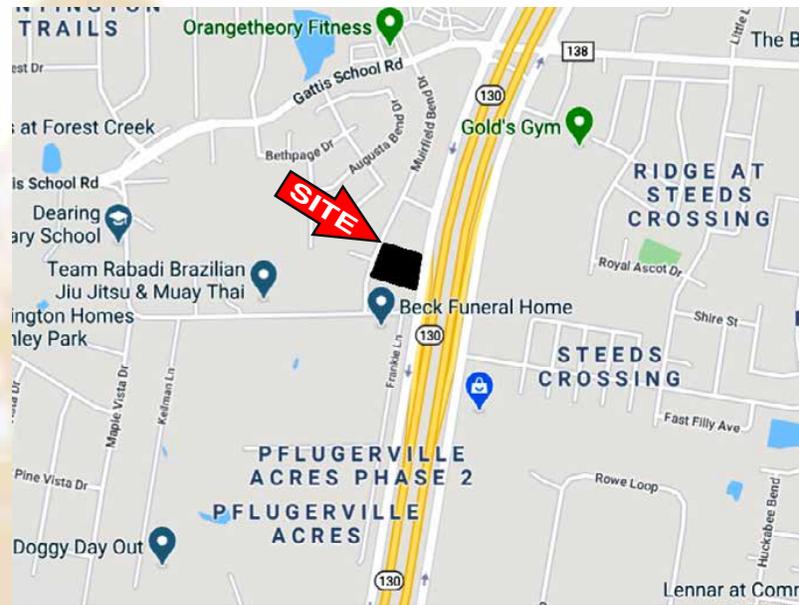


# FOR SALE - STAR RANCH COMMERCIAL LOT ON SH 130

Lot 3, 3.106 acres, Hutto, TX 78634



**LOCATION** Lot 3 is located between the new Goodwill Central Texas & The Learning Experience locations which front the SH 130 south bound service road between Priem Lane and Burgan Path in Hutto.

**SIZE** +/-3.106 acres or 135,297 sf

**FRONTAGE/ ACCESS** The site fronts west side of SH 130. Access via a planned driveway entrance from the service road as well as an internal driveway connecting the 4 lots from Burgan Path to Priem Lane.

**ZONING** Hutto ETJ

**TOPO** Slightly sloping to Muirfield

## UTILITIES

All utilities are available to the site.  
Water & WW – Wilco W.S.I.&D. #3 MUD  
Electricity – Oncor, along 130  
Gas - Atmos along Muirfield  
AT&T and Spectrum along Muirfield

## DETENTION

Regional Detention provided.

## DEMO-GRAPHICS

The immediate area is affluent and exploding. Within a 3-mile radius there are approximately 68,969 residents, earning an average household income of more than \$134,600 annually, 23% higher than the Austin metro average. Nearly 40% of the population is between ages of 20 and 44.

## JURISDICTION

City of Hutto

## PRICE

\$15 psf or \$2,029,460.00

A+ site located on the exploding 130 corridor at the border of Hutto & Pflugerville. The Star Ranch development is vibrant surrounding the site and Hutto is one of the fastest-growing suburbs of Austin. Buyer will be joining McDonalds, Black Rock Coffee, Denny's, T-Mobile, Jiffy Lube (Lot 1), The Learning Experience (Lot 2) and Goodwill Star Ranch (Lot 4) south of Gattis Road. Just north of Gattis is an HEB Plus! anchored shopping center that includes Whataburger, Little Caesar's, Jack Brown Cleaners, AT&T, Sprint and Twin Liquors. Other area retailers include Orange Theory, PetSuperMarket, Gold's Gym and more.

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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

**CONTACT Brad Campbell**

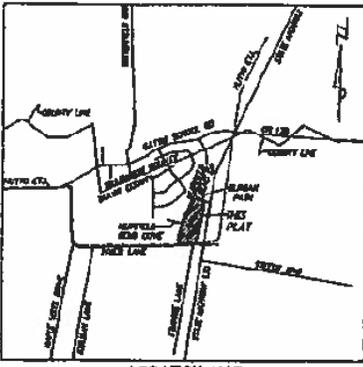
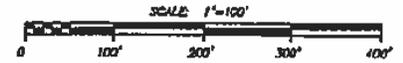
**Office: (512) 472-2100**

**Brad@matexas.com**

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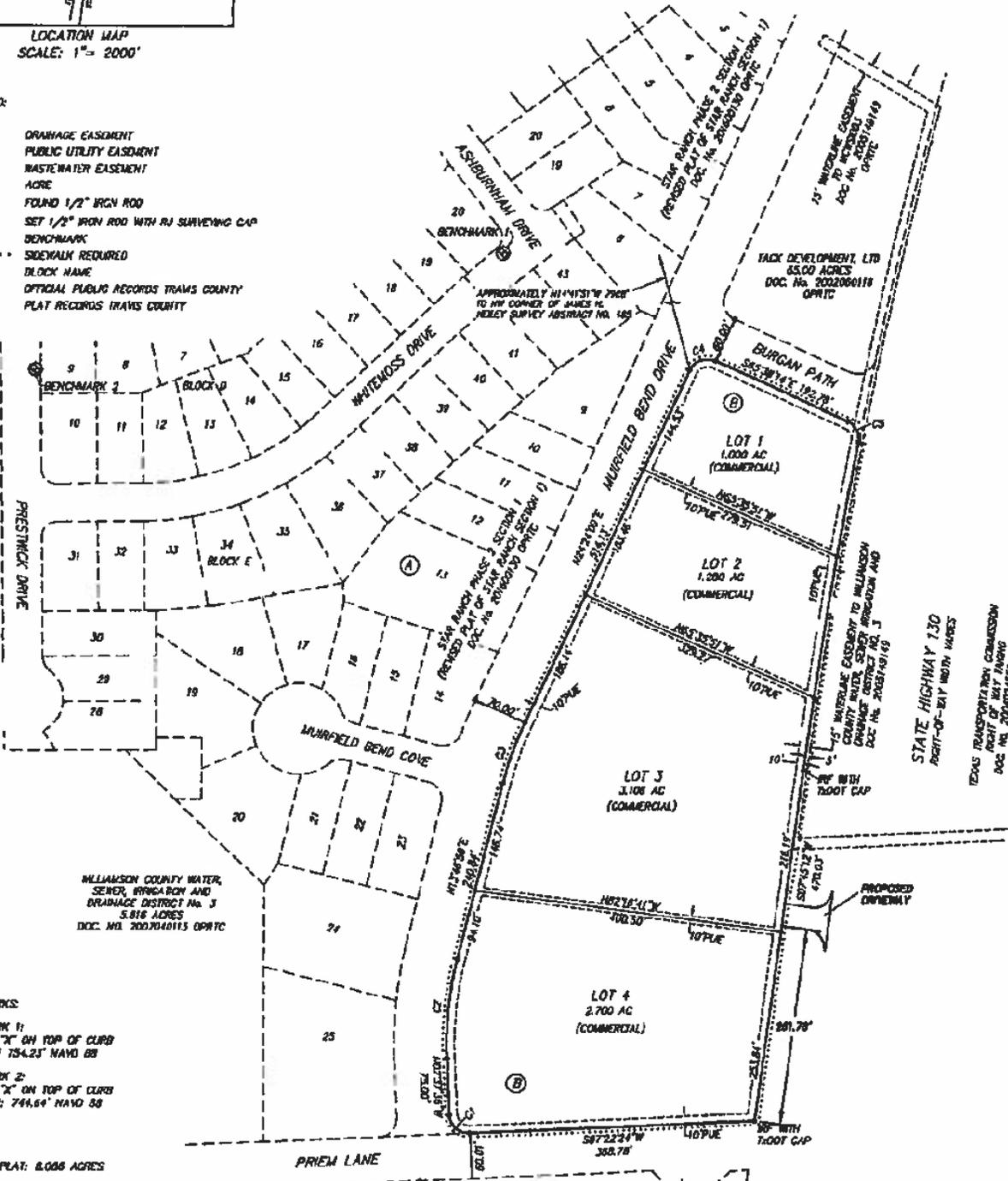
# Site Plan of Driveway Approach STAR RANCH DRIVEWAY LOCATION TRAVIS COUNTY, TEXAS



LOCATION MAP  
SCALE: 1" = 2000'

**LEGEND:**

- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- MWE WASTEWATER EASEMENT
- AC ACRE
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- ⊙ BENCHMARK
- ⋯ SIDEWALK REQUIRED
- Ⓟ BLOCK NAME
- Ⓞ OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- Ⓞ PRTC PLAY RECORDS TRAVIS COUNTY



MILLIKSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT No. 3  
5.816 ACRES  
DOC. NO. 2002040115 OPRIC

**BENCHMARKS:**  
BENCHMARK 1:  
CHISELED "X" ON TOP OF CURB  
ELEVATION: 734.25' NAVD 88  
BENCHMARK 2:  
CHISELED "X" ON TOP OF CURB  
ELEVATION: 744.64' NAVD 88

AREA OF PLAT: 8.088 ACRES  
4 COMMERCIAL LOTS  
1 BLOCK

CURVE TABLE					
CURVE	LENGTH	RADIUS	DEL. AN.	CHORD BEING	CHORD
C1	36.27	25.00	90.0001°	N47.37.36°W	35.36
C2	133.78	485.00	14.7913°	N85.24.42°E	132.72
C3	86.18	485.00	18.5770°	N19.08.34°E	86.06
C4	38.25	35.00	87.5739°	N89.28.27°E	35.34
C5	33.46	25.00	79.9138°	S27.7.29°E	31.67
C6	44.02	7694.44	7.7756°	N88.74.26°E	442.28
C7	154.89	7694.44	1.0916°	N10.76.47°E	154.89
C8	120.12	7694.44	1.2437°	N89.11.41°E	120.11
C9	97.90	7694.44	0.9414°	N88.07.20°E	97.90

**LEGAL DESCRIPTION:**  
8.088 ACRES OUT OF THE JAMES NELEY SURVEY, ABSTRACT No. 591 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF A 65.00-ACRE TRACT OF LAND CONVEYED TO JACK DEVELOPMENT, LTD BY DEED RECORDED IN DOCUMENT NUMBER 2002060116 OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.

STATE HIGHWAY 730  
RIGHT-OF-WAY WIDTH Varies  
TEXAS TRANSPORTATION COMMISSION  
RIGHT OF WAY DIVISION  
DOC. NO. 2004024559 OPRIC

SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(312) 838-4793 FAX: (312) 838-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(312) 838-4793 FAX: (312) 838-4817



## 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.

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

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

\_\_\_\_\_  
Date