



ALLIANCE BLVD.



HIGHWAY 79 31,076 VPD



Hutto Crossing
Coming Soon



ED SCHMIDT BLVD.

79 TEXAS



Hutto High School
1,775 Students

TOWNWEST COMMONS

Retail and Pad Sites For Lease in Austin's Fastest-Growing Suburb

NWQ of Highway 79 and County Road 119 | Hutto, Texas

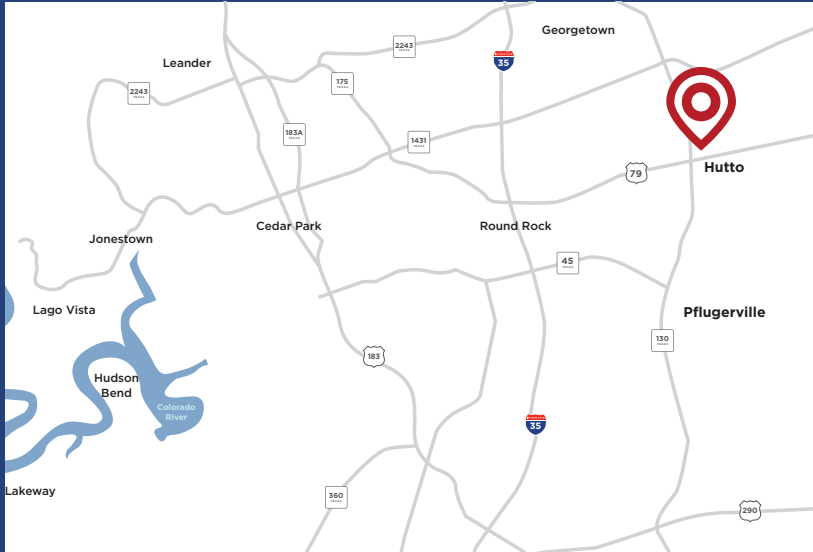
Meredith McLeod-Cobb | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

TOWNWEST COMMONS

HUTTO, TEXAS

PROJECT HIGHLIGHTS



91K
CURRENT
POPULATION IN
5-MILE RADIUS

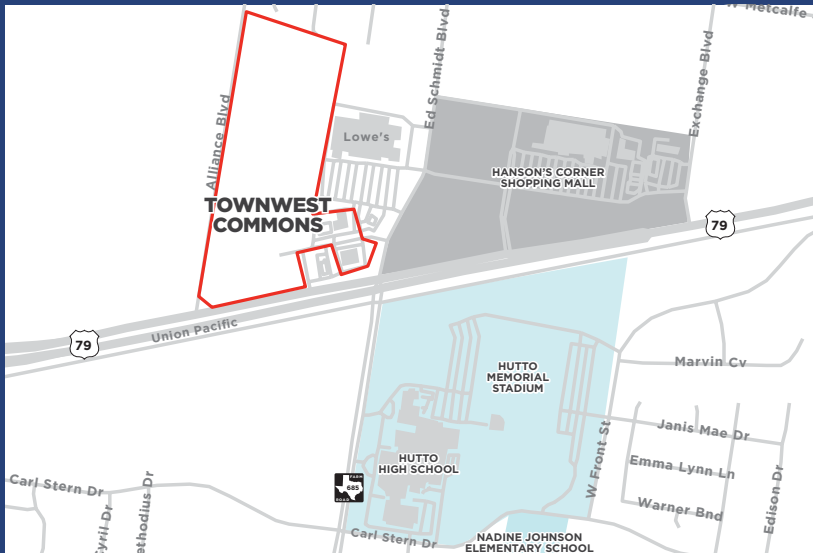
2010 Census, 2020 Estimates with
Delivery Statistics as of 04/21



\$112K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



114%
POPULATION
GROWTH
WITHIN 3 MILES
2010-2020



EXPLOSIVE RESIDENTIAL GROWTH

HUTTO IS HOME TO 20 SUBDIVISIONS | HOUSEHOLD PRICES RANGE: \$250K-\$400K

AUSTIN: 63 TOTAL RESIDENTIAL SUBDIVISIONS REPRESENTING 19,500+
SUBDIVIDED AND PLATTED LOTS WITHIN 6 MILES OF SHOPPING CENTER

1,800+ NEW HOME CLOSINGS | TRADE AREA V

EXTENSIVE GROWTH FUELED BY THE SH 130 PROJECT - THE FIRST 85 MPH
HIGHWAY IN TEXAS

#1 PLACE IN TEXAS TO RAISE A FAMILY ('20 ZIPPIA)

Source: MetroStudy Estimates as of 1Q 2021

**MAJOR
AREA
EMPLOYERS**



MEREDITH MCLEOD-COBB

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**BOOMING SHOPPING CENTER
20% VISITOR GROWTH
APRIL '19 VS APRIL '21**

THRIVING ANCHOR



**31% VISITOR GROWTH
APRIL '19 VS APRIL '21**

- PLACER.AI '21



TOWNWEST COMMONS HUTTO

LOCATED AT THE GATEWAY OF THE **RAPID RESIDENTIAL GROWTH** ON THE NORTHEAST SIDE OF AUSTIN, TEXAS

WIDE TRADE AREA: **70% OF CUSTOMER LIVE LESS THAN 10 MILES AWAY FROM CENTER (AUSTIN CHAMBER '21)**

STRONG CUSTOMER LOYALTY: 50% VISITORS VISIT SHOPPING CENTER MINIMUM 11X IN THE LAST 12 MONTHS (PLACER MAY '21)

RAPID RETAIL & RESIDENTIAL GROWTH IN HUTTO - **AUSTIN'S FASTEST-GROWING SUBURB (AUSTIN CHAMBER '21)**

OVER \$1 BILLION IN DEVELOPMENT WITHIN A 2-MILE RADIUS (AUSTIN CHAMBER '21)

52% JOB GROWTH EXPECTED OVER THE NEXT 10 YEARS (AUSTIN CHAMBER '21)

TEXAS TEMPLE COLLEGE (57-ACRE CAMPUS WITH ±1,500 STUDENTS) LOCATED 1/2-MILE WEST OF TOWNWEST COMMONS

2 NEW SCHOOLS NOW OPEN (ELEMENTARY AND JUNIOR HIGH SCHOOL)

AVAILABLE:

ANCHOR AND MULTI-TENANT BUILDINGS
HARD-CORNER PAD SITE

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07.21 | 07.21

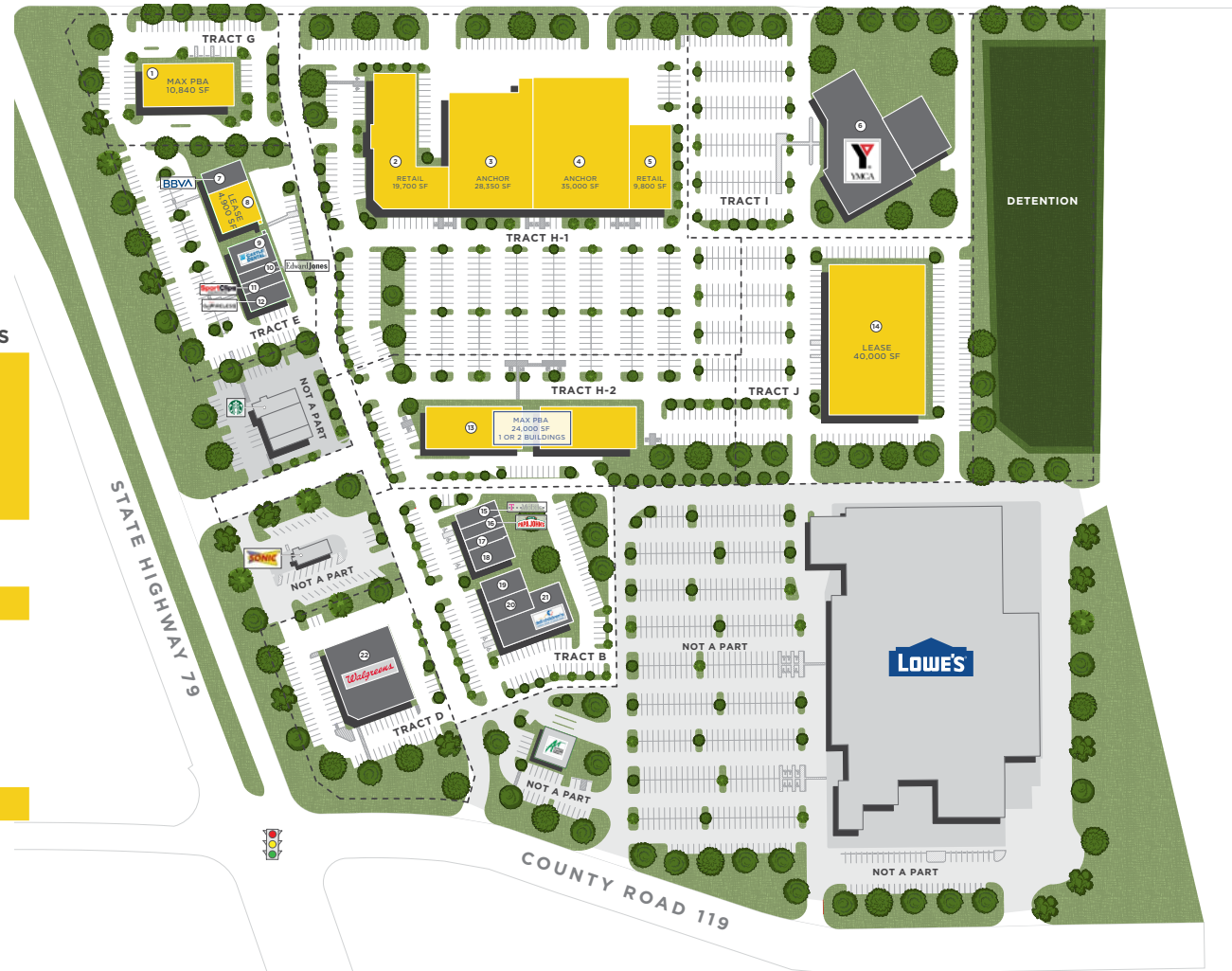


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KEY BUSINESS LEASE AREAS

KEY	BUSINESS	LEASE AREAS
1	Available Pad	10,840 SF
2	Available For Lease	19,700 SF
3	Available For Lease	28,350 SF
4	Available For Lease	35,000 SF
5	Available For Lease	9,800 SF
6	YMCA	29,400 SF
7	BBVA	2,450 SF
8	Available For Lease	4,900 SF
9	Castle Dental	3,360 SF
10	Edward Jones	1,190 SF
11	SportClips	1,260 SF
12	Go Wireless	2,100 SF
13	Max PBA	24,000 SF
14	Available For Lease	40,000 SF
15	T-Mobile	1,800 SF
16	Papa John's	1,400 SF
17	Nail Salon	1,253 SF
18	Champion Smiles	2,547 SF
19	The Ranch Orthodontics	2,500 SF
20	Optometrist	2,450 SF
21	Dell Children's Medical Center	6,728 SF
21	Walgreens	14,732 SF

AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 04/21



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POPULATION	2 MILES	3 MILES	5 MILES
Current Households	9,646	13,726	29,646
Current Population	30,750	43,395	91,994
2010 Census Population	15,662	20,314	52,990
Population Growth 2010 to 2020	96.37%	113.65%	73.62%
2020 Median Age	35.2	35.7	35.7

INCOME	2 MILES	3 MILES	5 MILES
2020 Estimated Average Household Income	\$86,259	\$87,328	\$111,957
2020 Estimated Median Household Income	\$86,667	\$92,773	\$110,983
2020 Estimated Per Capita Income	\$25,869	\$26,712	\$34,716

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
2020 Estimated White	77.66%	77.89%	74.92%
2020 Estimated Black or African American	8.65%	8.03%	8.78%
2020 Estimated Asian or Pacific Islander	2.94%	3.44%	5.99%
2020 Estimated Hispanic	26.33%	25.66%	24.60%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	13.65%	14.08%	12.35%
2 Person Households	25.42%	26.26%	28.16%
3+ Person Households	60.93%	59.67%	59.49%
Owner-Occupied Housing Units	80.98%	81.23%	83.78%
Renter-Occupied Housing Units	19.02%	18.77%	16.22%

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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