

Hanson's Corner - Phase II

NEC of Hwy 79 CR 119, 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

Retail Space Available

- Anchor opportunities
- 1,200 sf - 8,771 sf

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
7,605	80,253	284,082



Projected Annual Growth (2016-2021)

1 mi	5 mi	Trade Area
4.2%	3.7%	3.3%



Median Household Income

1 mi	5 mi	Trade Area
\$79,797	\$99,866	\$77,532



Traffic Counts

- 23,780 VPD (Hwy 79 E of FM 685)
- 25,594 VPD (Hwy 79 W of FM 685)

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

*Source: 2009 AHIS, NRAM (subdivisions)

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

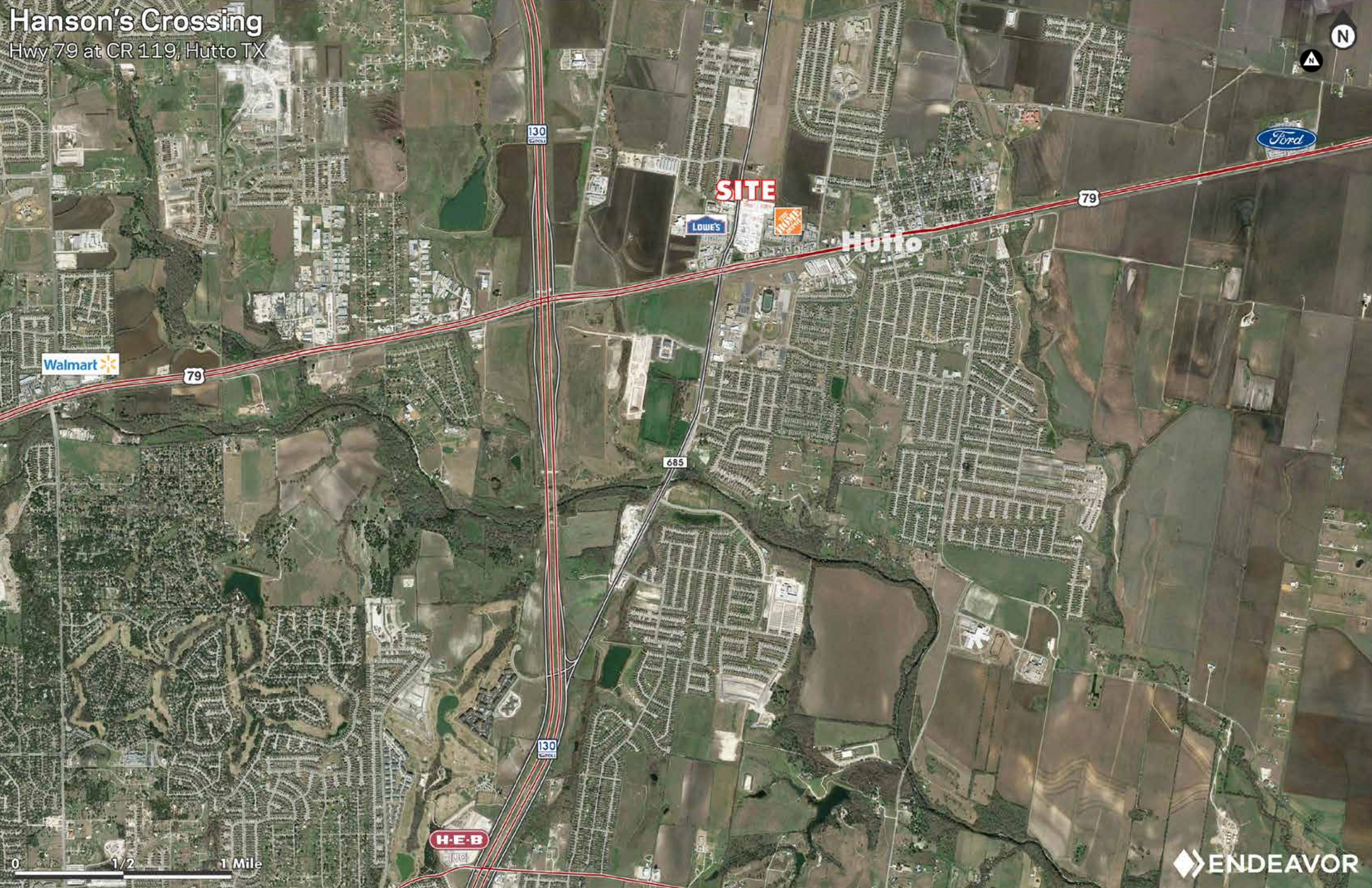
Subdivision	Total Lots
Carol Meadows	146
Jake's Crossing	483
Madsen Ranch	86
Mager Meadows	249
Sienna/Futures	202
Sienna/Townhomes	308
Meadows at Cottonwood Creek	896
Total	2,370

4 Mile Radius

SITE

Hanson's Crossing

Hwy 79 at CR 119, Hutto TX



Hanson's Corner

Hwy 79 at CR 119, Hutto, TX



Emery Farms

Holiday Inn EXPRESS
72 Rooms
Hutto EDC

LOWE'S

THE HOME DEPOT

SUBWAY
H&R BLOCK
Domino's

ANYTIME FITNESS

STARBUCKS COFFEE

SONIC

Walgreens

FSB

chili's

McDonald's

Firestone

WELLS FARGO

TACO BELL

CHASE

Goodwill

Highway 79

17,612 VPD

MISSOURI-PACIFIC RAIL

Highway 79 - 59,921 VPD

CR 119 / Ed Schmidt

FYRON SIGNAGE

FYRON SIGNAGE

FYRON SIGNAGE

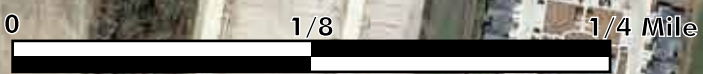
Hutto High School

Hutto Elementary School

Country Estates

Legends of Hutto

Crossings of Carmel Creek PUD



Hanson's Corner - Hutto, TX



KEY

Lease Executed

Signed LOI/Negotiating Lease

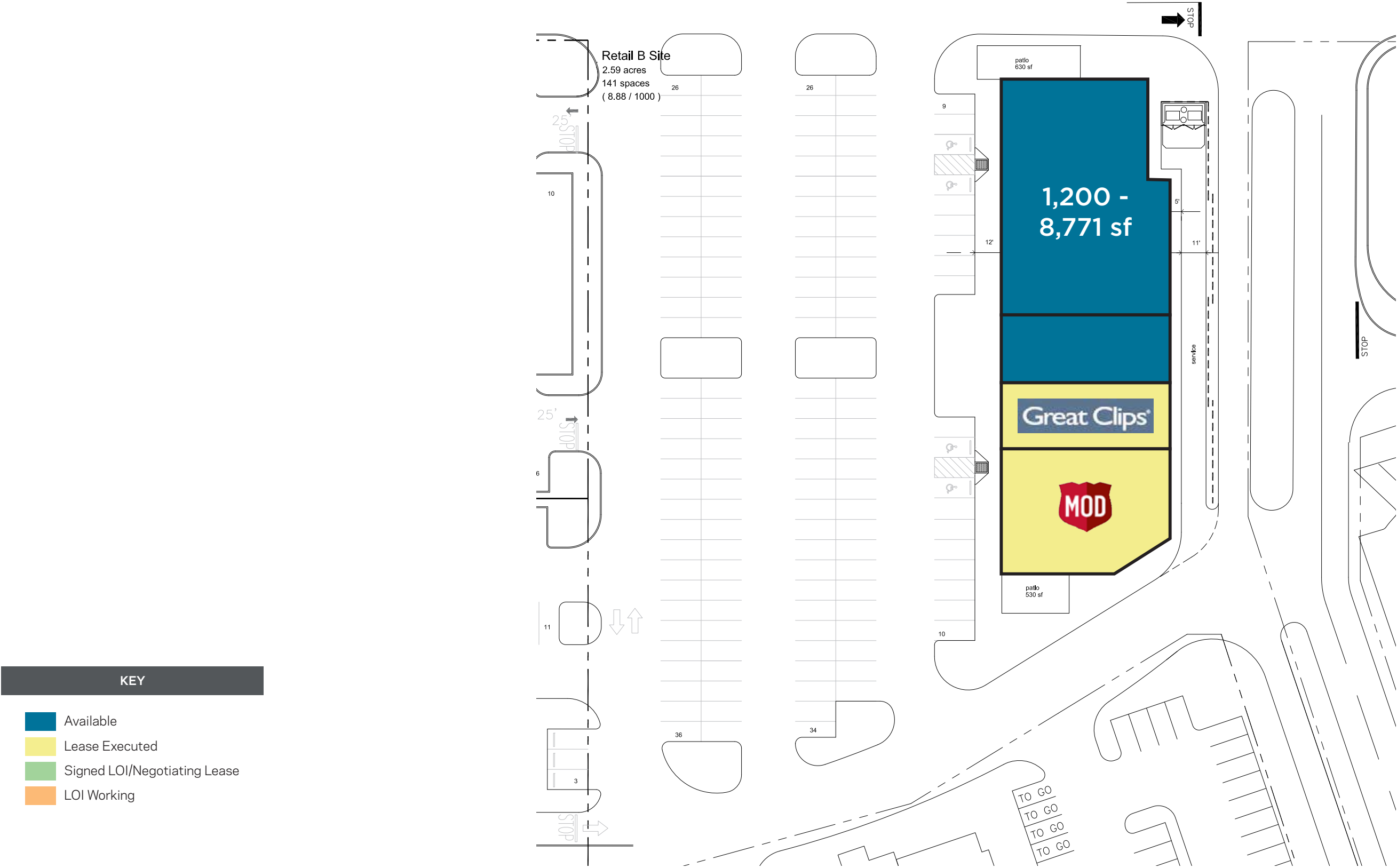
2017 Demographic Information

- 1,500% Population Growth from 2000-2015
- 266,288 Residents within the Trade Area
- 80,253 Residents in 5 miles
- \$77,532 Median Household Income within the Trade Area

Hanson's Corner

Hwy 79 at CR 119, Hutto, TX

Delivery Late Summer 2019





Cafe

CDS Design Cafe

WILDFLOWER

Boardwalk

ninehours

LAREDO
modern mexican

doodle

ni

ms





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.

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Michele Ann Gary	531394	MGary@Endeavor-Re.com	512-682-5593
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

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