

Hanson's Corner Retail Center & Pad Site
 NEC of HWY 79 & CR 119 Ed Schmidt Blvd
 Hutto, TX 78634

1,400 SF - 15,000 SF
FOR LEASE
 +/- 1 Acre Pad Site
FOR SALE

Demographics

	1 mi	3 mi	5 mi
Total Population	9,182	55,741	112,363
Median Age	33.5	34.6	35.9
Average HH Income	\$114,446	\$133,350	\$153,015
Total Households	3,008	19,500	37,701



AADT 2023 - 45,654

AADT 2023 - 27,455

Gabe Sanchez | 512.417.7305 | gabe@SanCoCRE.com
 Britt Morrison | 512-500-2592 | Morrison@streetfrontcommercial.com



Hanson's Corner Retail Center & Pad Site NEC of HWY 79 & CR 119 Ed Schmidt Blvd Hutto, TX 78634

1,400 SF - 15,000 SF
FOR LEASE
+/- 1 Acre Pad Site
FOR SALE

Site Highlights

Strategically positioned at the epicenter of Hutto's commercial hub with national concepts: Chick-Fil-A, McDonald's, Chipotle, and Home Depot neighboring the site.

Pad Site For Sale

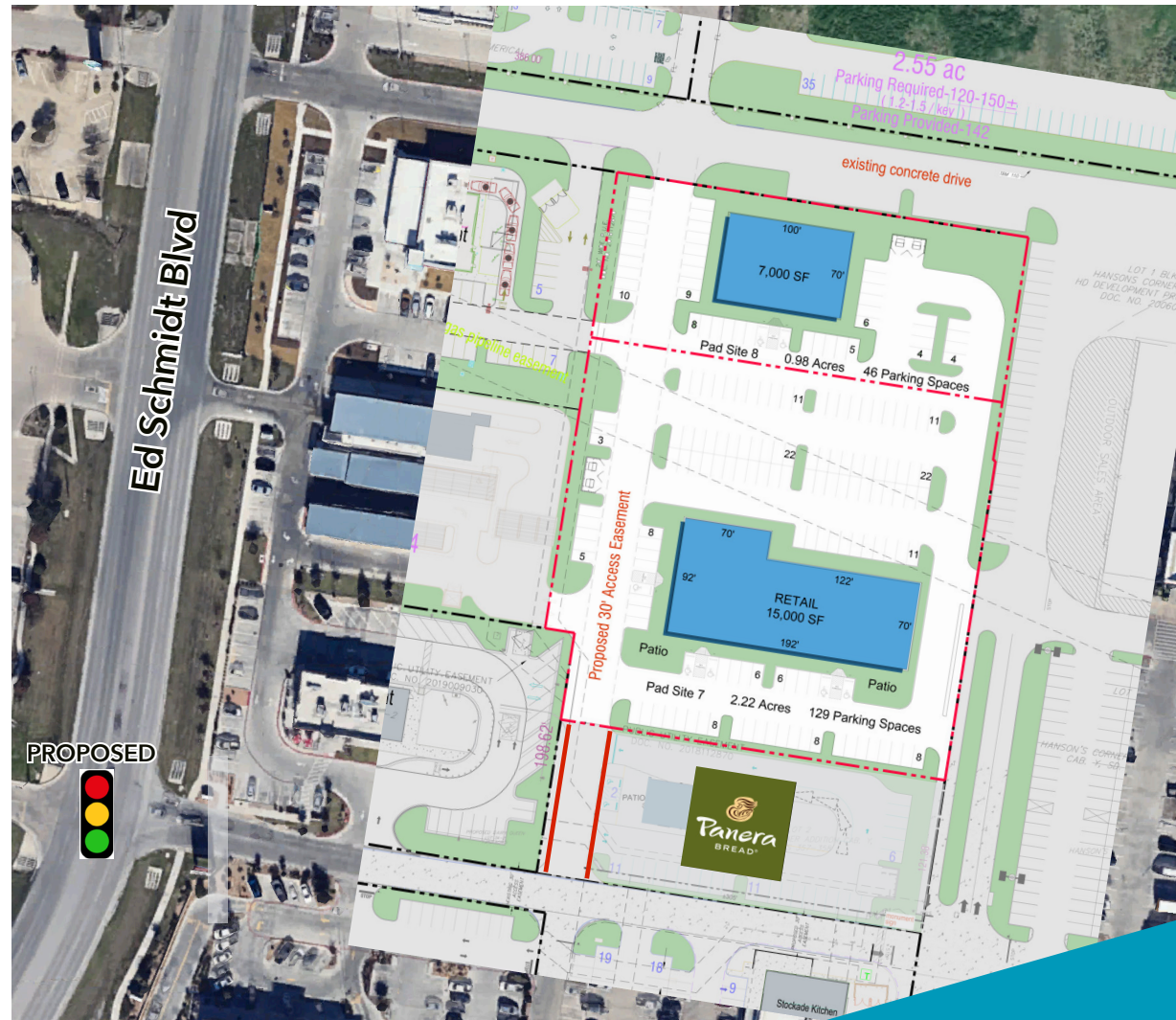
- QSR, Auto, and Medical Uses Allowed
- Drive-thrus allowed
- Flexibility in pad size and user layout (concept site plans shown)

15,000 SF Retail Center for Lease

- Good visibility from Ed Schmidt and Home Depot traffic
- Multiple points of ingress and egress with cross access from adjoining retailers
- End-cap with patios available for restaurant tenants
- Ample parking

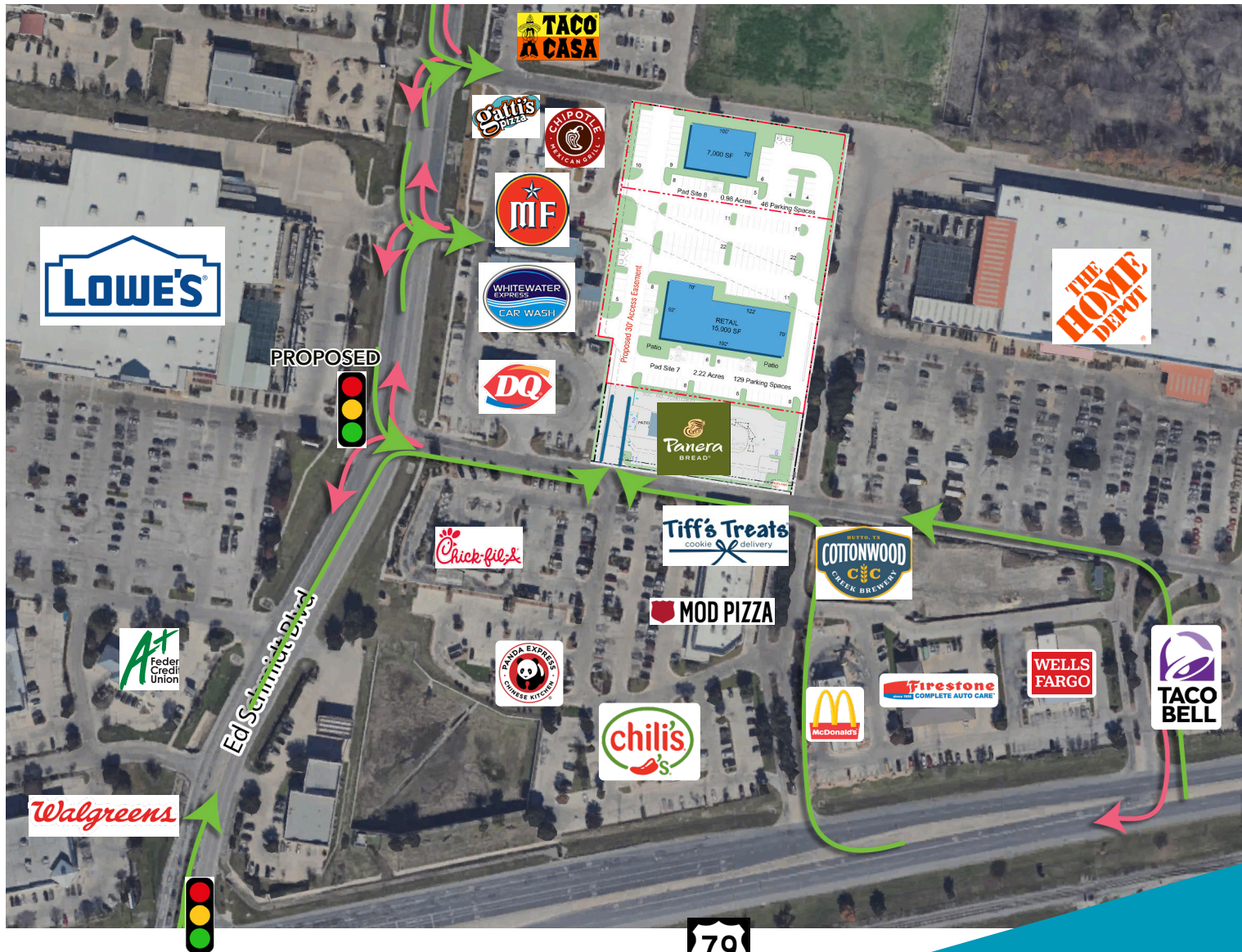
Area Highlights

- Located in Hutto - Austin's fastest growing suburb
- Texas Temple College is just west of the site and consists of a 57-Acre campus with +/- 1,500 students
- New Samsung Factory (\$17 Billion Investment) located just east of the site on Hwy 79
- New commercial development in the area contributing to the rapid residential growth, along with thousands of jobs



Hanson's Corner Retail Center & Pad Site
NEC of HWY 79 & CR 119 Ed Schmidt Blvd
Hutto, TX 78634

1,400 SF - 15,000 SF
FOR LEASE
+/- 1 Acre Pad Site
FOR SALE



Gabe Sanchez | 512.417.7305 | gabe@SanCoCRE.com
Britt Morrison | 512-500-2592 | Morrison@streetfrontcommercial.com



Hanson's Corner Retail Center & Pad Site
 NEC of HWY 79 & CR 119 Ed Schmidt Blvd
 Hutto, TX 78634

1,400 SF - 15,000 SF
FOR LEASE
 +/- 1 Acre Pad Site
FOR SALE

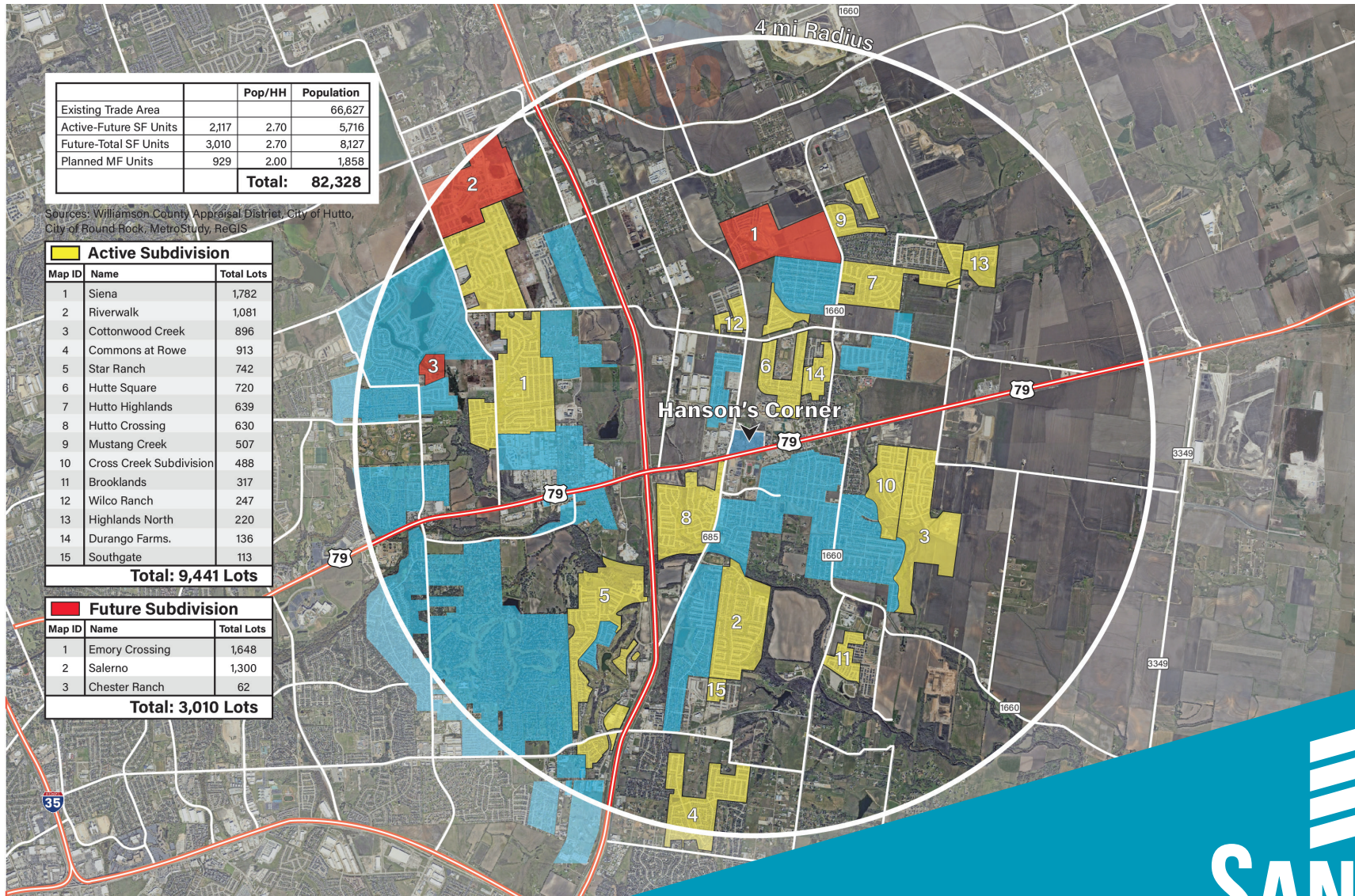


Gabe Sanchez | 512.417.7305 | gabe@SanCoCRE.com
 Britt Morrison | 512-500-2592 | Morrison@streetfrontcommercial.com



Hanson's Corner Retail Center & Pad Site
 NEC of HWY 79 & CR 119 Ed Schmidt Blvd
 Hutto, TX 78634

1,400 SF - 15,000 SF
FOR LEASE
 +/- 1 Acre Pad Site
FOR SALE



	Pop/HH	Population
Existing Trade Area		66,627
Active-Future SF Units	2,117	5,716
Future-Total SF Units	3,010	8,127
Planned MF Units	929	1,858
Total:		82,328

Sources: Williamson County Appraisal District, City of Hutto, City of Round Rock, MetroStudy, ReGIS

Active Subdivision		
Map ID	Name	Total Lots
1	Siena	1,782
2	Riverwalk	1,081
3	Cottonwood Creek	896
4	Commons at Rowe	913
5	Star Ranch	742
6	Hutte Square	720
7	Hutto Highlands	639
8	Hutto Crossing	630
9	Mustang Creek	507
10	Cross Creek Subdivision	488
11	Brooklands	317
12	Wilco Ranch	247
13	Highlands North	220
14	Durango Farms.	136
15	Southgate	113
Total:		9,441 Lots

Future Subdivision		
Map ID	Name	Total Lots
1	Emory Crossing	1,648
2	Salerno	1,300
3	Chester Ranch	62
Total:		3,010 Lots





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 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.

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.

Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Designated Broker of Firm	License No.	Email	Phone

Michael Sanchez	510359	mike@SanCoCRE.com	(512) 584-3019
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

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

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
----------------	-----------------	-----------------	-------------------	------