± 0.318 ACRES - DOWNTOWN LIBERTY HILL

101 PATRICK'S ALLEY, LIBERTY HILL, TX 78642



ASKING PRICE: $335,000 | **C-2 ZONING** | **CORNER LOT, TWO-STREET FRONTAGE**

CALL FOR INFORMATION:
(512) 335-5577

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EXTERIOR



Front porch, entry walk



Front elevation



Rear yard

INTERIOR



Living room



Kitchen



Dining

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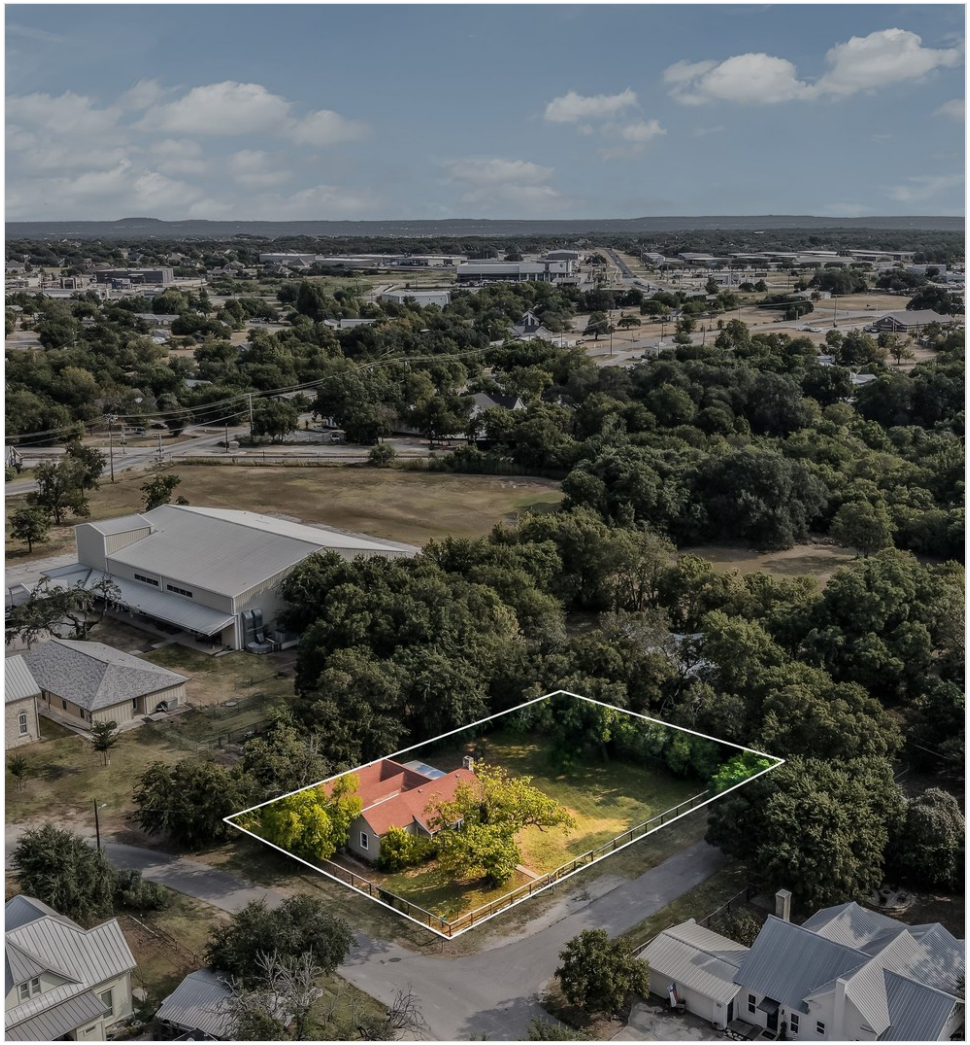
AERIAL



Parcel outlined — corner lot, two-street frontage



Top-down view

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AVAILABLE

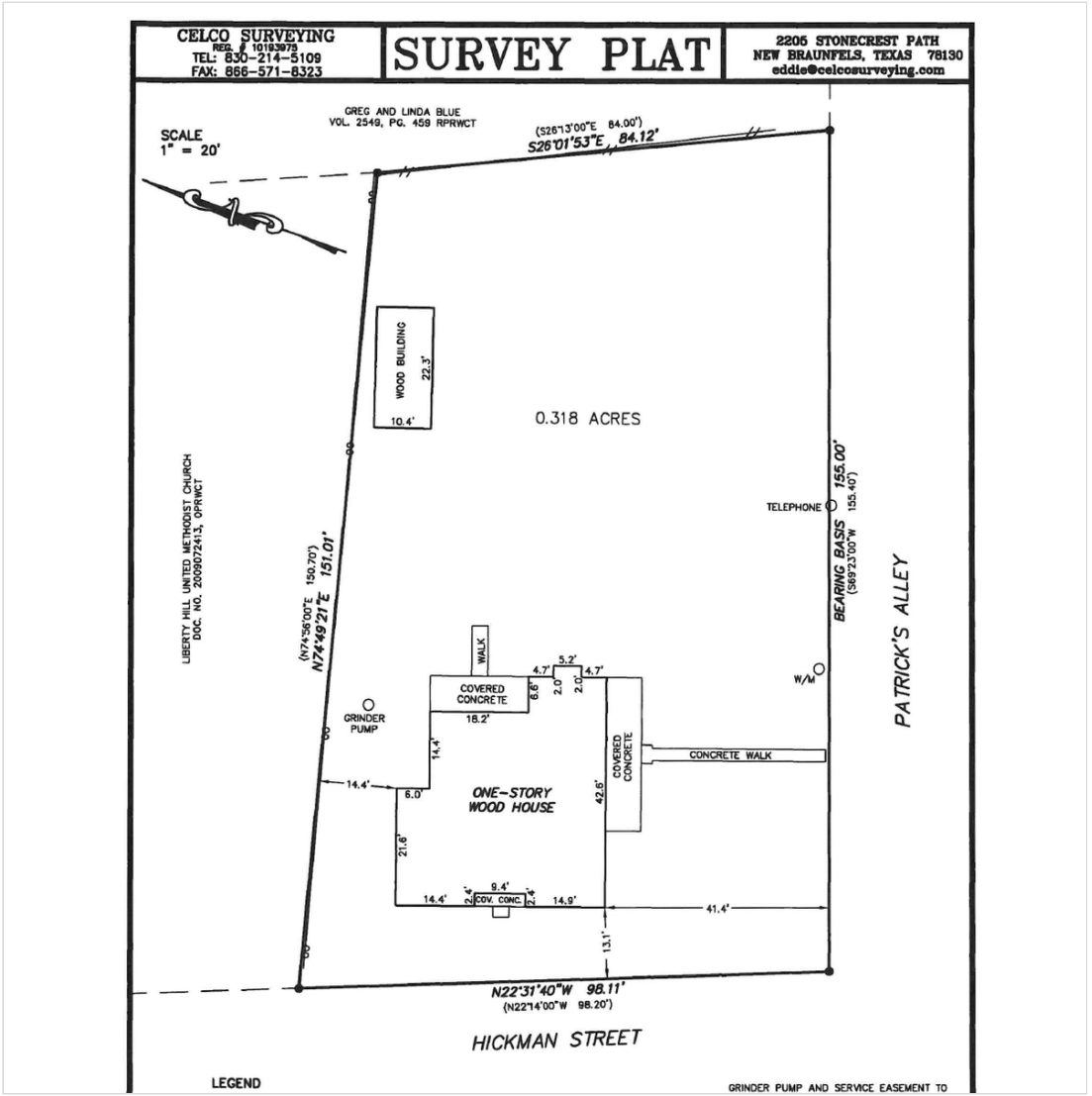
- Lot Size: ± 0.318 acres (13,852 SF)
- Zoning: C-2, Downtown Commercial/Retail (City of Liberty Hill)
- Legal: Lot 3A; current subject parcel
- Corner lot, two-street frontage (Patrick's Alley & Hickman Street)
- MLS Listing ID: 3335503

PRICE

Asking Price: **$335,000**

IMPROVEMENTS

- Existing one-story residence plus a detached building



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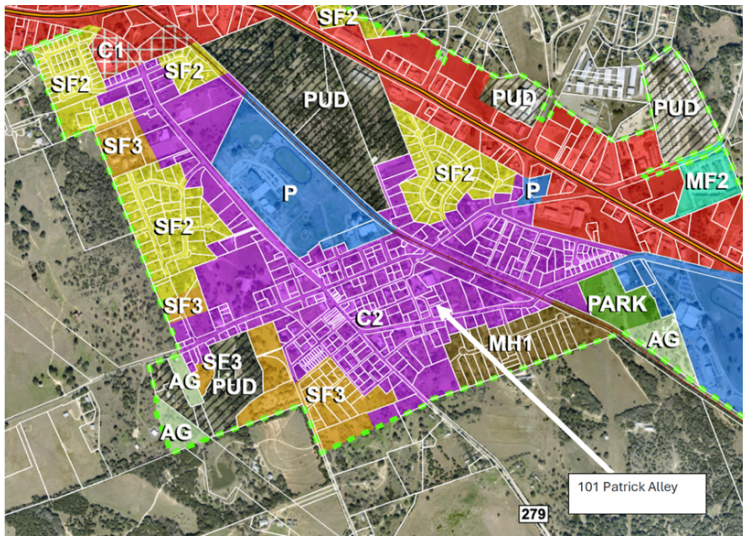
ZONING

- C-2, Downtown Commercial/Retail (City of Liberty Hill)
- Located within the proposed Downtown Flex character area under the Liberty Hill Downtown Master Plan

THE OPPORTUNITY

101 Patrick's Alley combines C-2 zoning, an existing residence, prominent corner location and two-street frontage within Downtown Liberty Hill — providing flexibility for residential, commercial, live/work, adaptive reuse or longer-term investmer

- Professional office
- Boutique retail
- Small business
- Live/work
- Adaptive reuse
- Investment



C2 — **DOWNTOWN COMMERCIAL/RETAIL**

OBJECTIVE

This district is intended to control and guide the development of commercial uses in downtown Liberty Hill. The standards in this district will allow continued, conforming use for existing uses as defined in the Zoning Use Table, and encourage new development in a compact, pedestrian-oriented environment.

LOT STANDARDS

Minimum Lot Width – 50'

Minimum Front Setback – 25'

Minimum Rear Setback – 15'

Minimum Side Setback – 7'

Maximum Building Height – 45'

Maximum Impervious Cover – 100%

PERMITTED USES (WHAT USES YOU CAN DO)

RESIDENTIAL USES
Single-Family, Detached Residence
Single-Family, Attached Residence
Townhouse
Home Occupation, as Called Out in Section 4.12.02 of the UDC
Group Home of Five (5) or Fewer Residence, per State Law
Group Home of Six (6) or More Residence, per State Law
Nursing, Convalescent or Rest Home
Retirement Center Apartment
Group Living

NON-RESIDENTIAL USES
Community Services
Day Care
Educational Facilities
Government Facilities, except Detention Centers
Institutions
Limited Hospital Services
Parks and Open Space
Passenger Terminal, Rail Transit
Place of Worship
Major and Minor Utilities
Eating Establishments
Bar and Tavern
Brewpub
Indoor Entertainment
Office
Overnight Accommodations (Hotel, Motel, Bed and Breakfast)
Parking, Commercial
Retail Sales/Service (incl. Personal Service and Repair Shops)
Farm Stand

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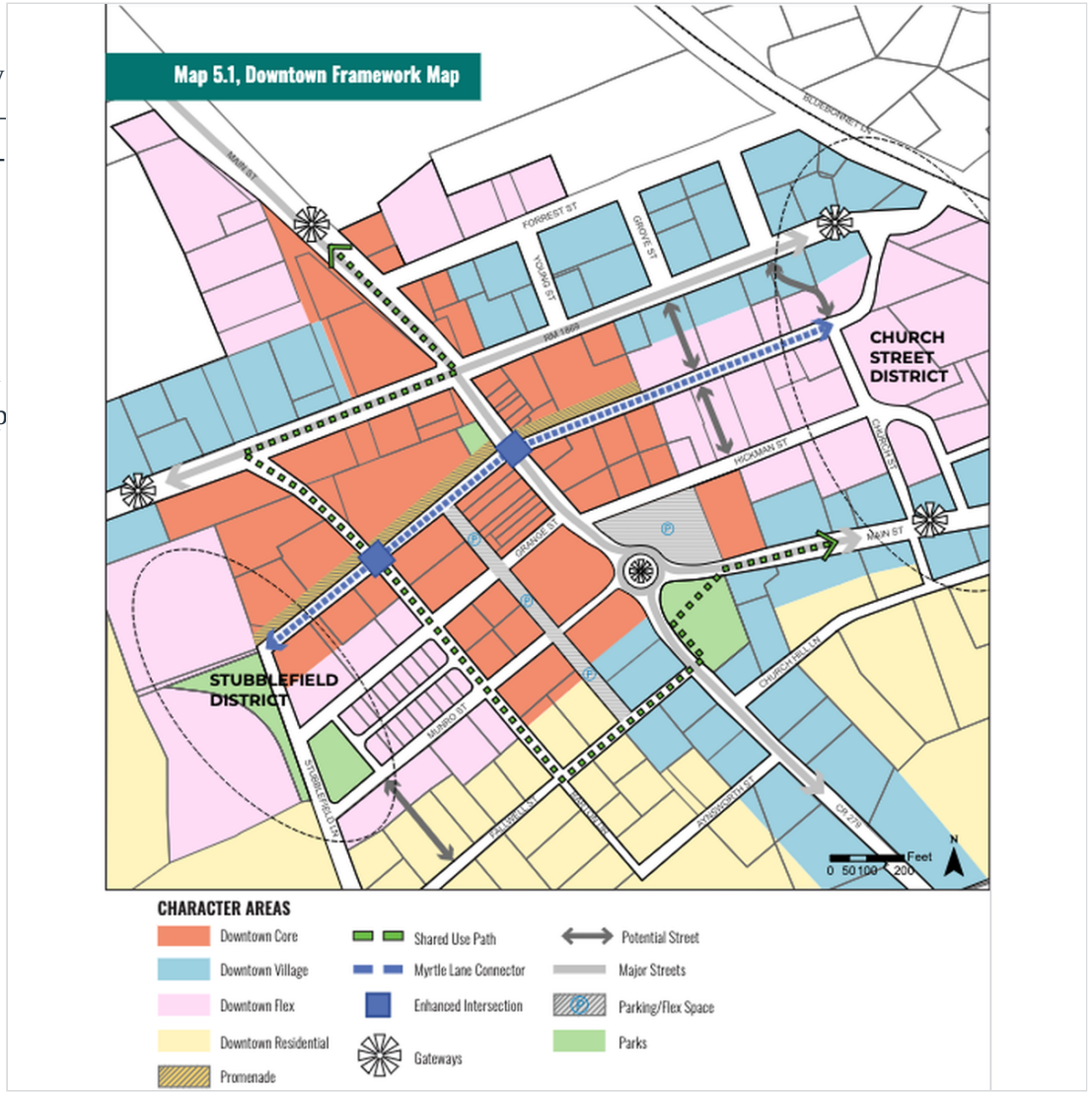
DOWNTOWN LIBERTY HILL

Downtown Liberty Hill offers a distinctly different opportunity from the City's newer highway-oriented commercial corridors - an established setting where walkability, character and smaller-scale commercial activity are central to the City's long-term vision.

- Adopted Downtown Master Plan supports a cohesive, walkable mixed-use district
- Located within the proposed Downtown Flex character area
- Plan contemplates adaptive reuse of existing homes for shop offices and similar concepts

PROPERTY INFORMATION & TOURS

- Pohl Jensen LLC
- Office: 512-335-5577
- Mira Boyda | 512-636-8891 | mira@pohlpartners.com
- Alyssa Pruitt | 512-966-8003 | alyssa@pohljensen.com



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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Pohl Jensen	9011091	jjensen@pohljensen.com	512-335-5577
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jennifer Jensen	302245	jjensen@pohljensen.com	512-335-5577
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials				Date