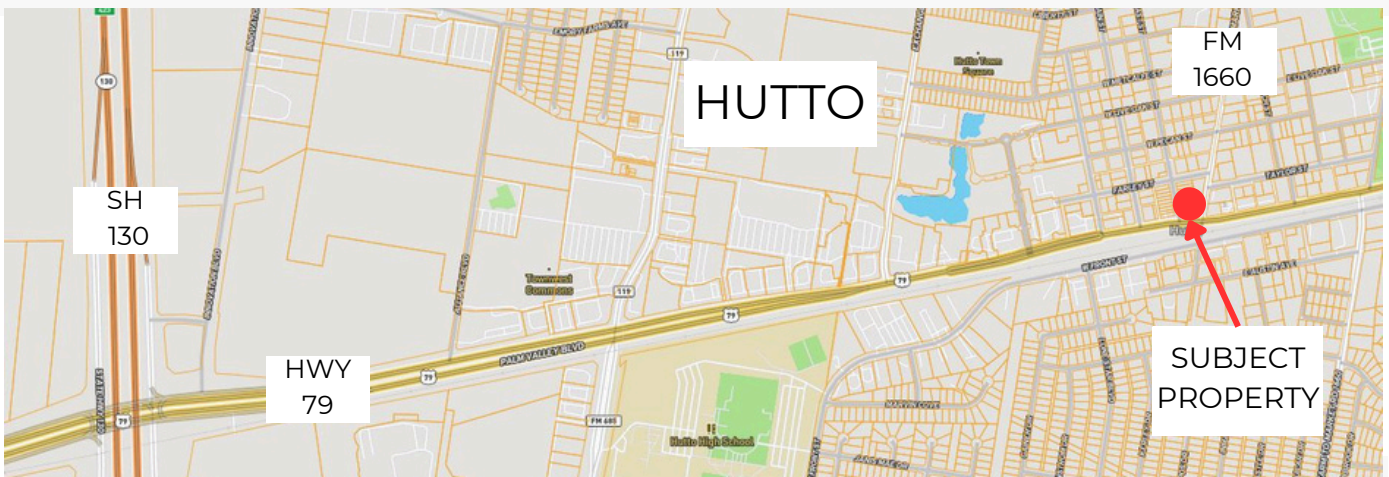




FOR SALE

0.15 ACRES - \$995,000 - +/- 1,296 SF



COVERED LAND INVESTMENT - INCOME

106 W HWY 79, HUTTO, TX 78634

Darren Siegel - 512-964-3656

Broker License# 517166 TexasCRE@outlook.com

Property Information

UTILITIES:

- Water: City of Hutto
- Sewer: City of Hutto
- Gas: Available

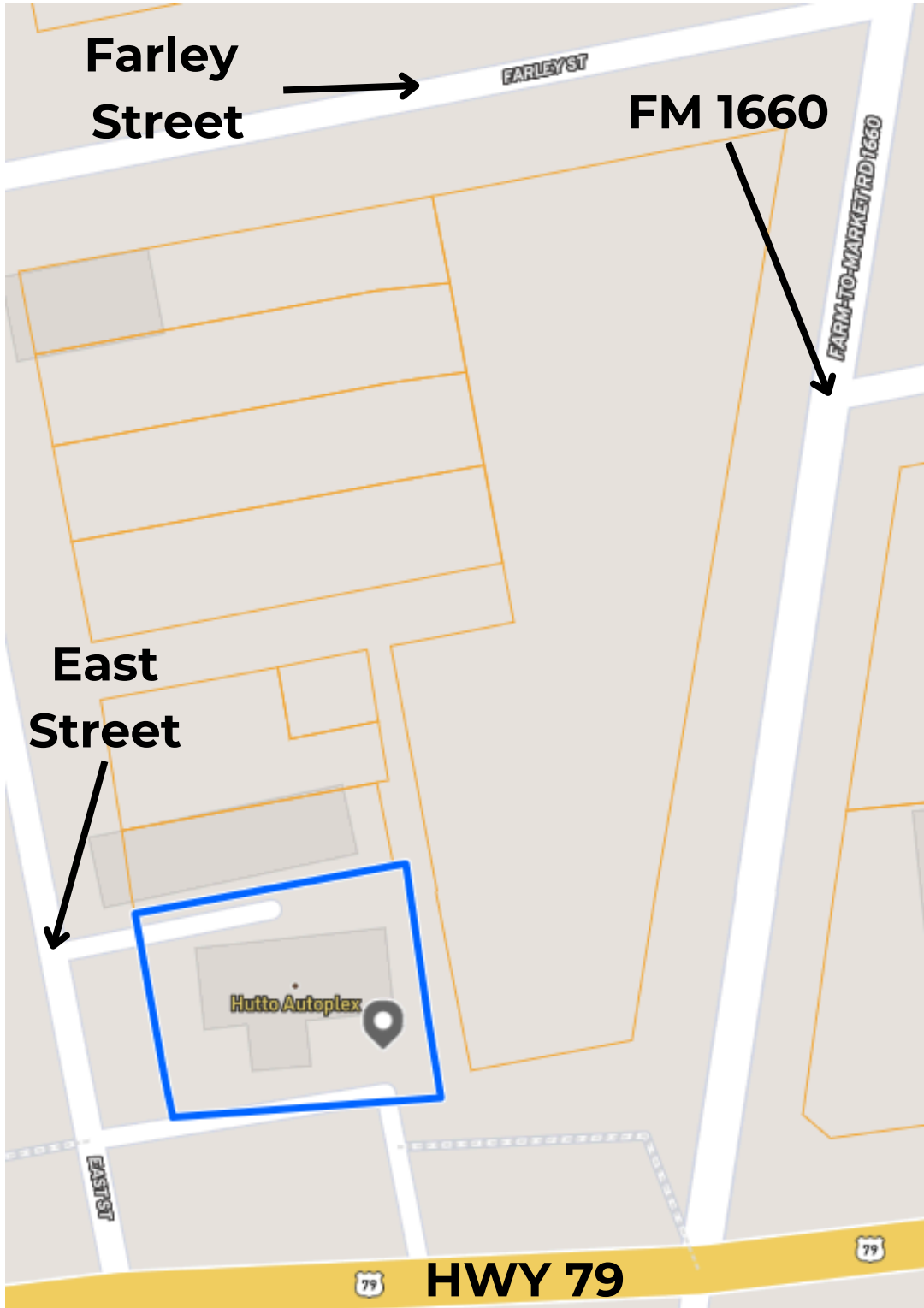
GENERAL INFORMATION:

- +/- 1,296 S.F. of Improvements
- City of Hutto
- 0.01508 Acre Parcel
- Existing curb cut on Hwy 79 and East Ave
- Traffic Count: 27,364 on Hwy 79 as of 2022
- Tenant: Tire Shop
- Zoning: OT-5H, Historic District
- Parking: Apx. 10 total parking spaces.
- Parking Ratio: 7.7 : 1,000
- OH Roll up exterior doors: Two existing
- Rectangular Lot Shape
- Location: Apx. 1.8 mi. to SH 130; 8.7 mi. to IH 35; 27.9 mi. to Austin
- WCAD ID: R021413
- Legal Description: S4404-RAILROAD, BLOCK 4, LOT 1-3(PTS), ACRES 0.1508

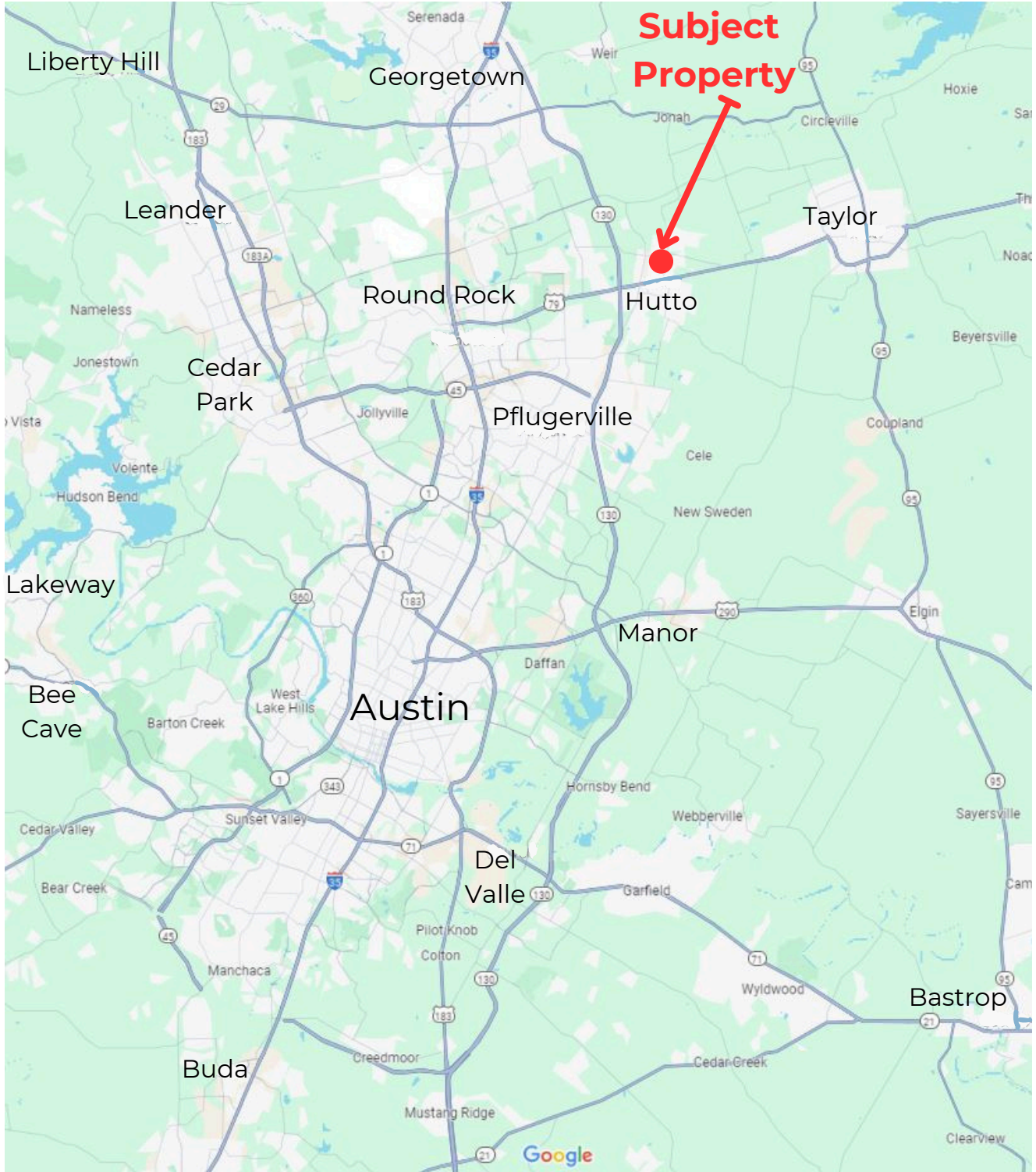
FOR ADDITIONAL INFORMATION CONTACT:

Texas RealEstate Team 2021, LLC - Lic# 517166
Darren Siegel - 512-964-3656 - TexasCRE@outlook.com

Block Map



Map Area Overview



Driving Distances from Subject Property:

- Taylor/Samsung: 8.6 mi
- Round Rock: 8.7 mi
- Austin: 27.9 mi
- SH 130: 1.8 mi
- FM 1660: 0.1 mi
- IH 35: 8.7 mi

Demographics

Population			
	2 mile	5 mile	10 mile
2010 Population	13,932	44,413	231,174
2023 Population	27,791	84,933	351,543
2028 Population Projection	31,466	95,267	386,235
Annual Growth 2010-2023	7.7%	7.0%	4.0%
Annual Growth 2023-2028	2.6%	2.4%	2.0%
Median Age	34.6	35.8	35.9
Bachelor's Degree or Higher	26%	35%	33%
U.S. Armed Forces	20	72	423

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$95,674	\$123,437	\$108,263
Median Household Income	\$82,921	\$105,791	\$90,399
< \$25,000	682	1,863	10,024
\$25,000 - 50,000	1,499	2,756	19,571
\$50,000 - 75,000	2,027	4,994	21,846
\$75,000 - 100,000	1,701	3,974	18,404
\$100,000 - 125,000	1,439	4,336	17,350
\$125,000 - 150,000	983	3,568	12,194
\$150,000 - 200,000	696	4,167	15,017
\$200,000+	467	3,525	11,149

Data Source: CoStar



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Texas Realestate Team 2021, LLC	517166	jerryseay@me.com	(512)917-8558
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerry Seay	517166	jerryseay@me.com	(512)917-8558
Designated Broker of Firm	License No.	Email	Phone
Jerry Seay	517166	jerryseay@me.com	(512)917-8558
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Darren Siegel	640724	TexasCRE@outlook.com	(512)964-3656
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date