

HUTTO PLAZA - INVESTMENT SALE

SEC of Chris Kelley Blvd (FM 685) & Uvalde Dr.
525 & 567 Chris Kelley Blvd (FM 685), Hutto, TX 78634

RESOLUT

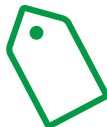


525 Chris Kelley Blvd
GLA: 7,699 SF
Cap Rate: 5.8%
Price: \$4,160,000

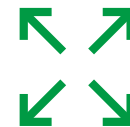
567 Chris Kelley Blvd
GLA: 14,805 SF
Cap Rate: 5.8%
Price: \$6,721,000



5.8%
CAP RATE



525 CHRIS KELLEY BLVD \$4,160,000
567 CHRIS KELLEY BLVD \$6,721,000
COMBINED \$10,881,000



22,504 SF
GLA

ALAN RUST, CCIM
Principal, Investment Sales
512.373.2814
alan@resolutre.com

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



Hutto High School



525 Chris Kelley Blvd

567 Chris Kelley Blvd

Chris Kelley Blvd

19,747 VPD

HUTTO PLAZA

- Very attractive newer (2018) construction in booming Hutto TX
- Annual population growth thru 2026 projected to be 4+% a year within 1, 3 and 5 miles of the site
- Located 8 miles from the \$17B Samsung plant being built in Taylor
- Less than 10 minutes to the Dell headquarters and approximately 20 minutes +/- to the Tesla Gigafactory and Austin Airport
- Excellent Demographics: 49+k population with Avg. HH Income over \$99k within 3 miles & 106+k with Avg HH Income over \$105k within 5 miles
- Excellent tenant mix with staggered lease expirations
- Three strong medical and dental tenants occupy nearly 8k SF
- Excellent NNN leases with rent escalations & tenants responsible to pay admin fee.

ALAN RUST, CCIM

Principal, Investment Sales

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AERIAL FACING NORTHWEST

North Creek Apartments



Hutto High School
2,400+ Students

19,747 VPD

Chris Kelley Blvd

525 Chris Kelley Blvd

567 Chris Kelley Blvd



525 CHRIS KELLEY BLVD (1-STORY)



PROPERTY HIGHLIGHTS

Property Address	525 Chris Kelley Blvd (FM 685), Hutto, TX 78634
Location	SE corner of Chris Kelley Blvd (FM 685) & Uvalde Dr.
County	County Williamson
Property ID	R444537
Gross Leasable Area	7,699 SF
Lot Size	1.052 Acre (45,825 SF)
Year Built	2018
Occupancy	100%
Lease Type	NNN
Number of Tenants	6



PRICE:
\$4,160,000



CAP RATE:
5.8%

AREA TRAFFIC GENERATORS



EXPENSES: 525 CHRIS KELLEY BLVD (1-STORY)



Chris Kelley Blvd 19,747 VPD

2021 ACTUAL OPERATING EXPENSES (525 CHRIS KELLEY)			
		Total	PSF
CAM	Trash Haul off	\$174	\$0.02
	Trash Dumpster	\$2,687	\$0.35
	Landscaping contract	\$4,984	\$0.65
	Parking Lot Cleaning & Sweeping	\$2,400	\$0.31
	Electricity	\$1,204	\$0.16
	Water- Drainage	\$48	\$0.01
	Water Sprinkler	\$1,153	\$0.15
	Water and Sewer	\$3,352	\$0.44
	Management Fee	\$8,246	\$1.07
	TOTAL CAM	\$24,251	\$3.15
Insurance	\$3,313	\$0.43	
Property Tax	\$80,478	\$10.45	
TOTAL	\$108,043	\$14.03	

525 Chris Kelley Blvd

567 Chris Kelley Blvd

1

525

HUTTO PLAZA

3sixty5 Nail Studio



HUTTO LIQUOR



567 CHRIS KELLEY BLVD (2-STORY)



PROPERTY HIGHLIGHTS

Property Address	567 Chris Kelley Blvd (FM 685), Hutto, TX 78634
Location	SE corner of Chris Kelley Blvd (FM 685) & Uvalde Dr.
County	County Williamson
Property ID	R444537
Gross Leasable Area	14,805 SF
Lot Size	1.052 Acre (45,825 SF)
Year Built	2018
Occupancy	95.2% (Sold with 1 year Master Lease income on vacant space)
Lease Type	NNN
Number of Tenants	8



PRICE:
\$6,721,000



CAP RATE:
5.8%

AREA TRAFFIC GENERATORS



EXPENSES: 567 CHRIS KELLEY BLVD (2-STORY)



Chris Kelley Blvd 19,747 VPD

2021 ACTUAL OPERATING EXPENSES (567 CHRIS KELLEY)

		Total	PSF
CAM	Maintenance	\$2,381	\$0.16
	Electrical Maint	\$411	\$0.03
	Elevator Inspection	\$591	\$0.04
	Telephone	\$959	\$0.06
	Trash Dumpster	\$2,403	\$0.16
	Landscaping Contract	\$4,984	\$0.34
	Supplies	\$39	\$0.00
	Parking lot cleaning and sweeping	\$2,400	\$0.16
	Roof Repair	\$378	\$0.03
	Electricity	\$2,128	\$0.14
	Water - Drainage	\$48	\$0.00
	Water Sprinkler	\$1,112	\$0.08
	Water - Sewer	\$2,692	\$0.18
	Water Meter Reading	\$75	\$0.01
Janitorial common area	\$3,897	\$0.26	
Management Fee Expense	\$16,238	\$1.10	
TOTAL CAM		\$40,742	\$2.75
Insurance	\$5,991	\$0.40	
Property Tax	\$126,508	\$8.54	
TOTAL		\$173,240	\$11.70

OPERATING EXPENSES

NET OPERATING INCOME (NOI)

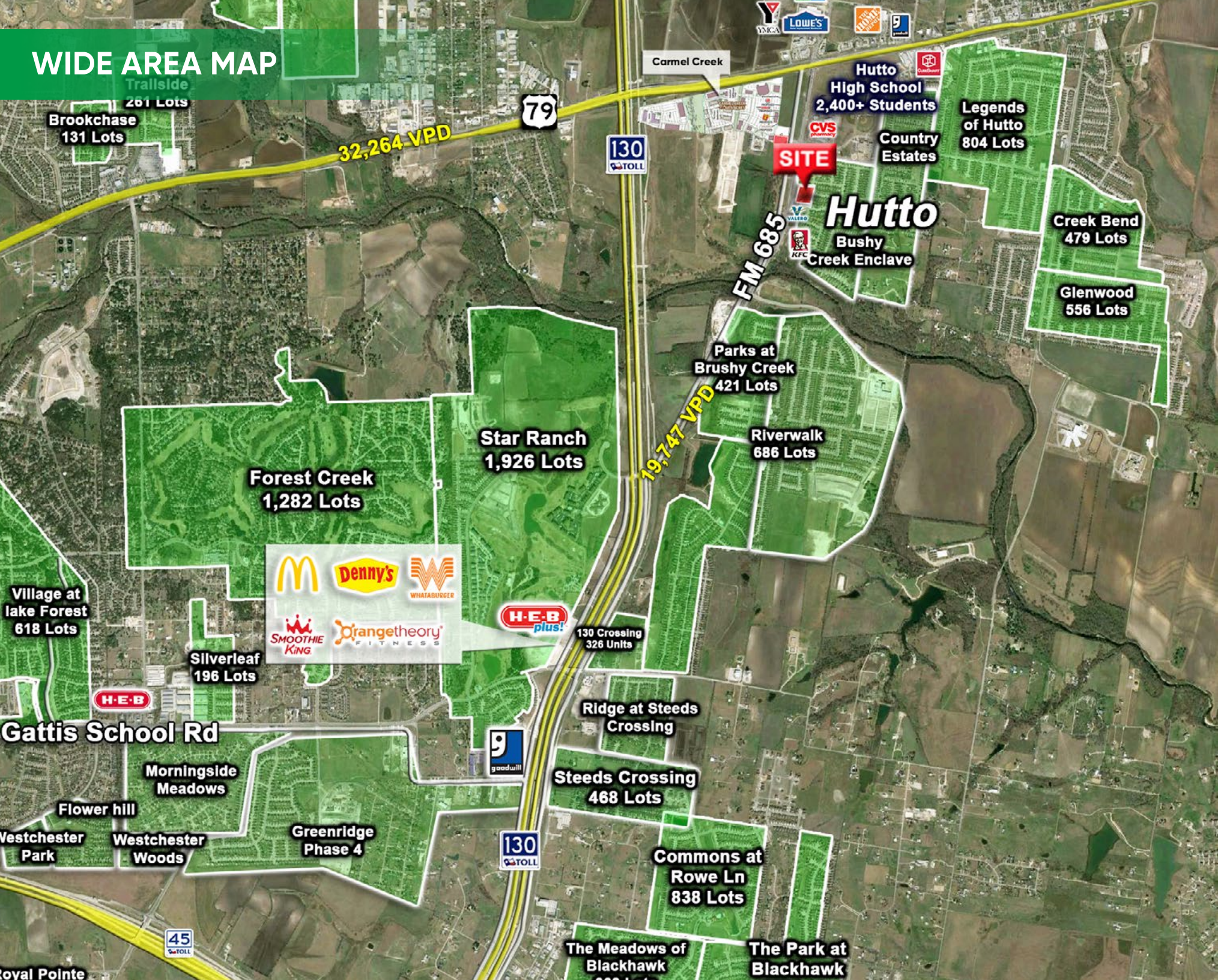


NET OPERATING INCOME (NOI) 525 Chris Kelley Blvd. (1-Story)		
Income		
Base Rent		\$225,070
Administration Fee		\$16,207
Operating Expense Reimbursement		\$108,044
Total Income		\$349,321
Operating Expenses		\$108,044
Net Operating Income (NOI)		\$241,277

NET OPERATING INCOME (NOI) 567 Chris Kelley Blvd. (2-Story)		
Income		
Base Rent		\$381,876
Administration Fee		\$10,905
Operating Expense Reimbursement		\$170,233
Total Income		\$563,014
Operating Expenses		\$173,241
Net Operating Income (NOI)		\$389,774

NET OPERATING INCOME (NOI) Both Buildings Combined		
Income		
Base Rent		\$606,946
Administration Fee		\$27,112
Operating Expense Reimbursement		\$278,277
Total Income		\$912,335
Operating Expenses		\$281,284
Net Operating Income (NOI)		\$631,051

WIDE AREA MAP



MEDIUM AERIAL

East Williamson County Higher Education Center

TOURNE HUTO

Infinity

HOUSLEY GROUP

TECHLINE PIPE

ALAMO MINI-STORAGE

EMORY FARMS

RIO GRANDE

the Y

LOWE'S

Carmel Creek

32,264 VPD

Carl Stern Dr

Chris Kelley Blvd

Hutto High School

Johnson Elementary

SITE

19,747 VPD

Brushy Creek Enclave

Country Estates

Carl Stern Dr

Legends of Hutto

Creekside Estates

Meadows at Creek Bend

Creek Bend

130 TOLL

TEX MIX

FM 685

Shell

Howard Norman Elementary School

FAH 1660 ROAD

STAR RANCH

EQUIPMENT SERVICES

79

FLEETSERVE TRUCK SALES

LOCATION OVERVIEW

REGIONAL MAP





BAYLOR SCOTT & WHITE INSTITUTE OF REHABILITATION

Founded as a Christian ministry of healing, Baylor Scott & White Health promotes the well-being of all individuals, families and communities. Our ambition is to be the trusted leader, educator and innovator in value-based care delivery, customer experience and affordability.

www.bswrehab.com/



TEXAS HOME HEALTH GROUP

Accentcare Home Health Of Taylor (TEXAS HOME HEALTH GROUP OF TAYLOR, LLC) is a home health agency in Hutto, Texas. We primarily engaged in providing skilled nursing services and other therapeutic services, such as physical therapy, speech-language pathology services, or occupational therapy, medical social services, and home health aide services.

www.npino.com/home-health/1366972713-texas...



THE EXPERTS DENTIST

Our dental team is here to make your visit to Dental Experts as pleasant and rewarding as they can. They have been with our office for years and will get to know not just your smile but you and your family. They are focused on helping our dentist provide you with quality dental care in Hutto, Texas, while assuring that your needs are met. Our team members speak English, Spanish and Arabic to better meet the needs of all of our community members

www.dentalexpertshutto.com/



HOTWORX (LEASE PENDING)

HOTWORX is a virtually instructed exercise program created for users to experience the many benefits of infrared heat absorption, while completing a 30-minute Isometric workout or 15-minute High Intensity Interval Training (HIIT) session. As the infrared heat penetrates your body causing you to sweat, the isometric postures further accelerate detoxification by physically removing the toxins from your organs through muscle contraction.

www.hotworx.net/



STATE FARM (TODD DURFLINGER)

Customers and communities rely on us to help them face life's uncertainties. They trust us for guidance with insurance needs, financial planning, and strengthening the community. The State Farm mission is to help people manage the risks of everyday life, recover from the unexpected and realize their dreams.

www.sfdurf.com/

TENANT PROFILES



MACK & CO. HAIR SALON

H. Mack & Company: A Salon has been deemed a Redken Elite Salon – a huge honor and achievement for a salon. This status allows each Artist of H. Mack to have first access to new Redken info, excellent continued education, VIP seating at all Redken events, and much more. We believe what sets us apart is our dedication to helping our guests define their vision. Our award-winning Artists are ready to help create signature looks and teach our guests how to recreate them at home through thorough consultations and outstanding communication.

www.hmackcompany.com/



BLUR BOUTIQUE

We are called Blur Boutique because no matter how many clothes, shoes and accessories you have, it can all be a blur when looking for that perfect outfit. That's why we're here to help, we want to be your go to when going on vacation, a night out on the town, brunch with your peeps or just want to look and feel good for any occasion.

www.blurboutique.com/



3SIXTY5 NAIL STUDIO

3Sixty5 Nail Studio highly specializes in nail art and designs. We always stay updated with the latest nail trends and stylish nail designs. We offer a wide variety of stylish designs (from minimal to intricate, from gentle to daring). Our techs are properly trained to deliver a consistently qualified result.

www.3sixty5nailstudio.com/



ELSIE'S EGG ROLLS

We are a small family-owned business. Our eggrolls (lumpia) are rolled with love and care, taking some time to prepare. We welcome all to visit and try our cooking. We are proud of what we create and serve!

www.elsieseggrolls.com/

BIRDSEYE AERIAL



AERIAL FACING SOUTHEAST



525 Chris Kelley Blvd

567 Chris Kelley Blvd

19,747 VPD

Chris Kelley Blvd

LOCATION OVERVIEW

DEMOGRAPHICS

Hutto, TX 78634	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2021)	7,683		49,246		106,297	
Projected Population (2026)	9,378		59,684		128,941	
Census Population (2020)	8,095		51,018		105,353	
Census Population (2010)	5,386		28,202		63,042	
Projected Annual Growth (2021-2026)	1,695	4.4%	10,438	4.2%	22,644	4.3%
Historical Annual Growth (2020-2021)	-412	-	-1,772	-3.5%	944	0.9%
Historical Annual Growth (2010-2020)	2,709	5.0%	22,816	8.1%	42,311	6.7%
Estimated Population Density (2021)	2,447 <i>psm</i>		1,743 <i>psm</i>		1,354 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2021)	2,507		16,396		34,909	
Projected Households (2026)	2,502		16,594		36,626	
Census Households (2020)	2,560		16,833		34,572	
Census Households (2010)	1,664		9,102		20,125	
Projected Annual Growth (2021-2026)	-6	-	198	0.2%	1,717	1.0%
Historical Annual Change (2010-2021)	844	4.6%	7,294	7.3%	14,783	6.7%
Average Household Income						
Estimated Average Household Income (2021)	\$86,323		\$99,369		\$105,649	
Projected Average Household Income (2026)	\$100,981		\$115,314		\$114,515	
Census Average Household Income (2010)	\$71,162		\$84,903		\$90,992	
Census Average Household Income (2000)	\$88,104		\$107,136		\$94,792	
Projected Annual Change (2021-2026)	\$14,658	3.4%	\$15,945	3.2%	\$8,866	1.7%
Historical Annual Change (2000-2021)	-\$1,781	-	-\$7,766	-0.3%	\$10,857	0.5%
Daytime Demographics (2021)						
Total Businesses	191		1,076		2,431	
Total Employees	1,333		6,828		14,877	
Company Headquarter Businesses	5	2.8%	28	2.6%	73	3.0%
Company Headquarter Employees	127	9.5%	498	7.3%	1,061	7.1%
Employee Population per Business	7.0 to 1		6.3 to 1		6.1 to 1	
Residential Population per Business	40.1 to 1		45.8 to 1		43.7 to 1	
Adj. Daytime Demographics Age 16 Years or Over	2,942		17,646		38,200	

*Source: SitesUSA

LISTING AGENT



ALAN RUST, CCIM

Principal, Investment Sales
512.373.2814
alan@resolutre.com

Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the international CCIM community.

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science and a minor in Business Administration.

FOR MORE INFORMATION PLEASE VISIT

resolutre.com

AUSTIN

6805 N Capital of Texas Hwy
Suite 250
Austin, Texas 78731

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SOUTH TEXAS

PO Box 1616
McAllen, Texas 78501

WEST TEXAS

4607 Pine Meadow Drive
Suite 2
Midland, Texas 79705

SAN ANTONIO

8000 IH 10 W
Suite 1517
San Antonio, TX 78230

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110



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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____