

# AVAILABLE Star Ranch SH130 Pad Sites

Muirfield Bend Dr | Hutto, TX



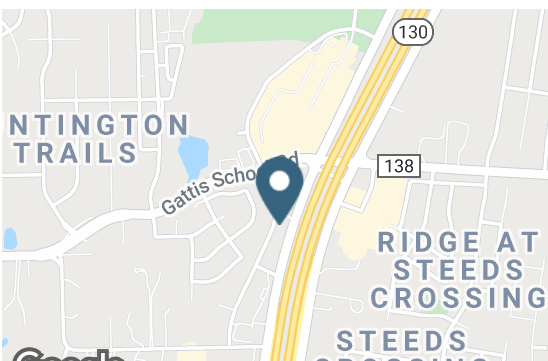
## Overview

TOTAL LEASE SPACE	6,540 SF
RESTAURANT SPACE	2,400 SF
RETAIL / OFFICE	4,140 SF
PAD SITE	0.84 AC
PRICE	Contact Broker

## Description

- Great visibility from SH 130
- HEB grocery anchored development
- Strong traffic counts
- High growth area
- Solid incomes and density

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Population	6,612	78,553	185,950
Households	2,132	25,200	61,683
Average Household Income	\$127,002	\$128,906	\$115,708

Year: 2021 | Source: Esri

## Traffic Counts

Hwy 130	78,323 VPD
Hwy 45	50,999 VPD
Gattis School Rd	24,920 VPD

Year: 2019 | Source: TxDot

## Contact

**WES BABB**

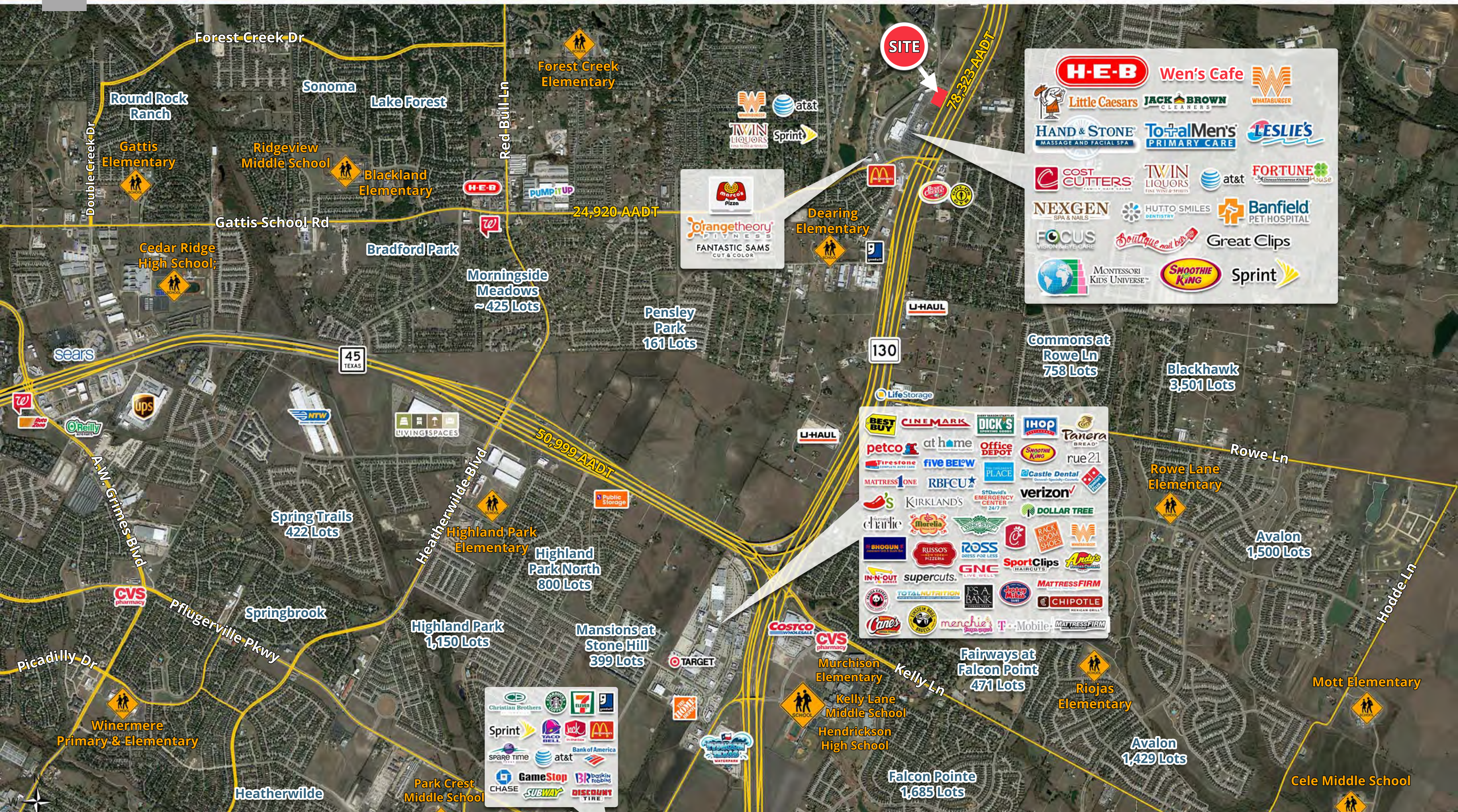
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This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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**78,323 AADT**

- H-E-B
- Wen's Cafe
- Little Caesars
- JACK BROWN CLEANERS
- WHATABURGER
- HAND & STONE MASSAGE AND FACIAL SPA
- Total Men's PRIMARY CARE
- LESLIE'S
- COST CUTTERS FAMILIAR HAIR CARE
- TWIN LIQUORS
- at&t
- FORTUNE House
- NEXGEN SPA & NAILS
- HUTTO SMILES DENTISTRY
- Banfield PET HOSPITAL
- FOCUS VISION EYE CARE
- Boutique nail bar
- Great Clips
- MONTESSORI KIDS UNIVERSE
- SMOOTHIE KING
- Sprint

**50,999 AADT**

- BEST BUY
- CINEMARK
- DICK'S SPORTING GOODS
- IHOP
- Panera BREAD
- petco
- at home
- Office DEPOT
- SMOOTHIE KING
- rue21
- Firestone COMPLETE AUTO CARE
- FIVE BELOW
- PLACE
- Castle Dental General • Specialty • Cosmetic
- MATTRESS ONE
- RBFCU
- St David's EMERGENCY CENTER 24/7
- verizon
- charlie
- Morelia
- WINGS-STEAK
- DOLLAR TREE
- BHOGUN
- RUSSO'S PIZZERIA
- ROSS DRESS FOR LESS
- RACE ROOM SHOES
- WEN'S
- IN-N-OUT BURGERS
- supercuts
- GNC LIVE WELLS
- SportClips HAIRCUTS
- Andy's
- TOTAL NUTRITION
- P.S.A. BANK
- Joey Mikes
- MATTRESS FIRM
- Cine's
- menchie's
- T-Mobile
- MATTRESS FIRM

- Christian Brothers
- Starbucks
- 7-Eleven
- Sprint
- TACO BELL
- McDonald's
- Bank of America
- spare time
- at&t
- GameStop
- BR parkin Tobbing
- CHASE
- SUBWAY
- DISCOUNT TIRE

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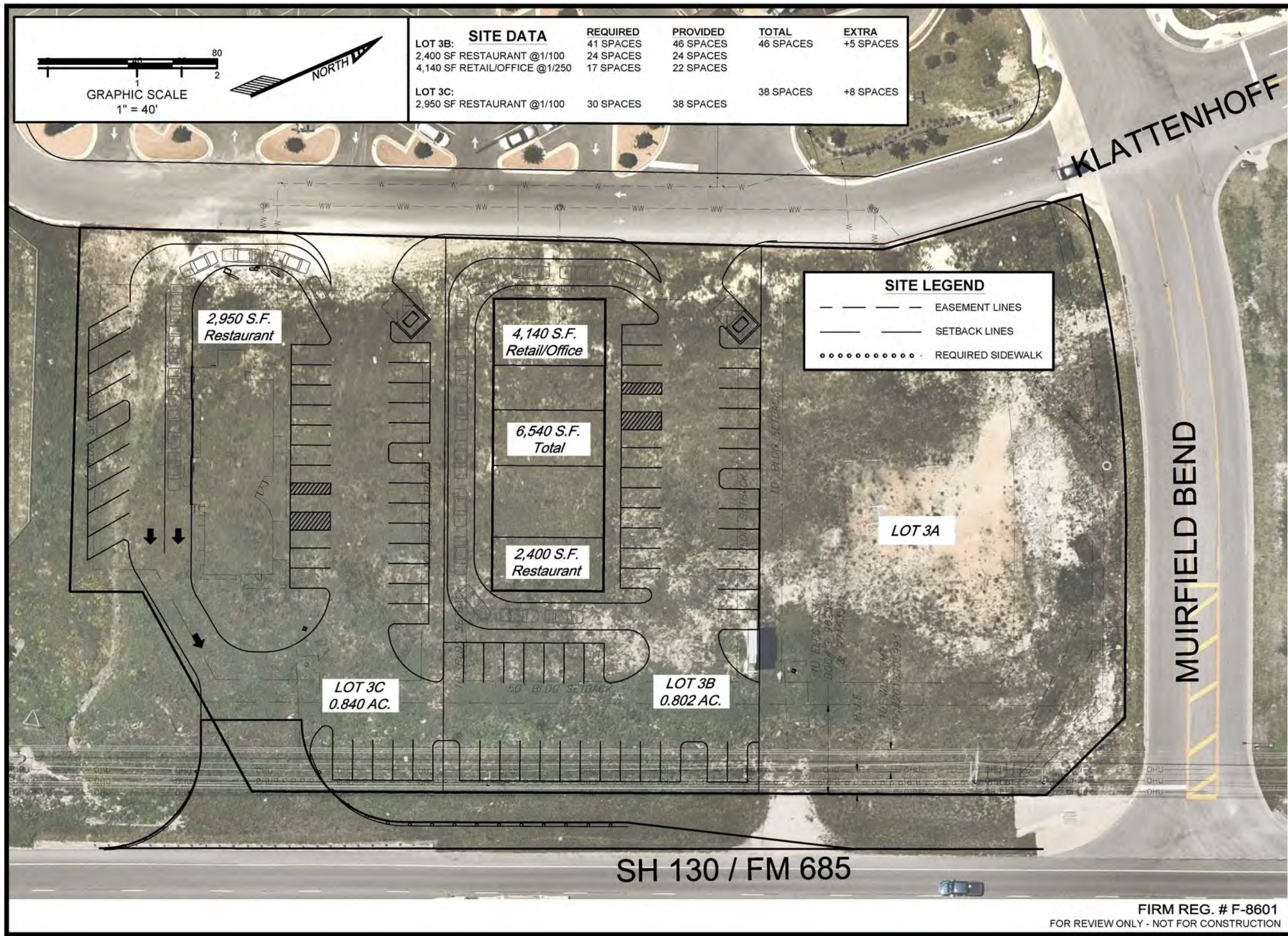
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Drawing: \\W2019A\tdi-lic\Projects\1286 - Tack Development\100 - Lot 3B & 3C Star Ranch\Civil\Drawings\Concepts\2021-11-17-Concept-2-w/tn\_SF\_change\1286-100\_CONCEPT\_OPTION-2.dwg  
 User: CAREYBRESLER  
 Last Modified: Nov. 17, 21 - 17:09  
 Plot Date/Time: Nov. 17, 21 - 17:09:55



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CIVIL & STRUCTURAL  
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**\*THINK DESIGN Innovate, Integrate, Implement...**

LOT 3B AND LOT 3C  
 STAR RANCH COMMERCIAL SUBDIVISION  
 HUTTO, TX  
 TACK DEVELOPMENT

CONCEPT PLAN  
 OPTION 2

DATE  
 11/17/2021

PROJECT #  
 1286-100

SHEET  
 1

FIRM REG. # F-8601  
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

# Star Ranch SH130 Pad Sites

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Latitude: 30.50494  
Longitude: -97.58112

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,018	12,777	42,294
2010 Population	5,396	46,844	110,480
2021 Population	6,612	78,553	185,950
2026 Population	7,492	89,006	214,763
2000-2010 Annual Rate	10.34%	13.87%	10.08%
2010-2021 Annual Rate	1.82%	4.70%	4.74%
2021-2026 Annual Rate	2.53%	2.53%	2.92%
2021 Male Population	49.1%	48.7%	48.6%
2021 Female Population	50.9%	51.3%	51.4%
2021 Median Age	34.4	34.1	33.7

In the identified area, the current year population is 185,950. In 2010, the Census count in the area was 110,480. The rate of change since 2010 was 4.74% annually. The five-year projection for the population in the area is 214,763 representing a change of 2.92% annually from 2021 to 2026. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 34.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	64.7%	63.3%	60.8%
2021 Black Alone	15.2%	14.9%	15.4%
2021 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2021 Asian Alone	7.8%	9.5%	9.3%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Other Race	6.7%	6.8%	8.7%
2021 Two or More Races	4.9%	4.9%	5.0%
2021 Hispanic Origin (Any Race)	28.6%	26.9%	30.0%

Persons of Hispanic origin represent 30.0% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.7 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	133	136	114
2000 Households	681	4,109	13,881
2010 Households	1,802	14,906	36,854
2021 Total Households	2,132	25,200	61,683
2026 Total Households	2,420	28,547	71,225
2000-2010 Annual Rate	10.22%	13.75%	10.26%
2010-2021 Annual Rate	1.51%	4.78%	4.68%
2021-2026 Annual Rate	2.57%	2.53%	2.92%
2021 Average Household Size	3.10	3.12	3.01

The household count in this area has changed from 36,854 in 2010 to 61,683 in the current year, a change of 4.68% annually. The five-year projection of households is 71,225, a change of 2.92% annually from the current year total. Average household size is currently 3.01, compared to 3.00 in the year 2010. The number of families in the current year is 48,524 in the specified area.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	11.7%	11.1%	10.7%
<b>Median Household Income</b>			
2021 Median Household Income	\$108,623	\$109,593	\$101,325
2026 Median Household Income	\$114,789	\$115,170	\$106,476
2021-2026 Annual Rate	1.11%	1.00%	1.00%
<b>Average Household Income</b>			
2021 Average Household Income	\$127,002	\$128,906	\$115,708
2026 Average Household Income	\$138,965	\$140,898	\$127,271
2021-2026 Annual Rate	1.82%	1.79%	1.92%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$43,239	\$41,396	\$38,326
2026 Per Capita Income	\$47,457	\$45,240	\$42,151
2021-2026 Annual Rate	1.88%	1.79%	1.92%

## Households by Income

Current median household income is \$101,325 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$106,476 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$115,708 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$127,271 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$38,326 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$42,151 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	153	162	170
2000 Total Housing Units	681	4,252	14,302
2000 Owner Occupied Housing Units	650	3,726	11,787
2000 Renter Occupied Housing Units	31	383	2,093
2000 Vacant Housing Units	0	143	422
2010 Total Housing Units	1,872	15,799	38,870
2010 Owner Occupied Housing Units	1,471	12,493	28,080
2010 Renter Occupied Housing Units	331	2,413	8,774
2010 Vacant Housing Units	70	893	2,016
2021 Total Housing Units	2,181	25,806	63,115
2021 Owner Occupied Housing Units	1,809	21,527	49,297
2021 Renter Occupied Housing Units	323	3,673	12,386
2021 Vacant Housing Units	49	606	1,432
2026 Total Housing Units	2,467	29,179	72,728
2026 Owner Occupied Housing Units	2,080	24,573	57,464
2026 Renter Occupied Housing Units	340	3,974	13,761
2026 Vacant Housing Units	47	632	1,503

Currently, 78.1% of the 63,115 housing units in the area are owner occupied; 19.6%, renter occupied; and 2.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 38,870 housing units in the area - 72.2% owner occupied, 22.6% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 24.04%. Median home value in the area is \$257,966, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.42% annually to \$290,735.

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- 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.

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**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 or 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.

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- 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date