Hanson's Corner

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

ENDEAVOR
REAL ESTATE GROUP

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Hanson's Corner Hutto, TX 78634





For Lease

HUTTO

- Austin's fastest growing suburb
- Named "Top 100 Places in Major Markets to Locate Your Business" by Southern Business & Development along with other accolades

THE SITE

- 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

RATES

- Please call for pricing

NEARBY RETAILERS





DEMOGRAPHICS (Q4 2024)

POPULATION ESTIMATE

1 mi	3 mi	5 mi
11,329	54,554	117,077

DAYTIME POPULATION

1 mi	3 mi	5 mi
10,769	35,447	79,353

MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
$118,495	$120,059	$132,148

TRAFFIC COUNTS

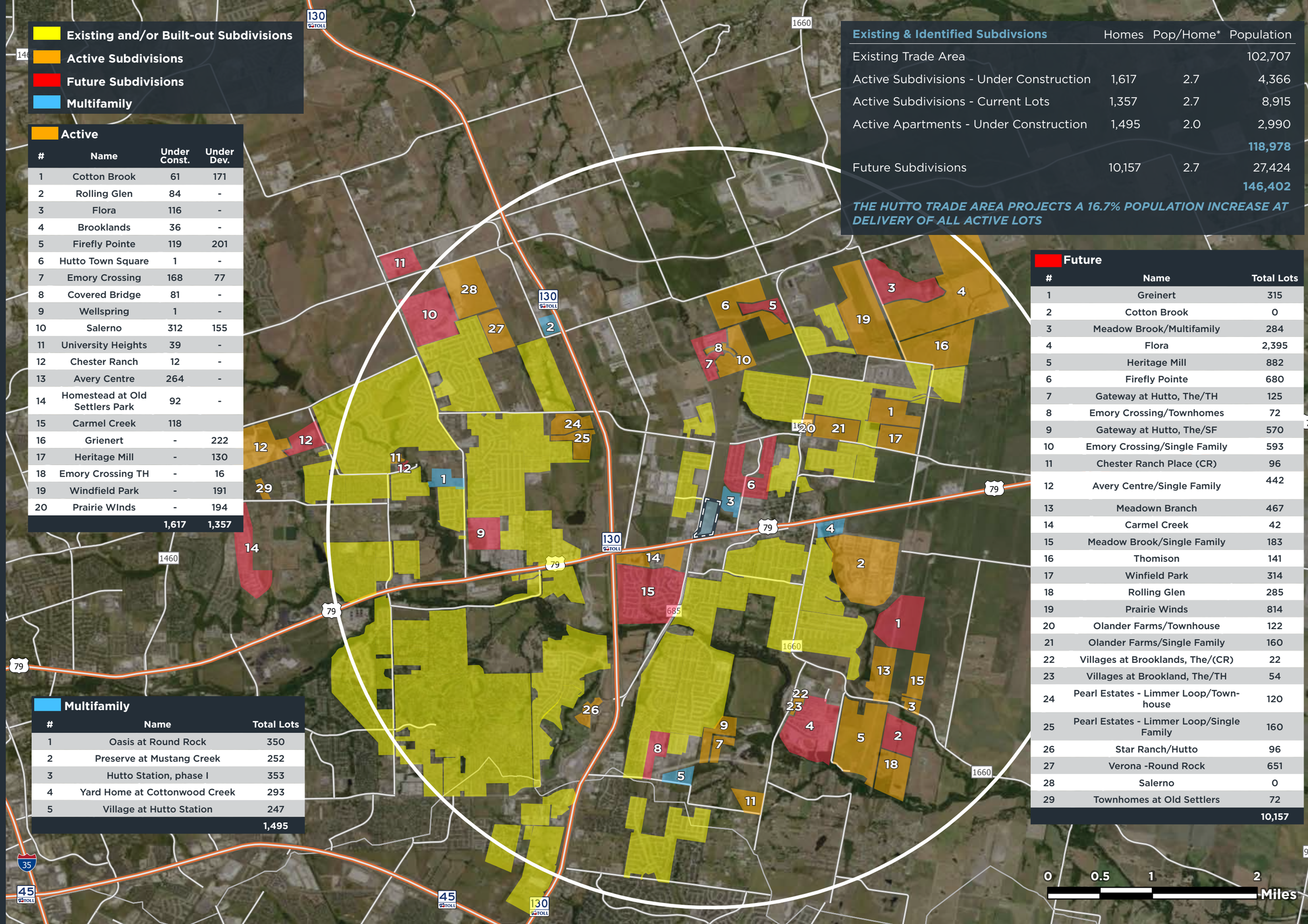
- 39,197 VPD (Hwy 79)
- 19,877 VPD (Ed Schmidt Blvd)
- 27,290 VPD (Chris Kelley Blvd)

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Existing & Identified Subdivsions	Homes	Pop/Home*	Population
Existing Trade Area			102,707
Active Subdivisions - Under Construction	1,617	2.7	4,366
Active Subdivisions - Current Lots	1,357	2.7	8,915
Active Apartments - Under Construction	1,495	2.0	2,990
			118,978
Future Subdivisions	10,157	2.7	27,424
			146,402

THE HUTTO TRADE AREA PROJECTS A 16.7% POPULATION INCREASE AT DELIVERY OF ALL ACTIVE LOTS

Active

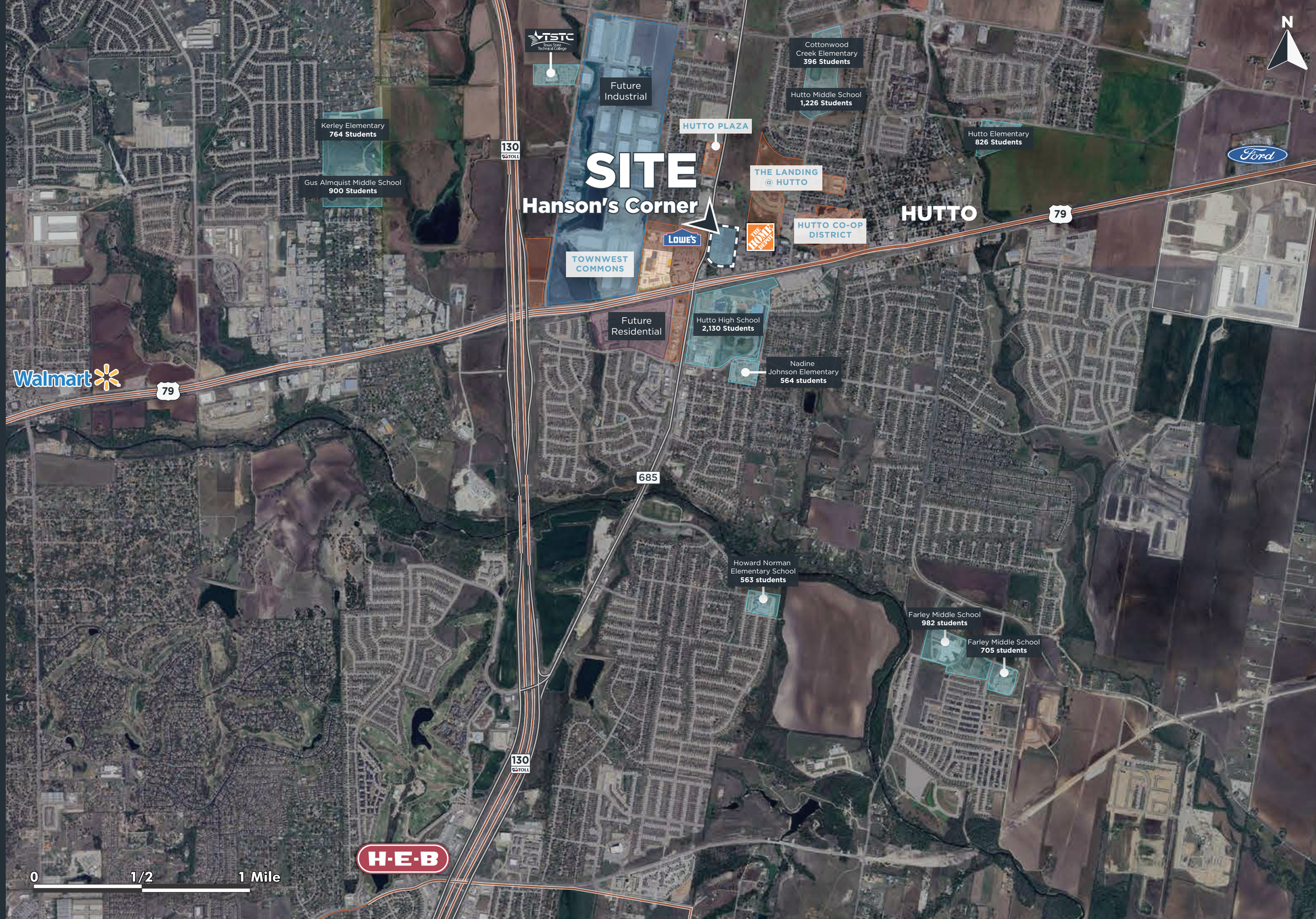
#	Name	Under Const.	Under Dev.
1	Cotton Brook	61	171
2	Rolling Glen	84	-
3	Flora	116	-
4	Brooklands	36	-
5	Firefly Pointe	119	201
6	Hutto Town Square	1	-
7	Emory Crossing	168	77
8	Covered Bridge	81	-
9	Wellspring	1	-
10	Salerno	312	155
11	University Heights	39	-
12	Chester Ranch	12	-
13	Avery Centre	264	-
14	Homestead at Old Settlers Park	92	-
15	Carmel Creek	118	
16	Grienert	-	222
17	Heritage Mill	-	130
18	Emory Crossing TH	-	16
19	Windfield Park	-	191
20	Prairie WInds	-	194
		1,617	1,357

Future

#	Name	Total Lots
1	Greinert	315
2	Cotton Brook	0
3	Meadow Brook/Multifamily	284
4	Flora	2,395
5	Heritage Mill	882
6	Firefly Pointe	680
7	Gateway at Hutto, The/TH	125
8	Emory Crossing/Townhomes	72
9	Gateway at Hutto, The/SF	570
10	Emory Crossing/Single Family	593
11	Chester Ranch Place (CR)	96
12	Avery Centre/Single Family	442
13	Meadown Branch	467
14	Carmel Creek	42
15	Meadow Brook/Single Family	183
16	Thomison	141
17	Winfield Park	314
18	Rolling Glen	285
19	Prairie Winds	814
20	Olander Farms/Townhouse	122
21	Olander Farms/Single Family	160
22	Villages at Brooklands, The/(CR)	22
23	Villages at Brookland, The/TH	54
24	Pearl Estates - Limmer Loop/Town-house	120
25	Pearl Estates - Limmer Loop/Single Family	160
26	Star Ranch/Hutto	96
27	Verona -Round Rock	651
28	Salerno	0
29	Townhomes at Old Settlers	72
		10,157

Multifamily

#	Name	Total Lots
1	Oasis at Round Rock	350
2	Preserve at Mustang Creek	252
3	Hutto Station, phase I	353
4	Yard Home at Cottonwood Creek	293
5	Village at Hutto Station	247
		1,495


TSTC
Texas State Technical College
Future Industrial
Cottonwood Creek Elementary
396 Students
Hutto Middle School
1,226 Students
Hutto Elementary
826 Students
Kerley Elementary
764 Students
Gus Almquist Middle School
900 Students
130
TOLL
HUTTO PLAZA
SITE
Hanson's Corner
THE LANDING @ HUTTO
HUTTO CO-OP DISTRICT
HUTTO
79
LOWE'S
TOWNWEST COMMONS
Future Residential
Hutto High School
2,130 Students
Nadine Johnson Elementary
564 students
Walmart
685
Howard Norman Elementary School
563 students
Farley Middle School
982 students
Farley Middle School
705 students
H-E-B
0
1/2
1 Mile
N


LIMMER LOOP
130 TOLL
ED SCHMIDT BLVD
COUNTY ROAD 108
LIVE OAK
EXCHANGE BLVD
1660
79
685
TSTC
Texas State Technical College
Innovation Business Park
2.5M SF of Industrial Space at Delivery
Hutto Square
Under Development
Cottonwood Creek Elementary
396 Students
Hutto Middle School
1,226 Students
Upper Schmidts Creek
40.8 ac. | 173 Homes
Hutto Elementary
826 Students
HANSON'S CORNER
TOWNWEST COMMONS
THE CO-OP DISTRICT
Hutto City Hall & Library
COVERT
Hutto Crossing
1.62M SF of Industrial Space at Delivery
Hutto Shopping Center
13.84 ac. Retail Development
Under Development
Hutto High School
2,130 Students
Nadine Johnson Elementary
564 students
1501 Knowles
Retail Pad Site
Under Development
DOLLAR GENERAL
CUBESMART
CROSSFIT
N
0 0.1 0.2 0.3 0.4
Miles


Resia Hutto Square
204 Units
N
SITE
Hanson's Corner
Emery Farms
The Landing @ Hutto
Hutto Crossing
1.62M SF of Industrial
Space at Delivery
BUILD-TO-SUIT AVAILABLE
FUTURE
Building 7
176,800 SF
Building 6
247,000 SF
Building 5
243,360 SF
Building 3
280,229 SF
Building 4
250,606 SF
Truck Court
Shared Truck Court
Hutto
City Hall
& Library
JACK ALLEN'S KITCHEN
THE CO-OP DISTRICT
TOWNWEST COMMONS
Proposed
PYLON SIGNAGE
Ed Schmidt Blvd 19,877 VPD
HWY 79 39,197 VPD
MISSOURI-PACIFIC RAIL
Chris Kelly Blvd 27,290 VPD
Hutto Premier
Dentistry
Hutto High School
2,130 Students
Emory Apartments
305 Units
Future Residential
Crossings of Carmel Creek
Country Estates
Legends of Hutto
0
1/8
1/4 Mile


Available
LOI Working
Negotiating Lease
Lease Executed
N
THE LANDING @ HUTTO
Proposed
Pad Site: 1-3 ac.
Proposed
Pylon
Signage
Pylon
Signage
Pylon
Signage
Pylon
Signage
ED SCHMIDT BLVD
U.S. HWY 79
79
Hutto High School
2,133 Students
0
250
500 ft
Advanced Dental Care of Hutto
Texas Roadhouse
Hampton Inn
Holiday Inn Express
Lowe's
Taco Casa
Chipotle
Gatti's Pizza
Tropical Cafe
Marriott
Mighty Fine Burgers Fries Shakes
Whitewater Tax Wash
DQ
Panera Bread
Stockade Kitchen
Mod Pizza
Great Clips
Tiff's Treats
Dentist Ice Cream
Endeavor - Physical Therapy & Wellness
Nail Salon
Chick-fil-A
Panda Express
The Home Depot
Goodwill Industries International, Inc.
Austin Regional Clinic
Domino's Pizza
Subway
Pizza Hut
Chase
jiffy lube
Christian Brothers Automotive
Taco Bell
Wells Fargo
Firestone
McDonald's
Thrive
chili's
First State Bank
Baylor Scott & White Health
dell children's medical center of central texas
Papa Johns Pizza
Wing Stop
Federal Credit Union Making the Grade
Walgreens
Sonic
CubeSmart self storage

Site Plan


MIGHTY FINE
NOW OPEN


DQ Restaurant
DQ Restaurant


MOD PIZZA
NAILS


Chick-fil-A

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 counteroffer 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.

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Sales Agent/Associate's Name	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

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Information available at www.trec.texas.gov

TREC

EQUAL HOUSING