

The Landing @ Hutto

Ed Schmidt Blvd

Proposed Pad Site: 1-3 ac.

Proposed Pad Site: 1-3 ac.

Proposed Pad Site: 1.2 ac.

Proposed

# Hanson's Corner

NEC of Hwy 79 & CR 119 (Ed Schmidt Blvd.), Hutto, TX

Endeavor Real Estate Group  
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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



### Pad Sites Available

- 1.2-3 ac.
- Ground lease and purchase opportunities

### Lease Rates

- Call broker for pricing

### Area Retailers & Restaurants



### Demographics (2023)



#### Population Estimate

1 mi	3 mi	5 mi
10,157	40,511	96,332



#### Projected Annual Growth (2020-2025)

1 mi	3 mi	5 mi
3.2%	3.5%	3.2%



#### Median Household Income

1 mi	3 mi	5 mi
\$82,864	\$90,809	\$104,065



#### Traffic Counts

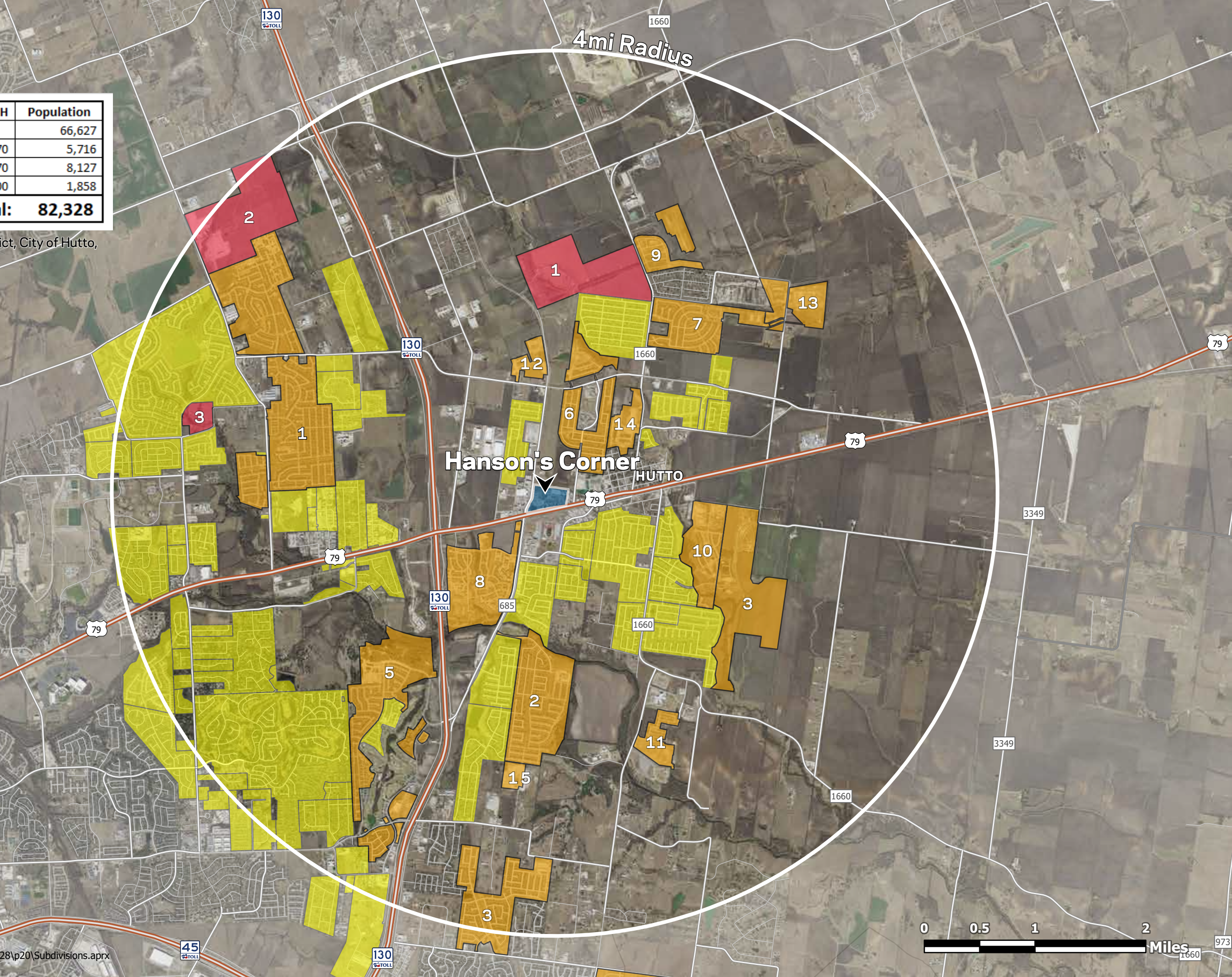
- 39,197 VPD (Hwy 79)
- 19,877 VPD (Ed Schmidt Blvd)
- 27,290 VPD (Chris Kelley Blvd)

		Pop/HH	Population
Existing Trade Area			66,627
Active - Future SF Units	2,117	2.70	5,716
Future - Total SF Units	3,010	2.70	8,127
Planned MF Units	929	2.00	1,858
	<b>Total:</b>		<b>82,328</b>

Sources: Williamson County Appraisal District, City of Hutto, City of Round Rock, MetroStudy, ReGIS

Active Subdivision		
Map ID	Name	Total Lots
1	Siena	1,792
2	Riverwalk	1,081
3	Cottonwood Creek	896
3	Commons at Rowe	913
5	Star Ranch	742
6	Hutto Square	720
7	Hutto Highlands	639
8	Hutto Crossing	630
9	Mustang Creek	507
10	Cross Creek Subdivision	488
11	Brooklands	317
12	Wilco Ranch	247
13	Highlands North	220
14	Durango Farms	136
15	Southgate	113
<b>TOTAL:</b>		<b>9,441 Lots</b>

Future Subdivision		
Map ID	Name	Total Lots
1	Emory Crossing	1,648
2	Salerno	1,300
3	Chester Ranch	62
<b>TOTAL:</b>		<b>3,010 Lots</b>





**Hanson's Corner Phase II**

Hutto Plaza Retail

The Landing @ Hutto

Future Industrial



**SITE**



Townwest Commons

Hutto Coop District

Future Residential

Hutto High School

HUTTO



79

685

130 TOLL



0 1/2 1 Mile





**Hanson's Corner Phase II**

DQ Chick-fil-c Chicken Fries & Sandwiches MOD PIZZA Tiff's Treats Great Clips

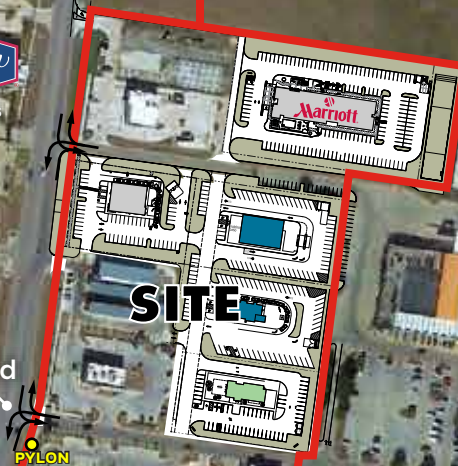
DUCHY FINE BURGERS, FRIES & SANDWICHES CHIPOTLE

MOD PIZZA Tiff's Treats Great Clips STOCKADE KITCHEN

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The Landing @ Hutto

Hutto Coop District



Hampton Inn 72 Rooms  
Hutto EDC

LOWE'S

THE HOME DEPOT

Goodwill

CHARITABLE PARTNERS

Proposed

PYLON SIGNAGE

Highway 79 (39,197 VPD)

PYLON SIGNAGE

chili's

McDonald's

Firestone

WELLS FARGO

CHASE

Ed Schmidt Blvd (19,877 VPD)

FSB

Chris Kelly Blvd (27,290 VPD)

Premium Dentistry

Wendy's

POPEYES LOUISIANA KITCHEN

DUTCH BROS

BURGER KING

TAKE 5

BUENO Taco Buena

MALISTER'S

SAJADO

Freebirds WORLD BURRITO

Hutto High School

Hutto Elementary School

Country Estates

Legends of Hutto

Future Industrial

Townwest Commons

EVO PROPERTIES Proposed

Future Residential

Crossings of Carmel Creek PUD

**KEY**

- Available
- Closed on Pad
- Under Contract
- Negotiating Contract

1/8 1/4 Mile



Future Industrial

Emery Farms

The Landing @ Hutto

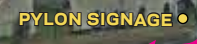
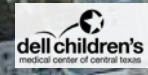
# Hanson's Corner

Hutto  
Coop  
District

Williamson County  
Commissioner Office

Townwest  
Commons

Hutto  
High School



79 39,197 VPD

Ed Schmidt Blvd  
19,877 VPD

Chris Kelly Blvd  
27,290 VPD

MISSOURI-PACIFIC RAIL



### The Landing @ Hutto

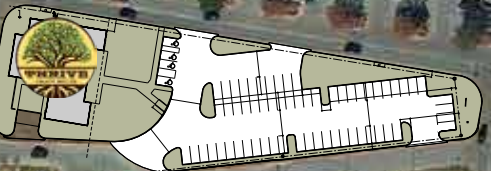
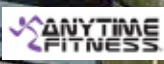
Ed Schmidt Blvd

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Proposed



U.S. HWY 79

### 2023 Demographic Information

- 1,500% Population Growth from 2000-2015
- Projected Annual Growth (2021-2026): 111,522 Residents in 5 miles
- \$110,995 Median Household Income within the Trade Area

#### KEY

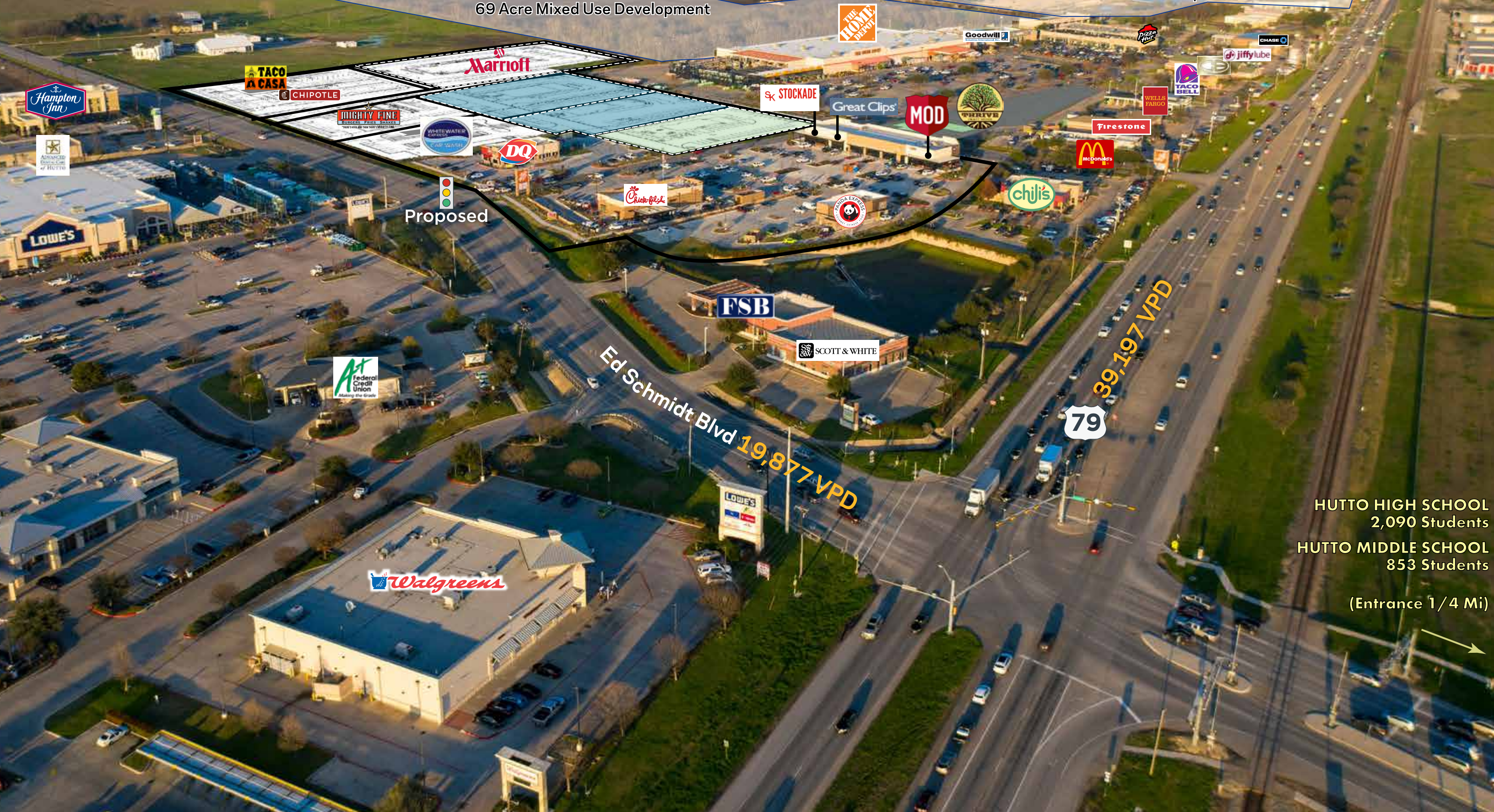
- Available
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- Negotiating Contract

0 250 500 ft

 AVAILABLE  
 LOI WORKING  
 UNDER CONTRACT

**THE LANDING @ HUTTO**  
69 Acre Mixed Use Development

**HUTTO COOP DISTRICT**  
35 Acre Mixed Use Development



39,197 VPD



Ed Schmidt Blvd 19,877 VPD

HUTTO HIGH SCHOOL  
2,090 Students  
HUTTO MIDDLE SCHOOL  
853 Students

(Entrance 1/4 Mi)







11-2-2015

## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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