



RETAIL | HUTTO | FOR LEASE

409 W Front St

Hutto, Texas 78634



Brent Campbell
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PROPERTY DESCRIPTION

Well-established neighborhood center for lease in prime location to serve rapidly growing Hutto & Taylor communities.

Current tenants include UPS, Westphalia Market, Little Hippo, and Marco's Liquor.

Suite 230 - Available 5/31/2024

SPACES

SPACE SIZE

Suite 110	1,463 SF
Suite 130	1,395 SF
Suite 230	1,536 SF

LEASE RATE

\$24.50/SF/Year + NNN \$10.00



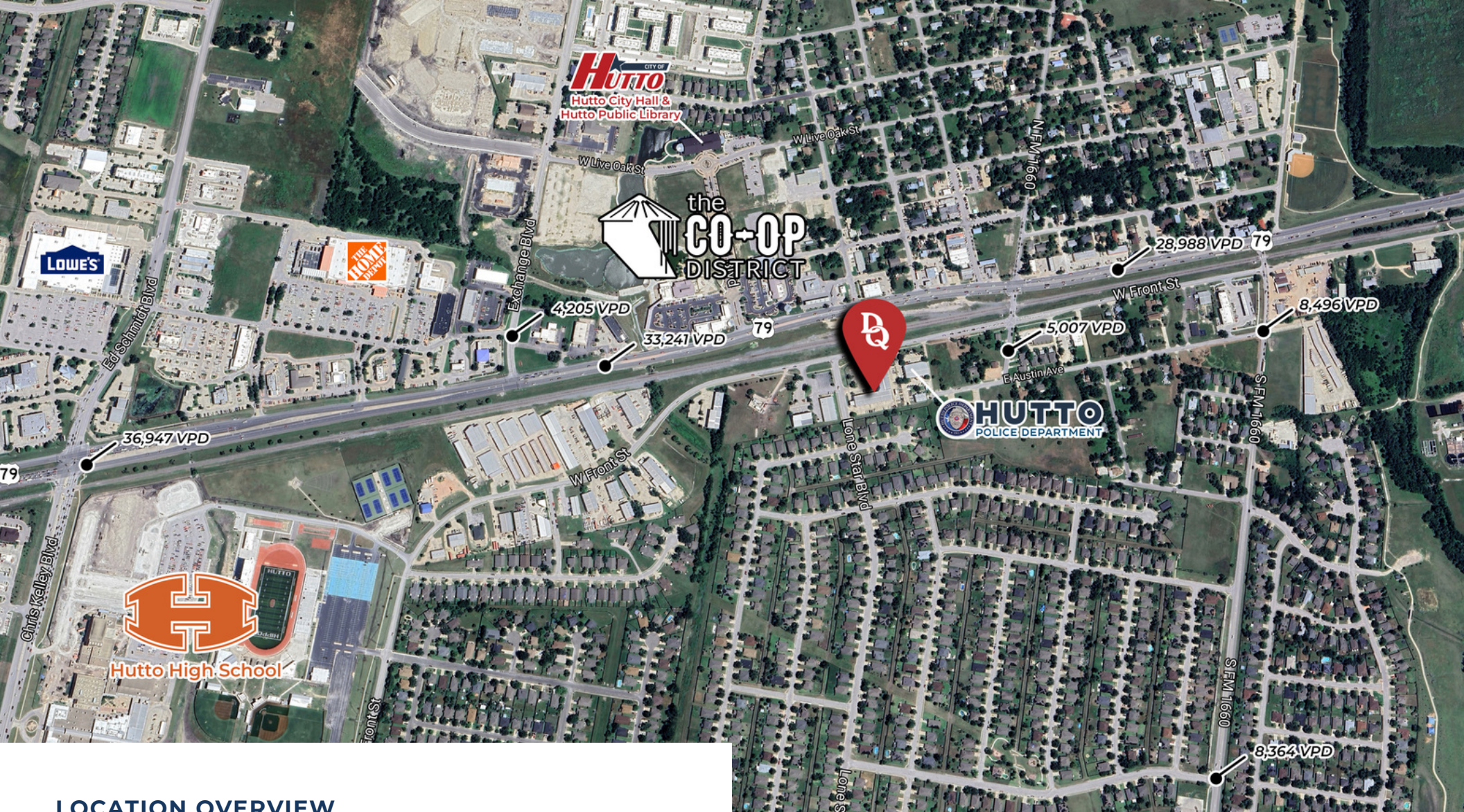
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LOCATION OVERVIEW

On the SE corner of W Front Street and Lone Star Blvd, with close proximity to The Co-Op District, Hutto City Hall, Hutto High School, and other area retailers and city services. Minutes on Hwy 79 from Samsung campus in Taylor.

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	1 Mile	3 Miles	5 Miles
Population			
2010 Population	6,835	19,004	47,836
2020 Population	8,693	35,409	85,607
2023 Population	9,140	44,250	100,417
2028 Population	11,663	54,310	115,558
2010-2020 Annual Rate	2.43%	6.42%	5.99%
2020-2023 Annual Rate	1.55%	7.10%	5.03%
2023-2028 Annual Rate	5.00%	4.18%	2.85%
2023 Male Population	47.6%	48.7%	48.8%
2023 Female Population	52.4%	51.3%	51.2%
2023 Median Age	31.0	33.3	34.3
Households			
2023 Wealth Index	72	102	137
2010 Households	2,077	6,070	15,347
2020 Households	2,645	11,588	27,444
2023 Households	2,791	14,678	32,693
2028 Households	3,553	17,915	37,882
2010-2020 Annual Rate	2.45%	6.68%	5.98%
2020-2023 Annual Rate	1.67%	7.54%	5.53%
2023-2028 Annual Rate	4.95%	4.07%	2.99%
2023 Average Household Size	3.27	3.01	3.07

	1 Mile	3 Miles	5 Miles
Income			
Mortgage Income			
2023 Percent of Income for Mortgage	18.1%	20.6%	19.8%
Median Household Income			
2023 Median Household Income	\$85,536	\$99,355	\$114,767
2028 Median Household Income	\$93,079	\$106,849	\$122,267
2023-2028 Annual Rate	1.70%	1.46%	1.27%
Average Household Income			
2023 Average Household Income	\$100,779	\$118,911	\$143,222
2028 Average Household Income	\$116,969	\$133,273	\$155,862
2023-2028 Annual Rate	3.02%	2.31%	1.71%
Per Capita Income			
2023 Per Capita Income	\$31,332	\$39,530	\$46,674
2028 Per Capita Income	\$36,200	\$44,120	\$51,145
2023-2028 Annual Rate	2.93%	2.22%	1.85%
Housing			
2023 Housing Affordability Index	111	98	102
2010 Total Housing Units	2,235	6,618	16,379
2020 Total Housing Units	2,728	11,943	28,250
2023 Total Housing Units	2,842	15,114	33,658
2028 Total Housing Units	3,603	18,340	38,867

Demographics

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Additional Photos

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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 an 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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Darren Quick	443913	darren@donquick.com	(512) 255-3000
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Brent Campbell	505073	brent@donquick.com	(512) 814-1814
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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