

FOR SALE | 10 AC LAND + 5,455 SF IMPROVEMENTS

400 HY VIEW LN, HUTTO, TX 78634

10 ACRES | 3,055 SF HOUSE | 2,400 SF WORKSHOP



PROPERTY DESCRIPTION

Prime property opportunity in growing Hutto, TX! This 10 AC property bordering the east side of Round Rock and minutes to downtown Hutto includes a 3,055 SF house and 2,400 SF Metal Workshop. Metal roof house has four bedrooms for potential offices plus 3 bathrooms and kitchen/breakroom space. Metal Workshop with two grade-level doors has electric and hose bib to the building. Excellent potential for development on this 10 AC property. Close proximity to City of Hutto's Megasite and within 30 minutes of Samsung future site in Taylor, TX, Tesla Gigafactory, Austin-Bergstrom International Airport.

PROPERTY HIGHLIGHTS

- 10 AC for Development
- 3,055 SF House
- 2,400 SF Metal Workshop
- 2 14x16 Grade-Level Doors
- No Flood Plain
- Access to Nearby Major Roads
 - Limmer Loop, University Blvd, 130 Toll, HWY 79

OFFERING SUMMARY

Sale Price:	\$2,300,000
Lot Size:	10 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	689	6,936	33,518
Total Population	2,099	22,515	105,217
Average HH Income	\$135,029	\$117,575	\$114,422

DEVELOPMENT INFORMATION

- Adjacent to future Mansions Hutto 458 Multi-Family Site
- Close to Veterans' Hill Elementary School

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Each Office Independently Owned and Operated crossleycommercial.com

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400 Hy View Ln In Relation To Future Site Mansions Hutto



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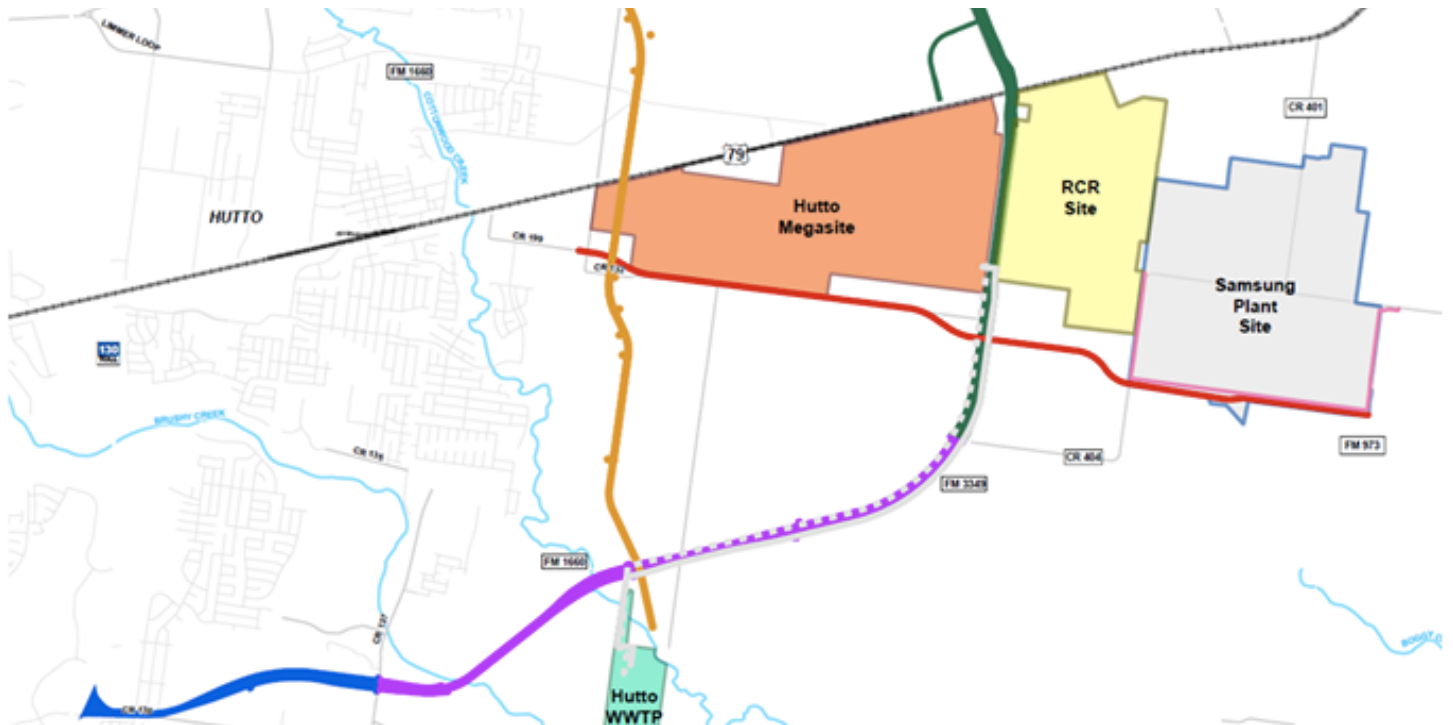
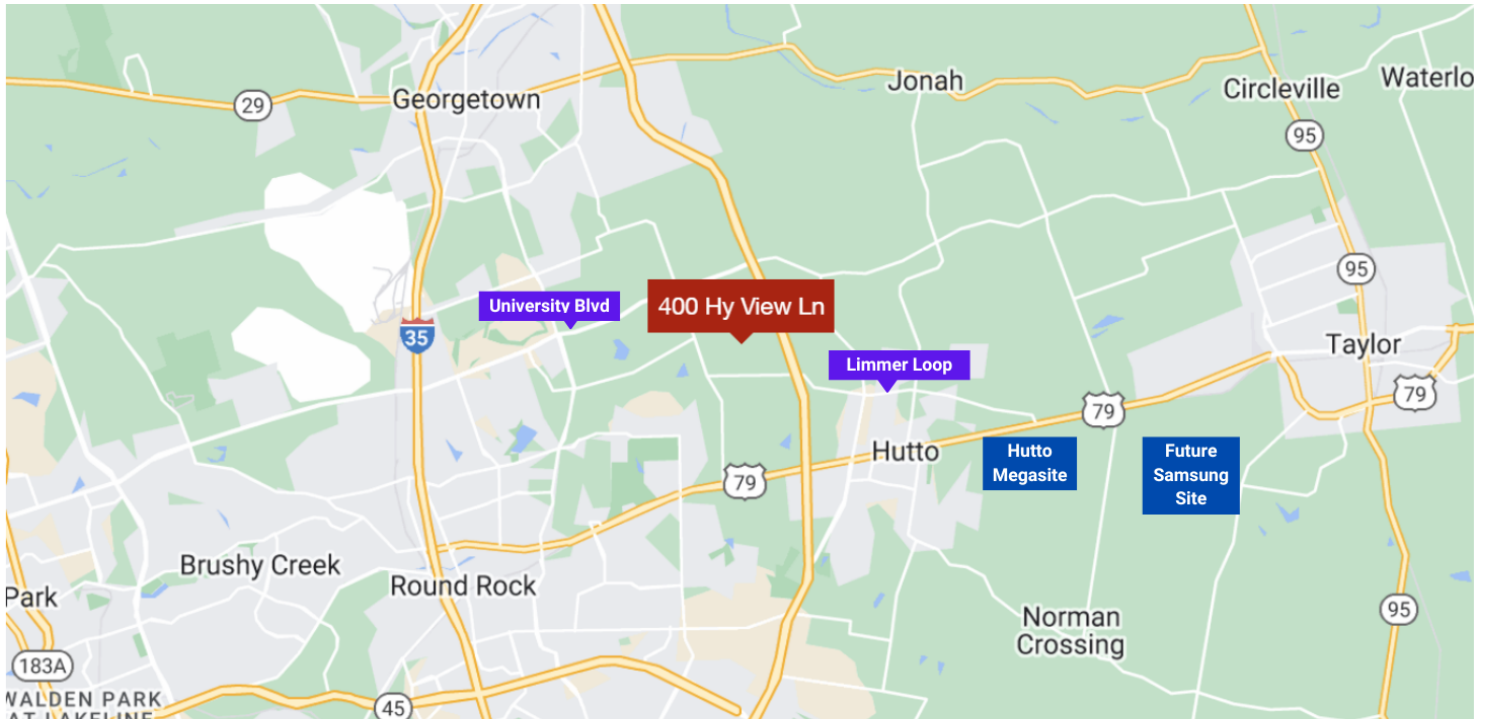
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Location Relative To Hutto Megasite & Future Samsung Site



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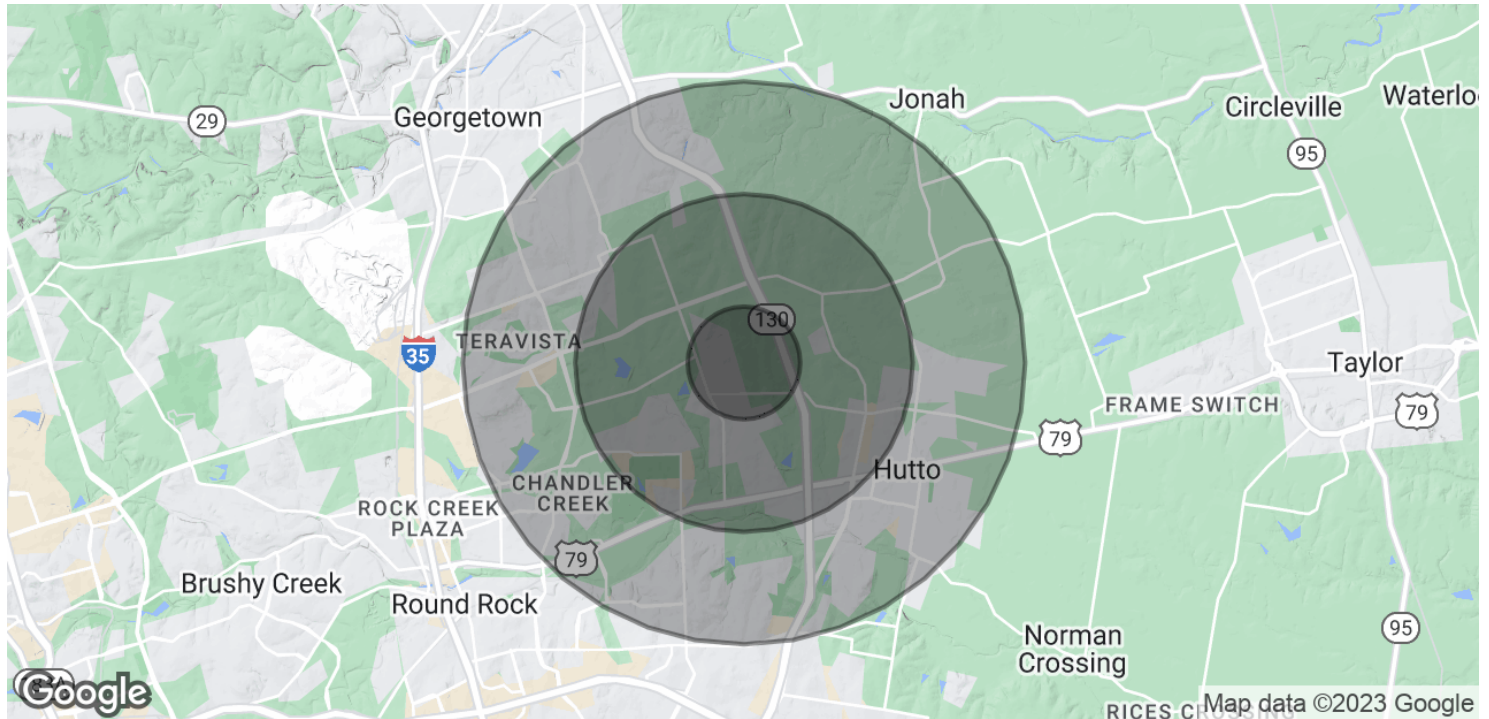
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,099	22,515	105,217
Average Age	34.2	36.4	35.9
Average Age (Male)	34.4	35.9	35.0
Average Age (Female)	31.7	36.1	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	689	6,936	33,518
# of Persons per HH	3.0	3.2	3.1
Average HH Income	\$135,029	\$117,575	\$114,422
Average House Value	\$339,799	\$272,247	\$267,469

** Demographic data derived from 2020 ACS - US Census*

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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.

Keller Williams Realty/SGMM LTD	486695	klrw241@kw.com	(512)255-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624525	frances@kwcommercial.com	(512)751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date