

THE CO-OP DISTRICT

RETAIL / OFFICE FOR LEASE

RETAIL/HOTEL PAD SITES FOR GROUND LEASE

Downtown Hutto, Texas

Boyd Harris	boyd@matexas.com	(512) 947-0375
Jake Bellonzi	jake@matexas.com	(512) 554-9944
Joe McAllister	joewillie@matexas.com	(512) 784-1134

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704 (512)472-2100 FAX: (512)472-2905

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

THE CO-OP DISTRICT FOR LEASE

Hwy 79 Hutto, Texas 78634



Traffic Counts
36,639 VPD (Costar)

Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	30,113	69,099	311,634
2022 Population:	36,016	81,141	359,636
Pop Growth 2017-2022:	19.60%	17.43%	15.40%
Average Age:	31.70	33.40	34.30

INTERIOR



the CO OP DISTRICT

Rental Rates

Retail: $32 - $36/SF + NNN

Office: $26-28/SF + NNN

NNN: $11/SF

See agent for pad lease rates

HUTTO CITY HALL



~115 Employees
~500 Visitors Per Day

FRONT ENTRANCE AERIAL



CO-OP DISTRICT ENTRANCE



~View from US Highway 79, Lighted Intersection, Deceleration Lane Heading West, Left Turn Lane Heading East

TOWN GREEN WITH AMPHITHEATER



~Hiring Full Time Event Coordinator

Across Lakes

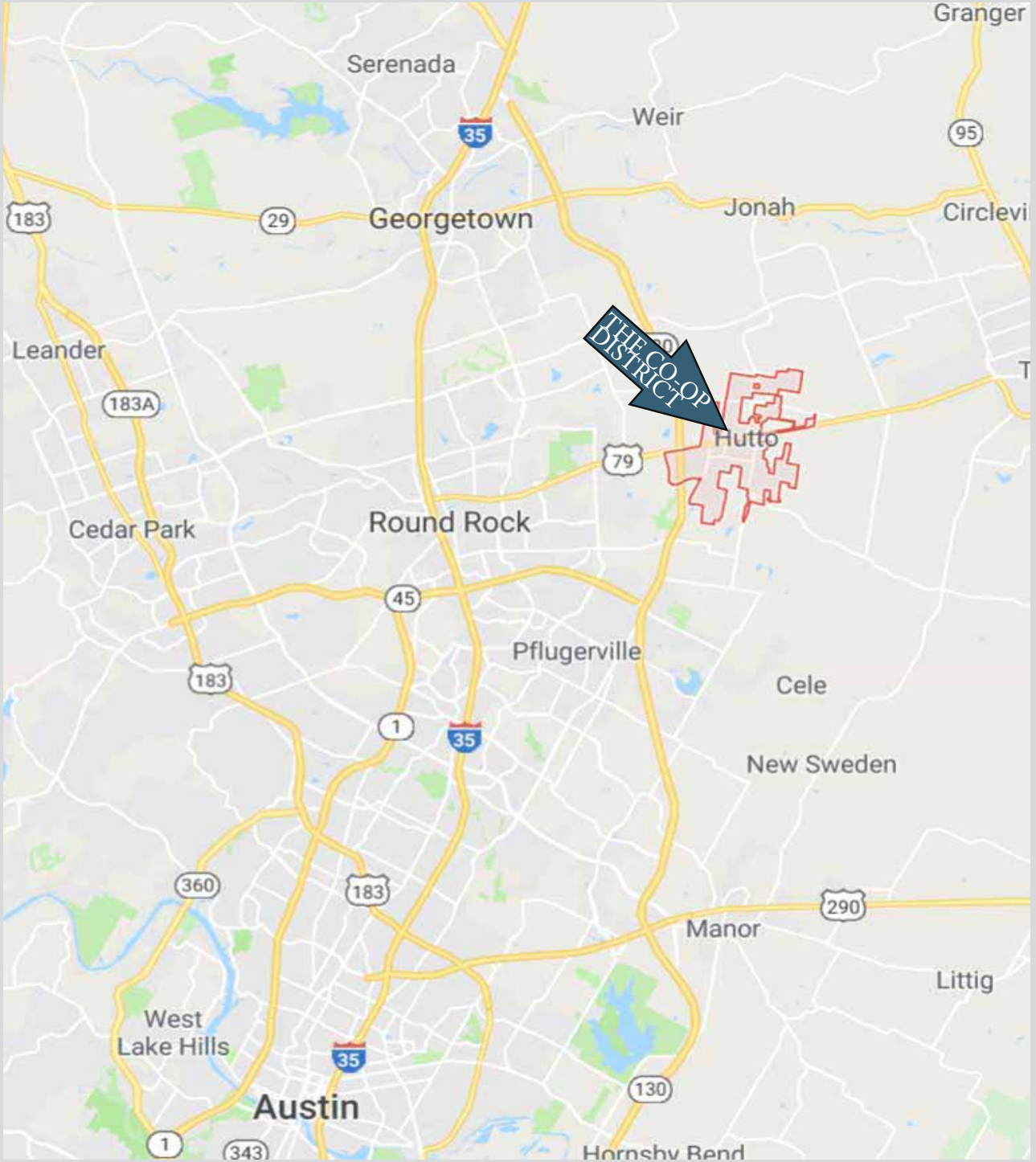


~Lakes with Lighted Fountains and Bridge

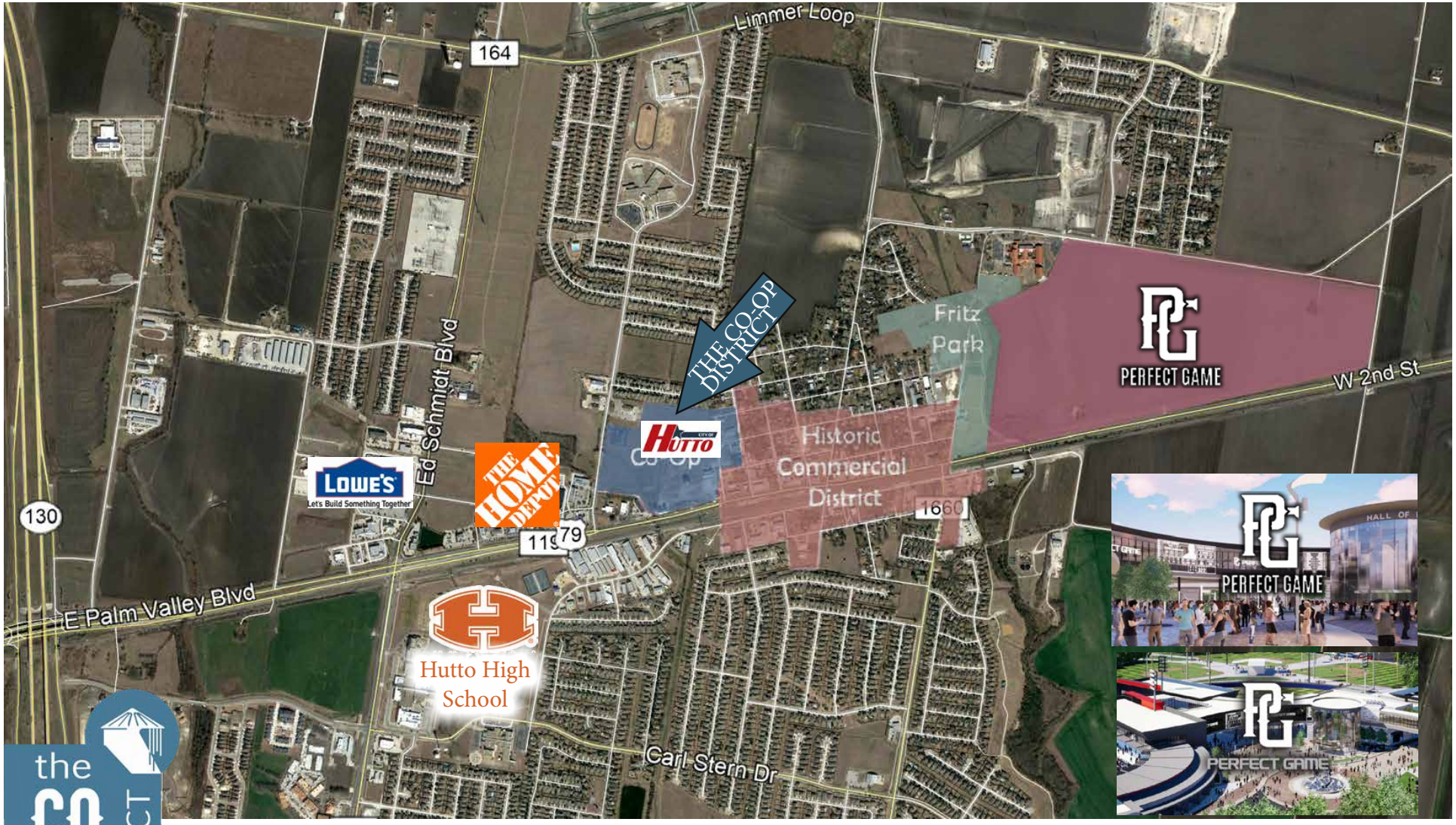
SITE PLAN


CITY HALL
W. LIVE OAK STREET
W. LIVE OAK STREET
EXCHANGE BOULEVARD
PECAN STREET
PECAN STREET
WEST STREET
CO-OP BOULEVARD
FARLEY STREET
HIGHWAY 79
CO-OP TOWN GREEN
GIN GARAGE
SOUTHSIDE MARKET
TOP NOTCH
13
14
15a
15
16
9
10
11
12
19
6
7
8
2b
1b
2
3
4
the CO OP DISTRICT
North
Scale: 1" = 60'
Date: October 24, 2019

REGIONAL MAP



AREA RETAIL


Limmer Loop
164
Ed Schmidt Blvd
THE CO-OP DISTRICT
Fritz Park
PERFECT GAME
W 2nd St
Historic Commercial District
HUTTO
LOWE'S
Let's Build Something Together
THE HOME DEPOT
130
1660
E Palm Valley Blvd
Hutto High School
Carl Stern Dr
the CO-OP DISTRICT

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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	Joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Boyd Harris	621609	Boyd@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____