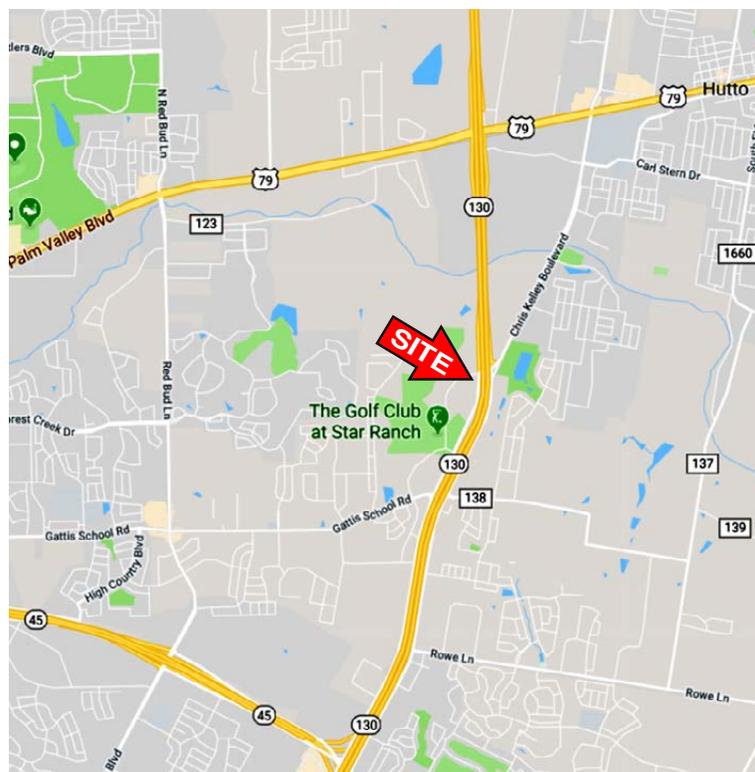


# FOR SALE - CORNER LOT IN "STAR RANCH"

SWC of Star Ranch Blvd. and SH 130, Hutto, TX 78634



## LOCATION

Southwest Corner of Star Ranch Blvd and SH 130 in the Master Planned Golf Community of Star Ranch.

## FRONTAGE/ACCESS

Lot 4 has frontage on both Star Ranch Blvd and the south bound feeder road for SH 130. Curb cut on the 130 feeder is a joint access entry onto a joint access driveway. We believe the city will also approve a curb cut onto Star Ranch Blvd directly into the subject property.

## UTILITIES

All utilities are in place

- Electric – Oncor
- Water & Wastewater – MUD #3 (Williamson County Water Sewer Irrigation and Bridge District #3)
- Gas - Atmos

## ZONING

Hutto Extra-territorial Jurisdiction. Existing MUD has negotiated development agreements with the city of Hutto allowing General Retail.

## TRAFFIC

Acc to new study performed recently by a traffic engineering consultant, traffic on the southbound frontage road at Star Ranch = 13,240 cars per day. Star Ranch Blvd (both directions, west of frontage road) = 1,370 cars per day.

**JURISDICTION** City of Hutto, Williamson County, Williamson County Water Sewer Irrigation and Bridge District #3

## SIZE

Lot 4 is Preliminary Platted at 1.66 acres but could be changed if needed by Buyer.

## PRICE COMMENTS

\$25 per square foot

Get in now on this busy corner in the exploding Star Ranch Community. Traffic counts are high here now and will only grow in number with new construction planned or already underway along Star Ranch Blvd. This corner is passed by daily commuters using Chris Kelly Blvd from Hutto and Taylor as well as shoppers headed to the new HEB on Gattis at 130. Chris Kelly Blvd turns into Star Ranch Blvd once it passes under 130; this is one of the few underpasses along the 130 corridor. A Star Ranch Blvd extension will be completed by September and will connect to Winterfield Drive completing 'the loop' to Gattis Blvd for all residential and commercial users within the Star Ranch community. Clark Wilson and Pacesetter Homes among others are bringing new homes online every day and a new Hutto Elementary School, 2 new apartment complexes, and a new retirement center are planned and coming soon along Star Ranch Blvd within a mile from this corner site. Eventually Star Ranch Blvd will be further extended to Hwy 79 in Round Rock. Service King is already building on Lot 8 here now. This corner lot is perfect for any retail including restaurant, C-store with fuel, CVS, bank, etc.

**CONTACT Brad Campbell**

**Office: (512) 472-2100**

**Brad@matexas.com**

**McALLISTER  
& ASSOCIATES**

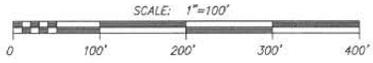
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

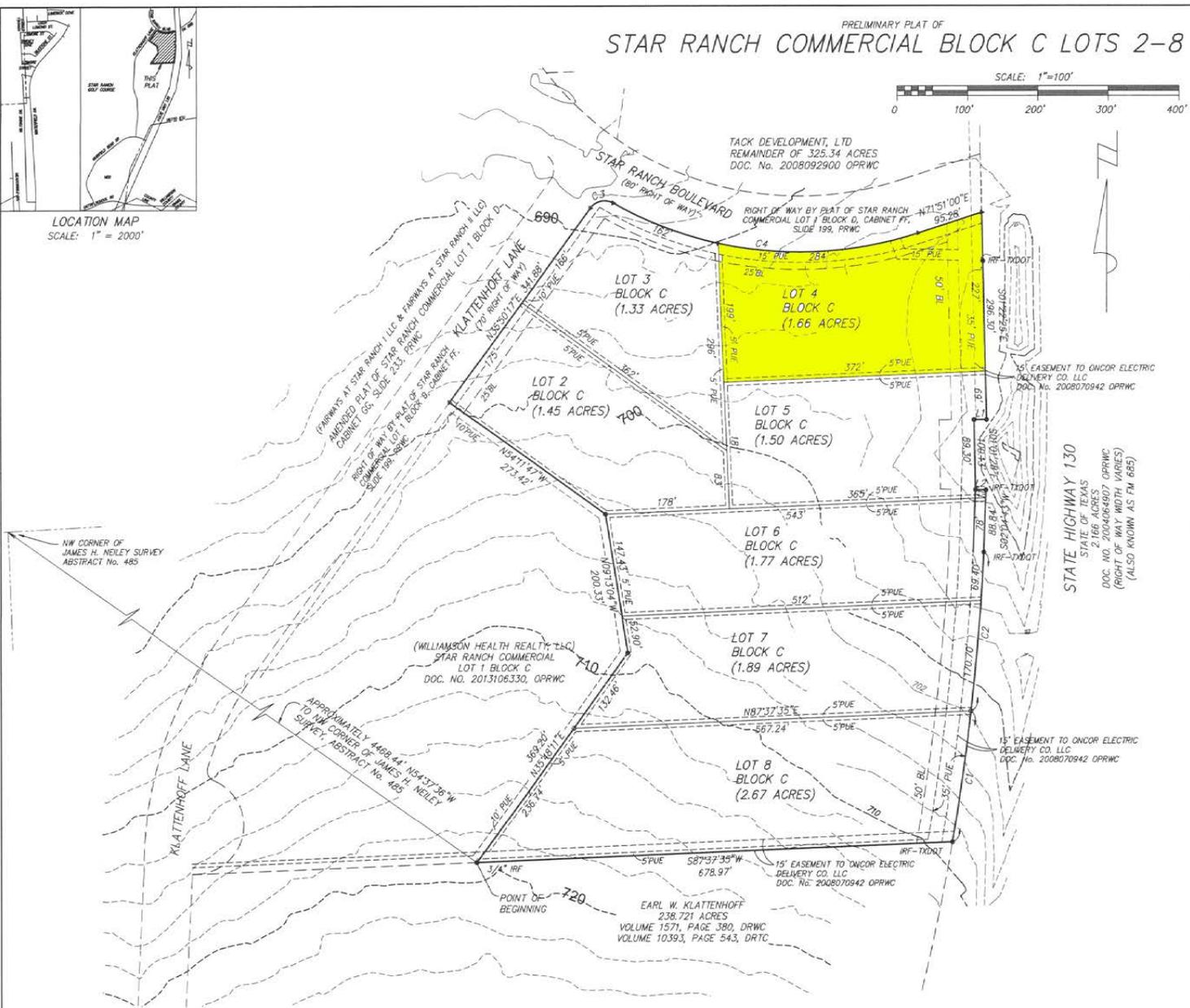
(512)472-2100 FAX: (512)472-2905

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# PRELIMINARY PLAT OF STAR RANCH COMMERCIAL BLOCK C LOTS 2-8



LOCATION MAP  
SCALE: 1" = 2000'



**NOTES:**

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE 2006 ZONING ORDINANCE.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO KLATTENHOFF LANE A 15 FOOT PUE IS HEREBY DEDICATED ALONG STAR RANCH BOULEVARD, A 35' PUE IS HEREBY DEDICATED ALONG HIGHWAY 130. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES AND ON EACH SIDE OF ALL INTERIOR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. WATER WILL BE AVAILABLE THROUGH WCVSD No. 3 AFTER THE APPROPRIATED WATER SYSTEM IS INSTALLED TO THIS SITE.
6. WASTEWATER WILL BE AVAILABLE THROUGH WCVSD No. 3 AFTER THE APPROPRIATED WASTEWATER SYSTEM IS INSTALLED TO THIS SITE.
7. NO PORTION OF THIS TRACT IS ENCRAGED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO PORTION OF THIS TRACT IS ENCRAGED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATED MAP) COMMUNITY PANEL NUMBER 4849100515E, EFFECTIVE DATE 9-26-2008 FOR WILLIAMSON COUNTY, TEXAS.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF 10 FEET.
10. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE OF THE PERIMETER OF THE BUILDING OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
11. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE. CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
12. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR FLOOD EVENTS TO THE RATE OF DISCHARGE OF THE LAND IN ITS NATURAL STATE.
13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
14. THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, TEXAS.
15. MAXIMUM IMPERVIOUS COVER IS 65%.
16. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83.
17. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

**LEGEND**

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND IRON ROD
- IRF = FOUND IRON ROD
- TXDOT = FOUND IRON ROD WITH TEXAS DEPT OF TRANSPORTATION CAP
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- BL = BUILDING SET BACK LINE
- PUE = PUBLIC UTILITY EASEMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	189.31	3343.41	314°39"	S08°09'23"W	189.29
C2	227.33	3343.41	3°53'45"	N04°35'11"E	227.28
C3	36.78	25.00	84°17'19"	N72°27'04"E	33.55
C4	450.03	540.00	47°44'59"	S84°16'31"E	437.12

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°48'26"E	17.82'
L2	S89°00'04"E	14.91'

**SITE DATA:**  
 COMMERCIAL LOTS: 7  
 AREA OF THIS PLAT: 12.26 ACRES  
 LINEAR FEET OF NEW STREETS: 0

**OWNER**  
 TACK DEVELOPMENT, LTD.  
 2490 FM 685  
 HUTTO, TEXAS 78634

DATE: MARCH 27, 2018      SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
 (512) 836-4793 FAX: (512) 836-4817      F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
 (512) 836-4793 FAX: (512) 836-4817

F-10015400



## 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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T. Baker II</b>	<b>517348</b>	<b>johntbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brad Campbell</b>	<b>594036</b>	<b>brad@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date