



Hanson's Corner

Hwy 79 at CR 119, Hutto, TX

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- Austin's fastest growing suburb
- Named "Top 100 Places in Major Markets to Locate Your Business" by Southern Business & Development along with other accolades.
- Located to the East of Round Rock in Williamson County
- Exceptional demographics & traffic counts
- Close proximity to Temple College, a 57 acre campus with 1,500 students

Retail Space Available

- Anchor & Junior Anchor opportunities

Pad Sites Available

Ground lease and purchase opportunities

Lease Rates

- Call broker for pricing



Area Retailers & Restaurants



Demographics



Population Estimate

1 mi	5 mi	Trade Area
6,303	74,427	266,288



Projected Annual Growth (2015-2020)

1 mi	5 mi	Trade Area
2.8%	2.8%	2.8%



Median Household Income

1 mi	5 mi	Trade Area
\$84,601	\$94,650	\$74,133



Traffic Counts

- 59,921 VPD (Hwy 79 E of FM 685)
- 17,612 VPD (FM 685 S of Hwy 79)

Hutto Texas

Active and Future Subdivisions

- Future Subdivisions
- Active Subdivisions
- Built-out Subdivisions

	Homes	Pop/Home*	Population
Hutto 4 Mile Radius			42,660
Active Subdivisions - Vacant Developed Lots	2,291	2.7	6,186
Active Subdivisions - Future Lots	2,595	2.7	7,007
Future Subdivisions - Planned Lots	2,370	2.7	6,399
			62,252

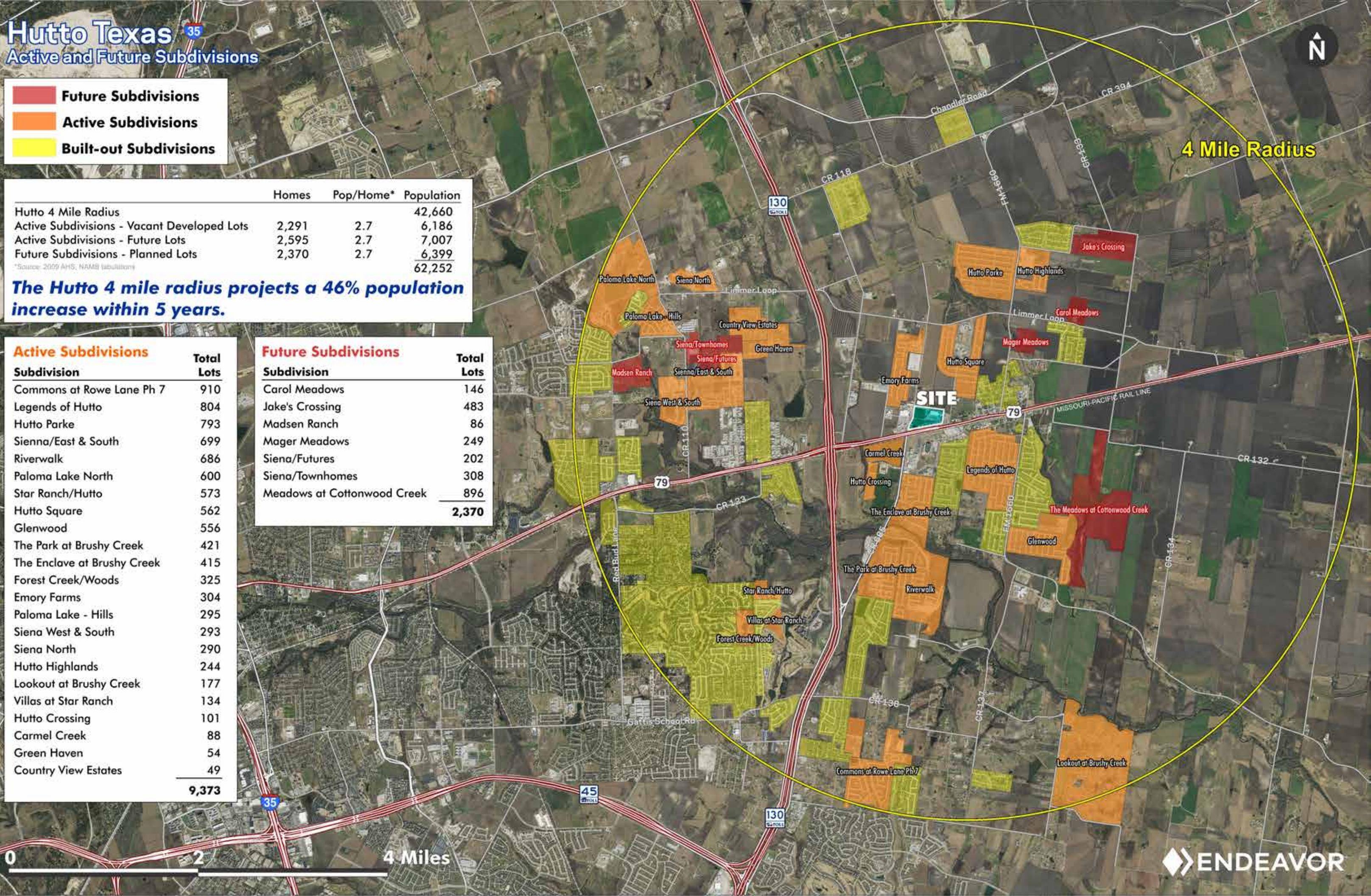
The Hutto 4 mile radius projects a 46% population increase within 5 years.

Active Subdivisions

Subdivision	Total Lots
Commons at Rowe Lane Ph 7	910
Legends of Hutto	804
Hutto Parke	793
Sienna/East & South	699
Riverwalk	686
Paloma Lake North	600
Star Ranch/Hutto	573
Hutto Square	562
Glenwood	556
The Park at Brushy Creek	421
The Enclave at Brushy Creek	415
Forest Creek/Woods	325
Emory Farms	304
Paloma Lake - Hills	295
Sienna West & South	293
Sienna North	290
Hutto Highlands	244
Lookout at Brushy Creek	177
Villas at Star Ranch	134
Hutto Crossing	101
Carmel Creek	88
Green Haven	54
Country View Estates	49
Total	9,373

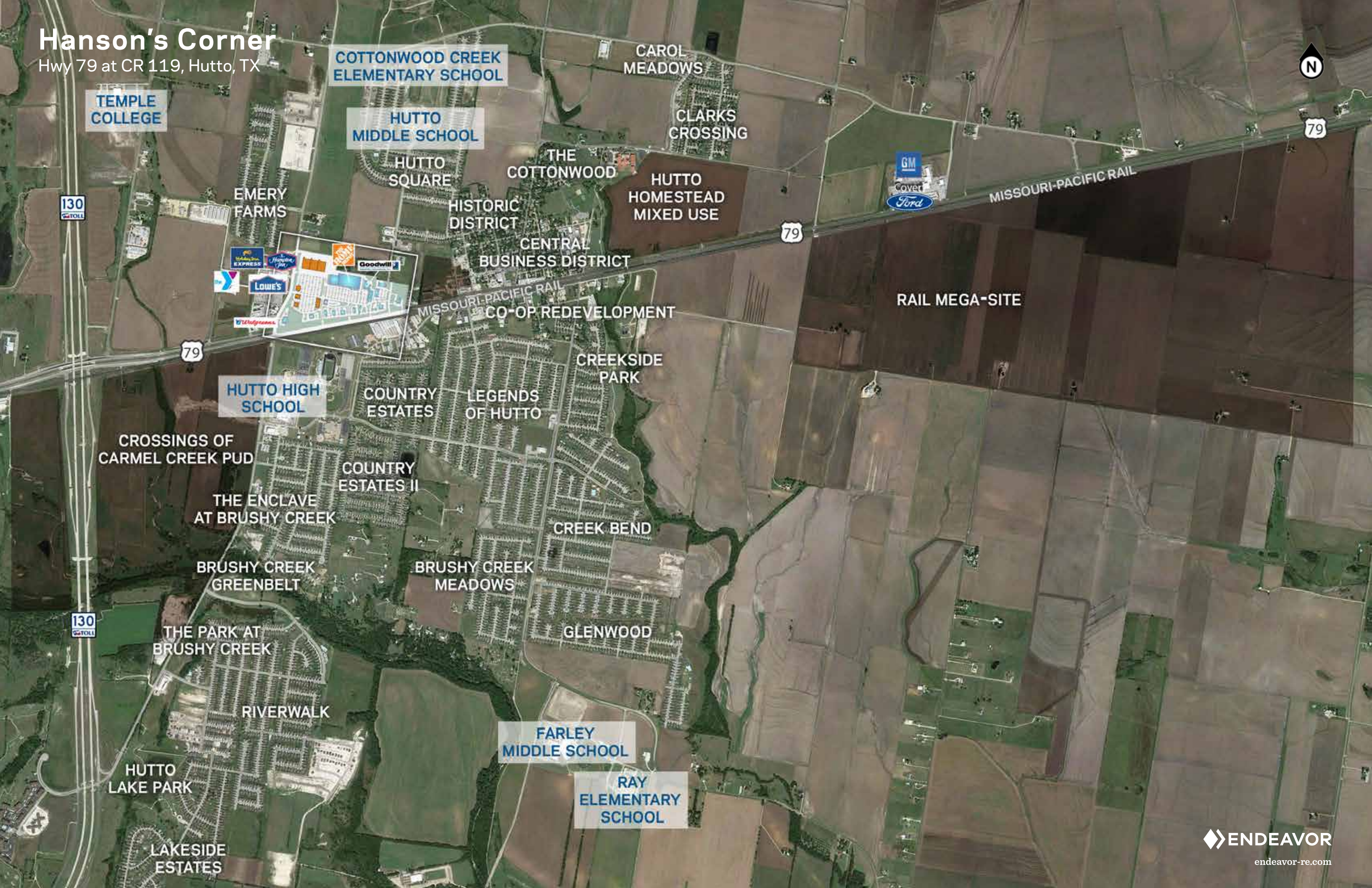
Future Subdivisions

Subdivision	Total Lots
Carol Meadows	146
Jake's Crossing	483
Madsen Ranch	86
Mager Meadows	249
Sienna/Futures	202
Sienna/Townhomes	308
Meadows at Cottonwood Creek	896
Total	2,370



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TEMPLE COLLEGE

COTTONWOOD CREEK ELEMENTARY SCHOOL

CAROL MEADOWS

CLARKS CROSSING

HUTTO MIDDLE SCHOOL

HUTTO SQUARE

THE COTTONWOOD

HUTTO HOMESTEAD MIXED USE

EMERY FARMS

HISTORIC DISTRICT

CENTRAL BUSINESS DISTRICT



MISSOURI-PACIFIC RAIL

130 TOLL



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RAIL MEGA-SITE

MISSOURI-PACIFIC RAIL CO-OP REDEVELOPMENT

HUTTO HIGH SCHOOL

COUNTRY ESTATES

LEGENDS OF HUTTO

CREEKSIDE PARK

CROSSINGS OF CARMEL CREEK PUD

COUNTRY ESTATES II

THE ENCLAVE AT BRUSHY CREEK

CREEK BEND

BRUSHY CREEK GREENBELT

BRUSHY CREEK MEADOWS

THE PARK AT BRUSHY CREEK

GLENWOOD

RIVERWALK

FARLEY MIDDLE SCHOOL

RAY ELEMENTARY SCHOOL

HUTTO LAKE PARK

LAKESIDE ESTATES



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2016 Demographic Information

- 1,500% Population Growth from 2000-2015
- 266,288 Residents within the Trade Area
- 74,427 Residents in 5 miles
- \$74,133 Median Household Income within the Trade Area

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.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

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, 512-936-3000 (<http://www.trec.texas.gov>)