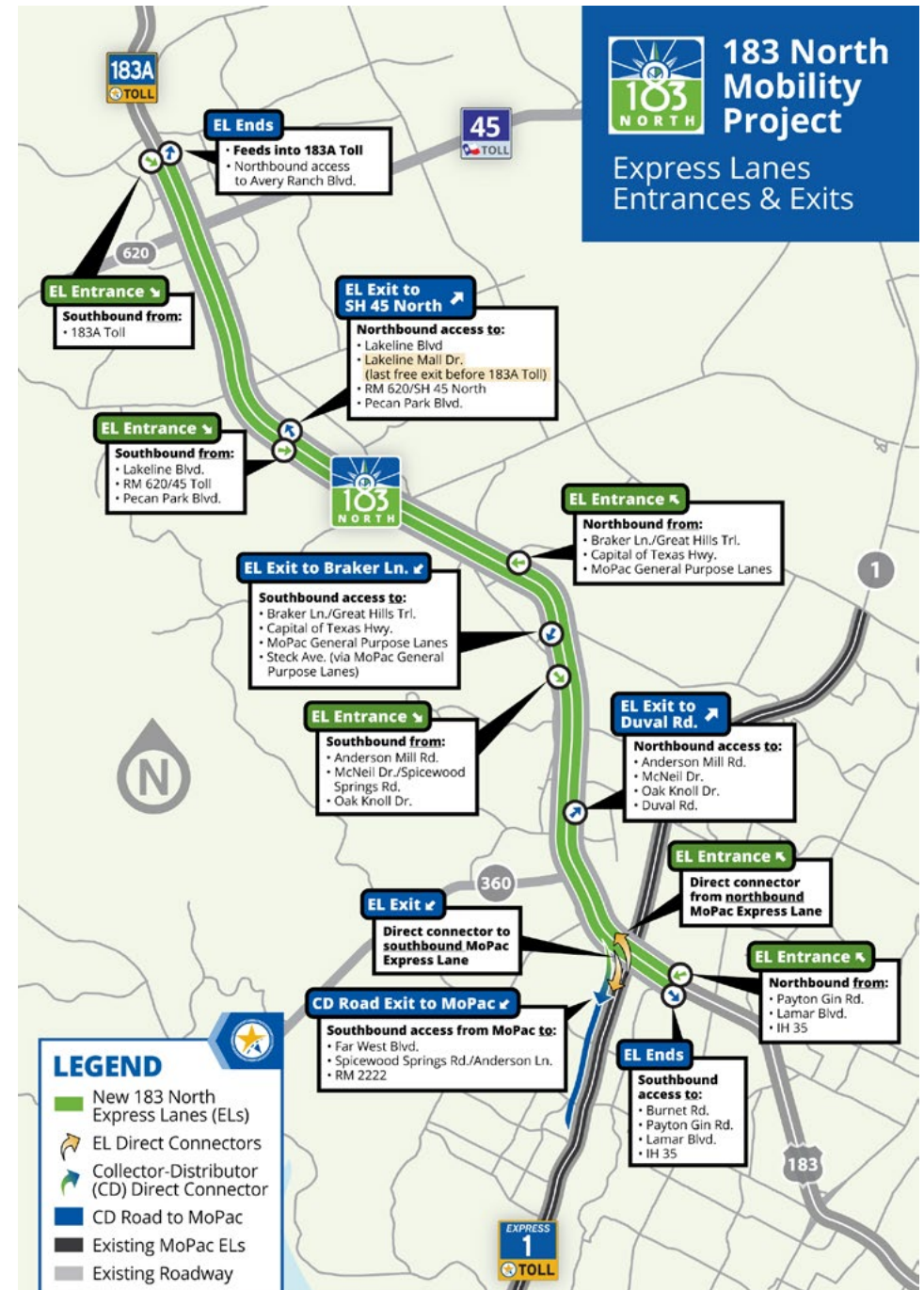
LEGEND
█ Corridor J1
█ Corridor J2
█ Corridor J3

Recent Developments In This Area

183 North Development Project - a major transportation improvement initiative led by the Central Texas Regional Mobility Authority, in cooperation with the Texas Department of Transportation, designed to enhance travel along a nine-mile stretch of U.S. Highway 183 from State Highway 45 North to Loop 1 (MoPac) in northwest Austin. The project's core components include constructing two tolled express lanes in each direction and expanding the non-tolled roadway to four general-purpose lanes each way where capacity is currently limited, addressing one of the region's most congested corridors. These improvements aim to reduce travel times, improve safety, and optimize connectivity for commuters, local drivers, public transit users, emergency responders, cyclists, and pedestrians alike. The project also incorporates pedestrian and bicycle infrastructure such as shared-use paths and new sidewalks, plus aesthetic enhancements along the corridor.

Construction on the 183 North project began in spring 2022 and has been phased to maintain mobility during work, with targeted completion set for 2026 and Phase I of the northbound express lanes officially opening in early 2026. In addition to lane expansions, the plan includes direct express-lane connectors to the MoPac Express Lanes, operational improvements on MoPac itself, and multimodal facilities to support a range of transportation options. Tolls on the express lanes will be waived for Capital Metro buses, helping make public transit more reliable and attractive in the corridor. Overall, this substantial infrastructure effort is intended to significantly improve north-south mobility on Austin's west side, ease congestion during peak periods, and support the area's long-term growth.

Source: 183north.com





Butler Farms
 Developer's Target: ~2,100 Single-Family Homes At Full Build-Out (Ma Partners)

Lariat
 Planned Homes (Full Build-Out): ~10,000 Homes



Stonewall Ranch
 Planned Homes (District Level):
 Mud Homepage States ~1,000 Homes
 District Info Projects Up To ~1,140 Homes At Full Build-Out



Santa Rita Ranch
 Planned Homes:
 Phase 1 = 1,063 Homesites
 Phase 2 = 568 Homesites
 Additional "Garden Home" Phases Planned
 Total So Far: ~1,631 Homesites



Subject Property



Bypass Development
 \$14m Construction Project Improving Roadways To Provide Traffic Relief Indowntown Liberty Hill

Costco Wholesale Corp
 Store Opening Planned For November With Plans To Lease Or Sell Additional Retail Space In The Surrounding Liberty Hill Area



Corridor J
 Environmental And Potential Alignments Research And Studies To Support Planning For Current And Anticipated Traffic Levels Resulting From Developments In The Area

Northline
 New Downtown District Planned Community On 116 Ac Featuring Multifamily, Townhomes, Condos, Retail, Office, Hotel, Medical Office

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **987 US-183, Liberty Hill, TX 78642** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed™ by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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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.

11-2-2015



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