

# HUTTO RETAIL CENTER

NWQ OF FM 1660 & LIMMER LOOP  
6020 FM 1660 | HUTTO, TEXAS 78634

FOR LEASE  
\$22.00 - \$24.00 PSF NNN  
\*NNNs \$5.00 PSF

\*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE  
1,200 SF - 3,000 SF  
End Cap Available

CALL TODAY FOR  
MORE INFORMATION



## PROPERTY HIGHLIGHTS

- **1,000 gallon community grease trap already in place**
- Rapidly growing suburban community of Hutto
- Population expected to grow over 40% in the next five years
- 52' Bay Depth
- 16 Gas Pumps
- Just 2.8 Miles from TX-130
- Only 1.1 Miles from US-79

## DEMOGRAPHIC SNAPSHOT

	1 miles	3 miles	5 miles
2017 Population	6,126	22,707	52,503
5 Yr Projected Growth	19.15%	20.2%	19.35%
Average HH Income	\$87,019	\$86,430	\$102,832

## TRAFFIC COUNTS

FM 1660: 5,785 VPD | Hwy 79: 24,208 VPD (TXDOT 2016)

## AREA RETAILERS



Win Scott  
[wscott@retailsolutions.us](mailto:wscott@retailsolutions.us)  
512.474.5557

retail  
solutions

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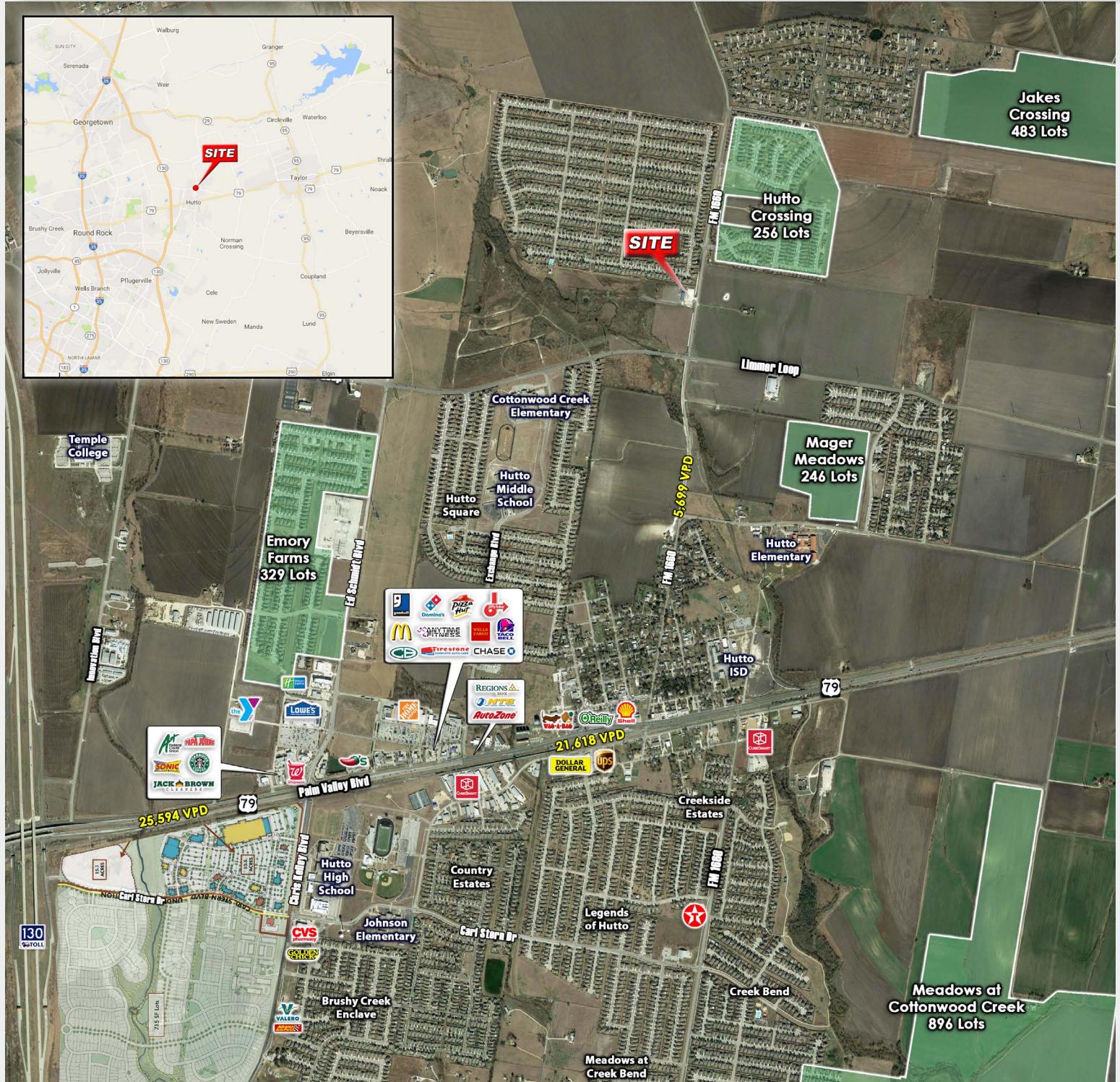
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## Titan Development offers update on \$100M Hutto project at business event Thursday

Company official: Work set to begin in the next two months on 100,000-square-foot facility

Titan Development will begin work in Hutto in the next two months, according to the company's Director of Development Darin Manning.

Manning was the guest speaker at the Hutto Economic Development Corporation and the Hutto Area Chamber of Commerce power breakfast Thursday. He said the company is anxious to get started on the speculative building project at Innovation Business Park, across from the East Williamson County Higher Education Center on the city's northwest side.



Manning said the company will hire local contractors to work on the original 150,000-square-foot facility that will lease space to tenants looking for a minimum 32,000 square feet of space to the whole building for one tenant. He also said the company raises money through institutional investors, allowing Titan to "be nimble and move quickly" as opposed to the pace of having to secure financing.

"We will be very competitive for our lease rates and build an efficient building," Manning said, noting the state-of-the-art facility will include LED lighting, docking for trucks, a property buffer with a setback of 65 feet from the neighborhood and a water basin of about 10 acres.

Manning said the first spec building will be followed—based on lease successes—by five more buildings and close to 1 million square feet of light industrial space in the first phase.

"We will build accordingly and invest about \$100 million in buildings," Manning said. "In about two months, we will be coming out of the ground with this building."

Hutto Executive Director of Business & Development Services Helen Ramirez said a hike-bike trail will circle the 10-acre retention pond.

The Schneider family property used for the project is about 71 acres. Rights of way purchases were closed Monday, according to officials, to start the extension of Emory Farm Lane through the park. The new section of road will be named Schneider Boulevard.

Manning said Titan Development is looking forward to being part of the community.

"It's about creating jobs, and we think it's a great place to do that," Manning said. "It will take about a year to build this building."

Source: <http://tamu.us6.list-manage1.com/track/click?u=982bc65a76b40d9b51cfa8cd3&id=52091e9468&e=f06142f4da>

## Major residential and commercial developments starting in Hutto

A number of construction projects are underway throughout Hutto, including along FM 685 south of Hwy. 79.

The developments range from business parks to luxury apartments, retail and residential space.

Preliminary construction is underway on a mixed-use retail and restaurant development along Chris Kelley Boulevard between Carl Stern Drive and Hwy. 79.

The project will be developed by CBRE Group Inc., a real estate service and investment firm.

The residential developments in Carmel Creek include a luxury apartment community with 123 future multifamily homes to be built by Ohio-based M/I Homes as well as 310 apartment units built by CMC Commercial Realty Group, based out of Dallas. Carmel Creek by Pulte Homes is currently offering single-family houses off Carl Stern Drive.

"We've got a population with a median age of 33. We've found that they are interested in houses and they would like a place with access to metropolitan area, but they enjoy a quiet place like Hutto," Hutto City Manager Odis Jones said.

There are more than 700 lots earmarked for retail, residential or restaurant use in the area between FM 685 and SH 130, stretching from Hwy. 79 to an area just north of the Brushy Creek riverbed. The development will include a parkland that runs through the neighborhoods and a trail that runs parallel to Brushy Creek. A series of trails will run through the development, stretching from parts of the residential areas to the northern bank of Brushy Creek.

Currently, a Wendy's restaurant and a Popeyes Louisiana Chicken restaurant are planned in the Carmel Creek space near the southwest intersection of FM 685 and Hwy. 79. Plans are also in place for a Circle K gas station at the southwest corner of intersection of Carl Stern and FM 685.

There are more than 13 acres of land set aside for future development in the northwest corner of Carmel Creek, though no development is yet planned for the space.

Austin-based commercial real estate developer Retail Solutions broke ground in September on Hutto Plaza, a mixed-use office site on the east side of Chris Kelley Boulevard, south of Carl Stern. Preston Wolfe, commercial adviser for the property, said one of the two buildings will be a multistory development, and the estimated completion date is March. No leases have been signed for the site yet.

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Wendy's officials confirmed Tuesday a new franchisee-owned restaurant will be built on Chris Kelley Boulevard near the southwest intersection of...

Retail Solutions is also currently building up Star Ranch Market, which will open in the first quarter of 2018 and is located just north of the H-E-B Plus on southbound FM 685 in Hutto.

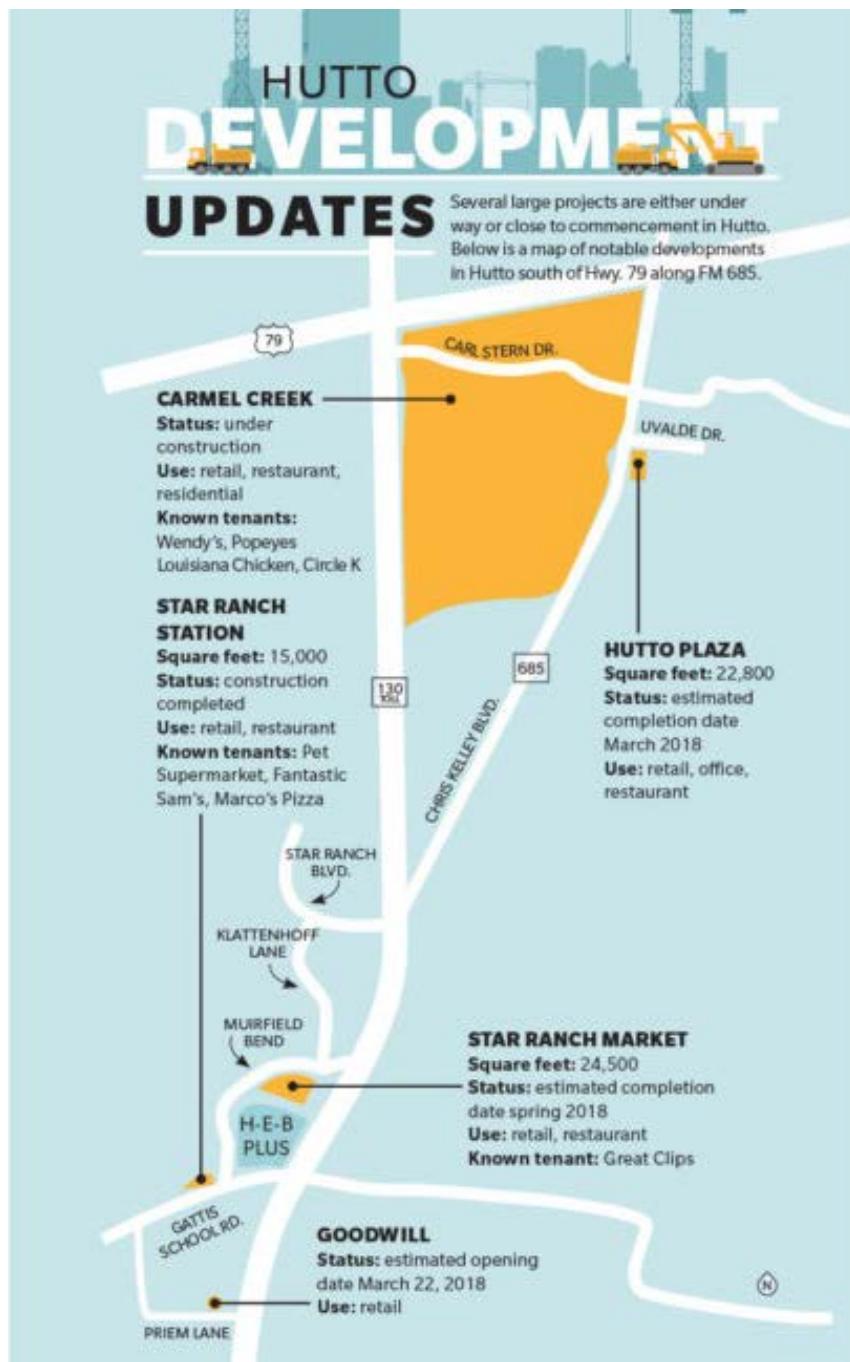
Three leases have been signed for spaces in Star Ranch Market, including a nail salon, an Asian cuisine restaurant and a Great Clips salon.

A new Goodwill retail store will open a Star Ranch-area location built along southbound FM 685 at Priem Lane in Hutto.

Land is being cleared for the new building on the north side of the intersection, which is just west of SH 130 and south of Gattis School Road. Per the project permit, the construction anticipates an end date of March 22.

Construction is also now complete on Muirfield Bend, a new road that borders the Golf Club at Star Ranch and runs behind H-E-B Plus, connecting FM 685 to Gattis School Road.

Pet Supermarket, a retail chain for pet food and other pet supplies, will open on Gattis School Road in the Star Ranch Station retail center developed by Retail Solutions. Fantastic Sam's Cut & Color, a hair salon franchise, and a Marco's Pizza, a restaurant chain, have also signed leases in Star Ranch Station.



Source: <https://communityimpact.com/austin/round-rock-pflugerville-hutto/development-construction/2017/11/07/major-residential-commercial-developments-starting-hutto/>

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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.

### 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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions"	603091 OR 9003193	<b>leads@retailsolutions.us</b>	<b>512-474-5557</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	<b>leads@retailsolutions.us</b>	<b>512-474-5557</b>
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	<b>leads@retailsolutions.us</b>	<b>512-474-5557</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date