



MORNINGSTAR COMMERCIAL

LAND ADVISORS-AUSTIN EXCLUSIVE LISTING | WILLIAMSON COUNTY, TEXAS

Middlebrook at
Santa Rita
1,000 lots

Santa Rita
6,000 lots

Morningstar
1,044 lots

Kauffman Loop

SUBJECT
±101 Acres

29
TEXAS

17,000 VPD



Ronald Reagan Blvd

4,000 VPD



Rancho Sienna
1,450 lots

Kauffman Loop

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MORNINGSTAR COMMERCIAL PROPERTY ATTRIBUTES

COMMENTS The Austin MSA has experienced exponential growth over the past few decades. The Ronald Reagan & State Highway 29 corridor has been at the epicenter of this tremendous growth. Currently, There are 22,125 future lots in new home residential subdivisions planned in this corridor. Many of these new residents are commuting to employment centers located just south in and around the Cedar Park & Round Rock areas. Within a one mile radius of MorningStar Commercial there are over 12,000 new homes planned and under development with over 30,000 projected residents.

Due to the specific locations of the few regional transportation options, Austin has very clearly defined growth corridors. Ronald Reagan & State Highway 29 is one of the last of these transportation hubs that is not currently served by a regional retail shopping and neighborhood services development.

The most notable and recent retail service expansion is with H.E.B grocery. H.E.B is expected to build a site in the south east corner of the Ronald Reagan & State Highway 29 intersection. MorningStar Ranch's commercial property provides an appropriately sized land position and a "going home location" for nearby residents and ensures that the growing population has crucial and necessary services to satisfy the current and future regional population demand.

LOCATION The MorningStar Commercial project is located on the north side of State Highway 29 just east of the intersection with Ronald Reagan Blvd, Williamson County, Texas. The property is 8 miles west of the City of Georgetown, 7 miles north of the City of Leander and half an hour north of downtown Austin.

SIZE ±101 Acres. Owner will sell all or part of the property.

ASKING PRICE Contact Broker

JURISDICTION City of Liberty Hill's extra-territorial jurisdiction. The site is not subject to any zoning restrictions. Potential uses include retail, office, multifamily, and medical.

SCHOOLS Liberty Hill Independent School District

FRONTAGE The property has 1/2 mile of frontage along State Highway 29 and 3/4 a mile of frontage along Kauffman Loop.

UTILITIES

Water- City of Georgetown

Wastewater- City of Liberty Hill

ENTITLEMENTS

MUD: The property is part of the approved and operational Williamson County MUD #23. Qualified water, wastewater and drainage infrastructure for the project will be applicable for reimbursement through future bond sales.

MorningStar Ranch MPC: The property is a part of the fully entitled MorningStar Ranch MPC which is planned for over 1,000 single family lots with Phase 1 currently being developed.

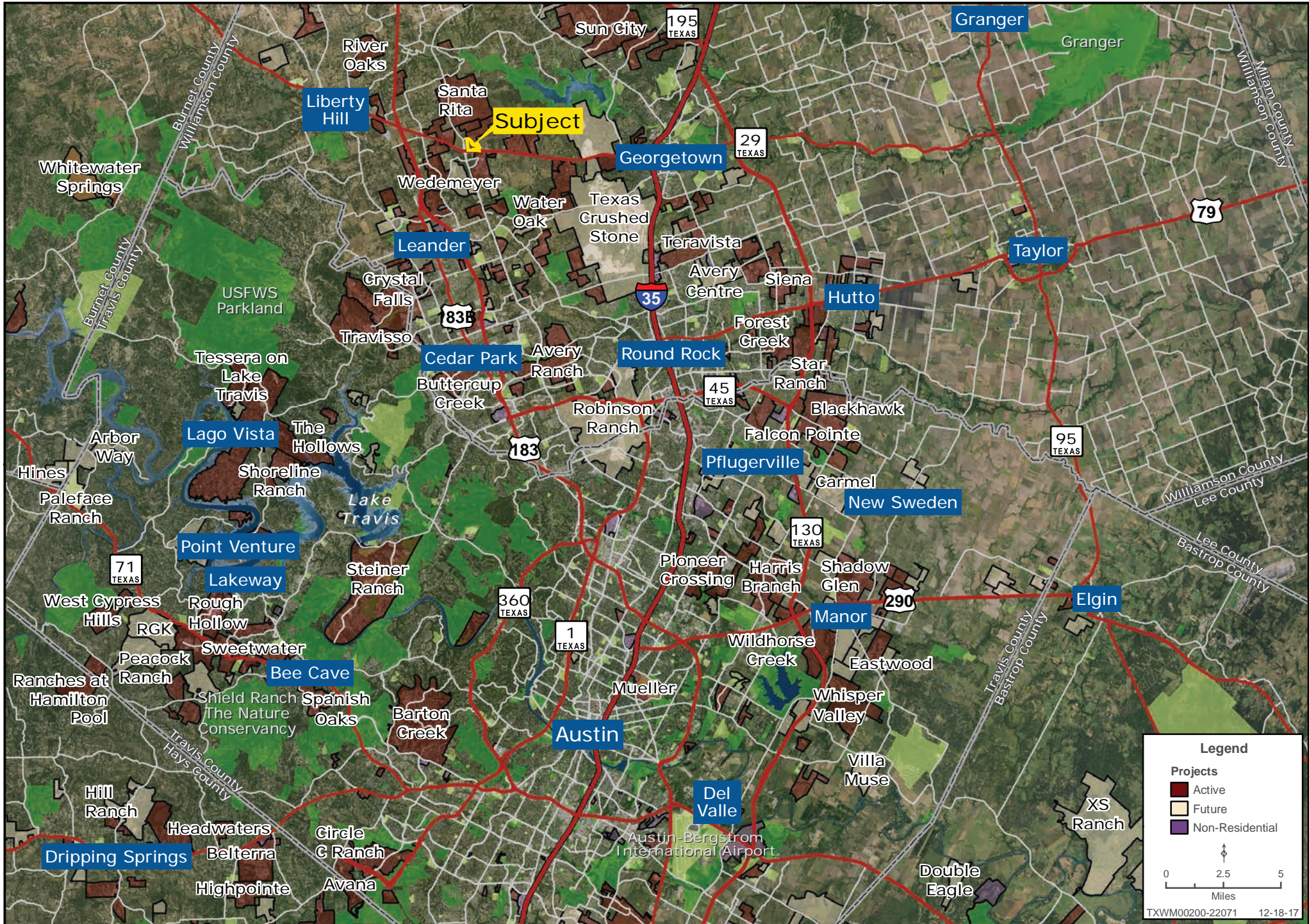
LIBERTY HILL 380 AGREEMENT Project developer retains 50% of all sales tax revenue for 20 years. For information regarding the Liberty Hill 380 agreement please contact broker for more details.

PROPERTY VIDEO Click here for [MorningStar Property Video](#)



REGIONAL MAP

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MORNINGSTAR COMMERCIAL EAST CORRIDOR MAP



MORNINGSTAR COMMERCIAL SOUTH CORRIDOR MAP

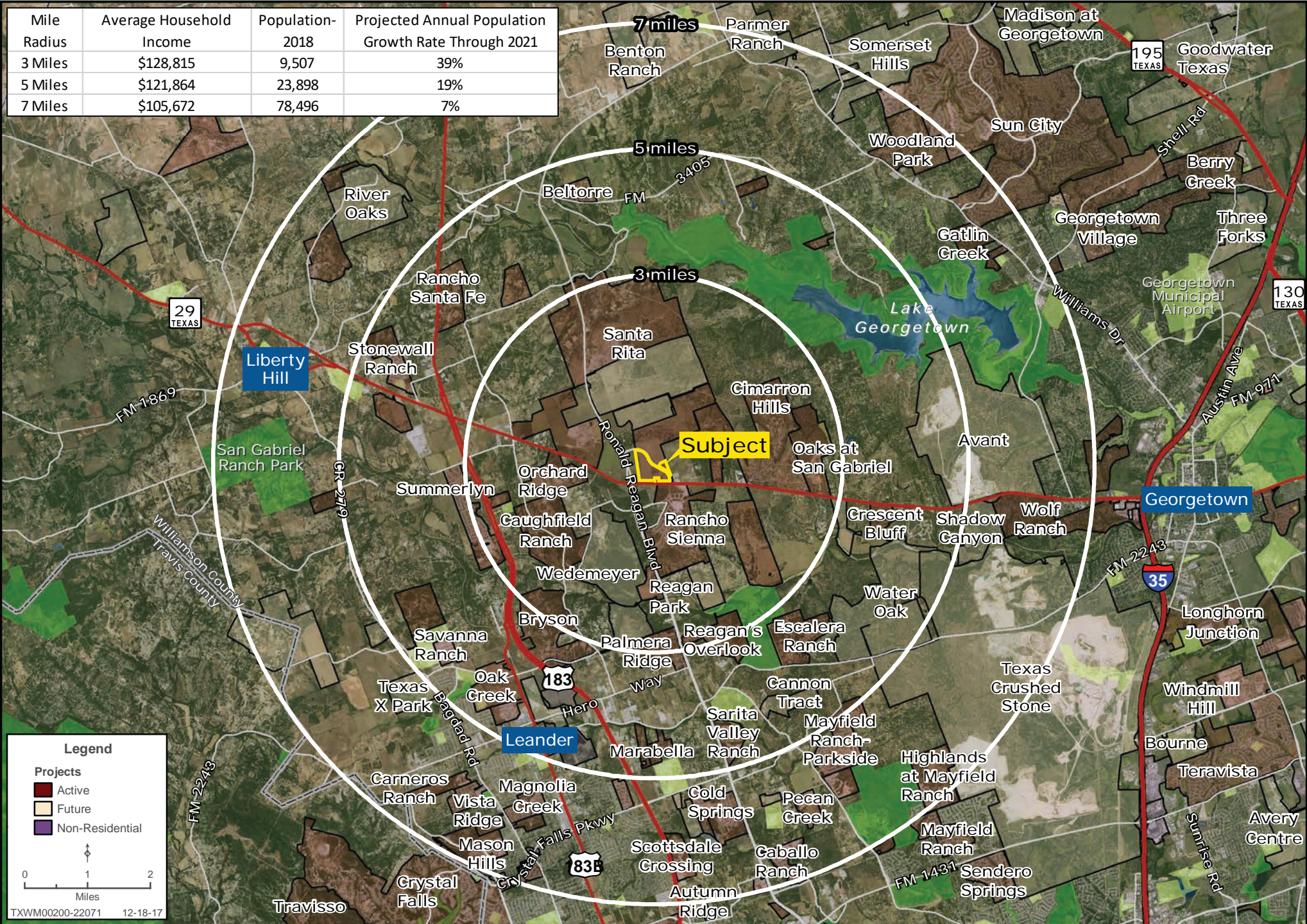


MORNINGSTAR COMMERCIAL WEST CORRIDOR MAP



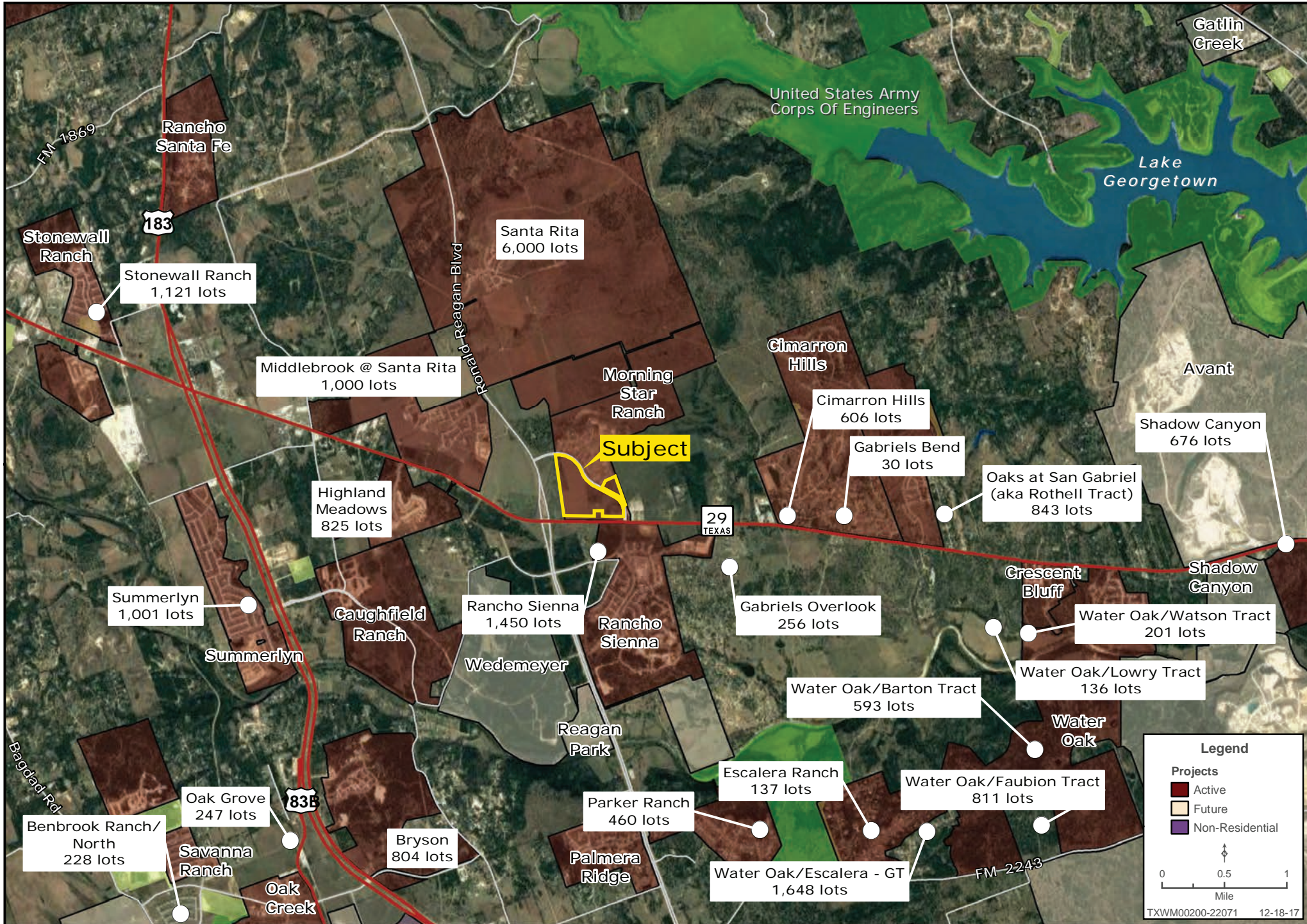
HOUSEHOLD INCOME & POPULATION MAP

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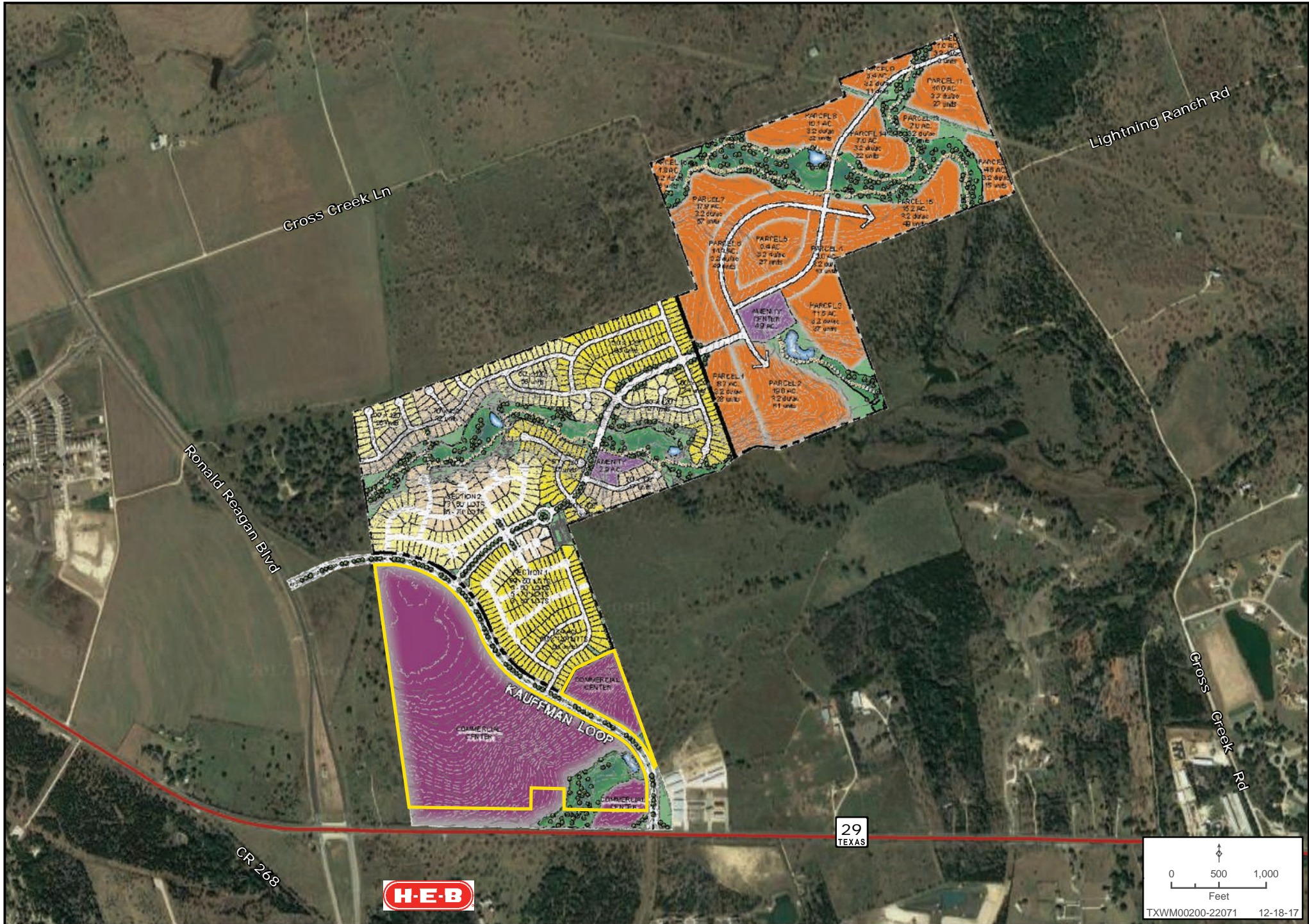
SURROUNDING DEVELOPMENT MAP

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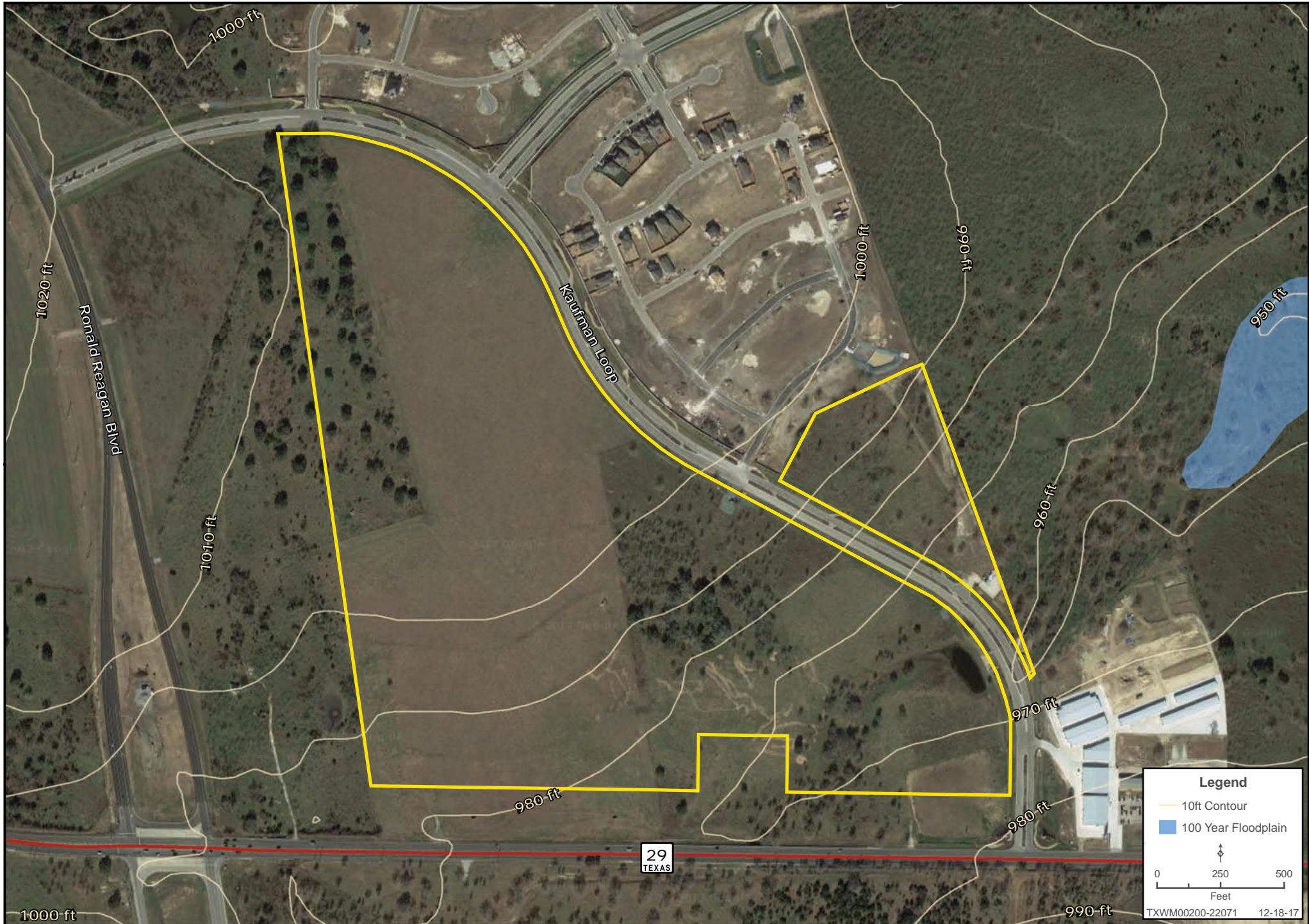
MORNINGSTAR DEVELOPMENT MAP

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com

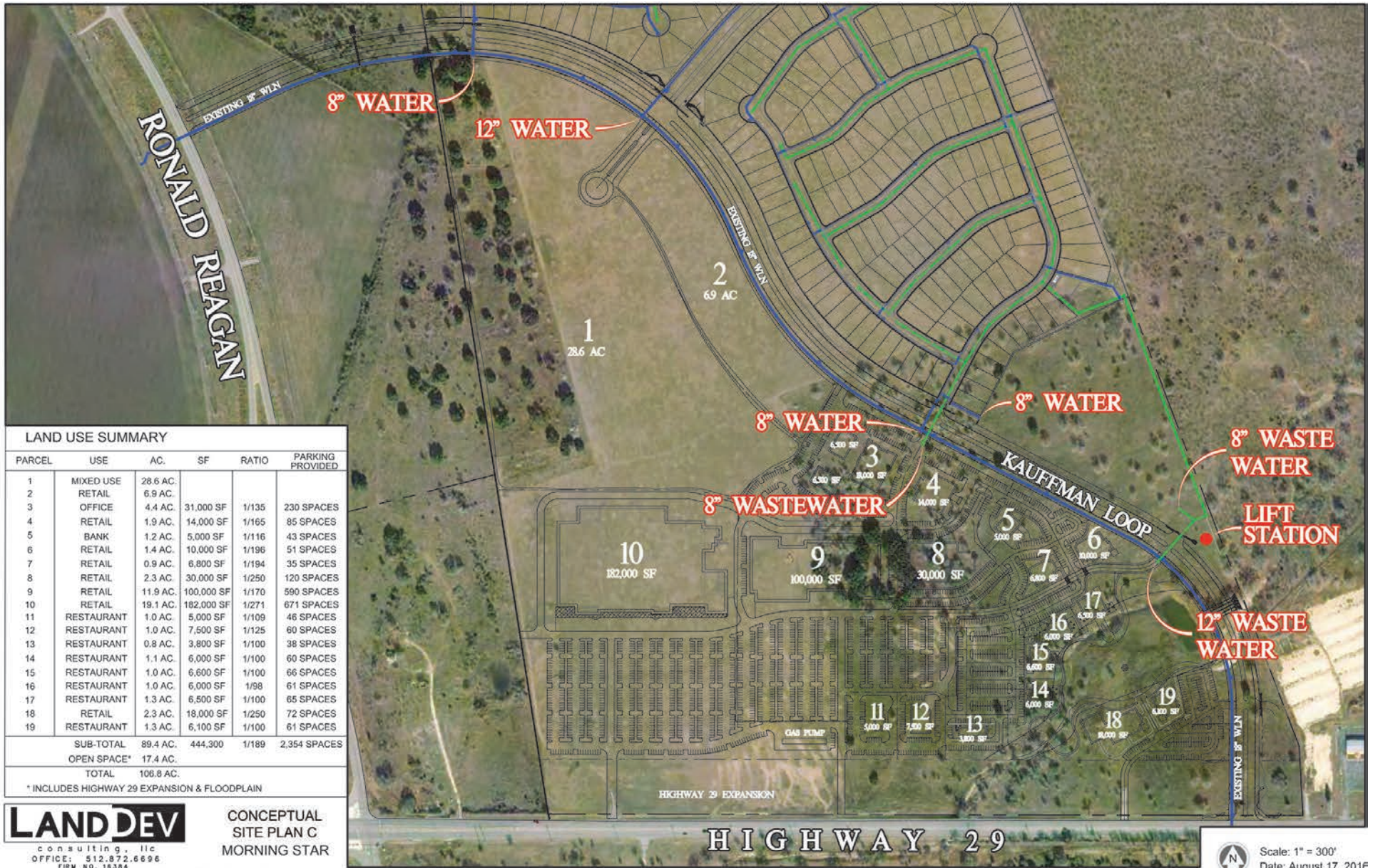


PROPERTY DETAIL, CONTOUR & FLOODPLAIN MAP

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MORNINGSTAR COMMERCIAL WATER/WASTEWATER MAP



LAND USE SUMMARY

PARCEL	USE	AC.	SF	RATIO	PARKING PROVIDED
1	MIXED USE	28.6 AC.			
2	RETAIL	6.9 AC.			
3	OFFICE	4.4 AC.	31,000 SF	1/135	230 SPACES
4	RETAIL	1.9 AC.	14,000 SF	1/165	85 SPACES
5	BANK	1.2 AC.	5,000 SF	1/116	43 SPACES
6	RETAIL	1.4 AC.	10,000 SF	1/196	51 SPACES
7	RETAIL	0.9 AC.	6,800 SF	1/194	35 SPACES
8	RETAIL	2.3 AC.	30,000 SF	1/250	120 SPACES
9	RETAIL	11.9 AC.	100,000 SF	1/170	590 SPACES
10	RETAIL	19.1 AC.	182,000 SF	1/271	671 SPACES
11	RESTAURANT	1.0 AC.	5,000 SF	1/109	46 SPACES
12	RESTAURANT	1.0 AC.	7,500 SF	1/125	60 SPACES
13	RESTAURANT	0.8 AC.	3,800 SF	1/100	38 SPACES
14	RESTAURANT	1.1 AC.	6,000 SF	1/100	60 SPACES
15	RESTAURANT	1.0 AC.	6,600 SF	1/100	66 SPACES
16	RESTAURANT	1.0 AC.	6,000 SF	1/98	61 SPACES
17	RESTAURANT	1.3 AC.	6,500 SF	1/100	65 SPACES
18	RETAIL	2.3 AC.	18,000 SF	1/250	72 SPACES
19	RESTAURANT	1.3 AC.	6,100 SF	1/100	61 SPACES
SUB-TOTAL		89.4 AC.	444,300	1/189	2,354 SPACES
OPEN SPACE*		17.4 AC.			
TOTAL		106.8 AC.			

* INCLUDES HIGHWAY 29 EXPANSION & FLOODPLAIN

LAND DEV
consulting, llc
OFFICE: 512.872.6696
FIRM NO. 16384

CONCEPTUAL
SITE PLAN C
MORNING STAR

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Scale: 1" = 300'
Date: August 17, 2016

MORNINGSTAR COMMERCIAL CONCEPTUAL SITE PLAN



LAND USE SUMMARY					
PARCEL	USE	AC.	SF	RATIO	PARKING PROVIDED
1	MULTI FAMILY	18.6 AC.			
2	OFFICE	8.6 AC.	94,000 SF	1/199	473 SPACES
3	RETAIL	2.8 AC.	28,000 SF	1/239	109 SPACES
4	RETAIL	1.4 AC.	10,000 SF	1/213	47 SPACES
5	RETAIL	1.1 AC.	9,500 SF	1/250	38 SPACES
6	RETAIL	1.8 AC.	18,000 SF	1/237	76 SPACES
7	RETAIL	1.2 AC.	10,500 SF	1/244	43 SPACES
8	OFFICE	4.4 AC.	31,000 SF	1/137	227 SPACES
9	RETAIL	1.9 AC.	14,000 SF	1/165	85 SPACES
10	BANK	1.2 AC.	5,000 SF	1/116	43 SPACES
11	RETAIL	1.4 AC.	10,000 SF	1/196	51 SPACES
12	RETAIL	0.9 AC.	6,800 SF	1/194	35 SPACES
13	RETAIL	2.3 AC.	30,000 SF	1/250	120 SPACES
14	RETAIL	11.9 AC.	100,000 SF	1/170	590 SPACES
15	RETAIL	19.1 AC.	182,000 SF	1/271	671 SPACES
16	RESTAURANT	1.0 AC.	5,000 SF	1/109	46 SPACES
17	RESTAURANT	1.0 AC.	7,500 SF	1/125	60 SPACES
18	RESTAURANT	0.8 AC.	3,800 SF	1/100	38 SPACES
19	RESTAURANT	1.1 AC.	6,000 SF	1/100	60 SPACES
20	RESTAURANT	1.0 AC.	6,600 SF	1/100	66 SPACES
21	RESTAURANT	1.0 AC.	6,000 SF	1/98	61 SPACES
22	RESTAURANT	1.3 AC.	6,500 SF	1/100	65 SPACES
23	RETAIL	2.3 AC.	18,000 SF	1/250	72 SPACES
24	RESTAURANT	1.3 AC.	6,100 SF	1/100	61 SPACES
25	OFFICE	6.4 AC.	9,500 SF	1/232	41 SPACES
26	OFFICE	9,500 SF	1/257	37 SPACES	
27	OFFICE	8,500 SF	1/266	32 SPACES	
28	OFFICE	8,500 SF	1/258	33 SPACES	
29	OFFICE	5,000 SF	1/227	22 SPACES	
30	OFFICE	18,000 SF	1/295	61 SPACES	
31	PRE-SCHOOL	2.2 AC.	10,680 SF	1/297	36 SPACES
SUB-TOTAL		98.0	681,980	1/201	3,399 SPACES
OPEN SPACE*		17.4 AC.			
TOTAL		115.4 AC.			

* INCLUDES HIGHWAY 29 EXPANSION & FLOODPLAIN

SEC Planning, LLC
 Land Planning • Landscape Architecture • Community Branding
 AUSTIN, TEXAS
 1-817-296-7663
 www.secplanning.com • info@secplanning.com

CONCEPTUAL SITE PLAN E MORNING STAR

Scale: 1" = 300'
 Date: February 12, 2018
 SHEET FILE: R:\1140166-MAGRI\Civil\PLANNING\Site Planning\Concept Site Plan E.dwg
 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

AREA RETAIL CENTERS MAP

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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.

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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov.

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.

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kirk Laguarta	60656241	klaguarta@landadvisors.com	
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Hal Guggolz	628645	hguggolz@landadvisors.com	210-416-6276
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000