

4.7 net acre Multifamily or Commercial Site in Hutto

FM 1660, HUTTO, TX 78634



LOCATION

This site fronts FM 1660, just north of Mager Lane, between Hwy 79 and the Limmer Loop. This is a commercial site within MA Partner's Durango Farms, a 105 acre mixed use development just north of downtown Hutto.

ZONING

PUD – Allows the following uses: Multi-family, Hotel, Library, Government Facilities, Restaurant/Bar, Professional and Medical Office, Veterinary Clinic, Bank, C-store, and Day Care. Multi-family users can expect to achieve 100 units on the 4.77 net usable acres.

FRONTAGE

The site has approx. 1350 feet of frontage along FM 1660 just south of the NEC of Limmer Loop and FM 1660.

Durango Farms is Hutto's newest mixed use projects from developer MA Partners. Comprised of 105 total acres, the project has 257 single family homes, 288 multi-family units, two commercial sites, and a 2.6 acre park planned. Hutto is literally 'booming' and this site is located just north of the center of downtown Hutto. MA Partners track record is well established; they are experienced, they know this market very well and this commercial site represents an opportunity to get into their latest project in this growing city.

SIZE

A total of ~10.52 acres; ~4.77 acres usable net of floodplain

UTILITIES

All utilities will be delivered to the site.

TOPOGRAPHY Slightly sloping

FLOOD HAZARD

Approximately 5.74 acres lie in the 100 year floodplain, leaving ~4.77 acres net usable

JURISDICTION City Of Hutto

PRICE

\$1,506,000 or \$7.25/sf to the net usable

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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

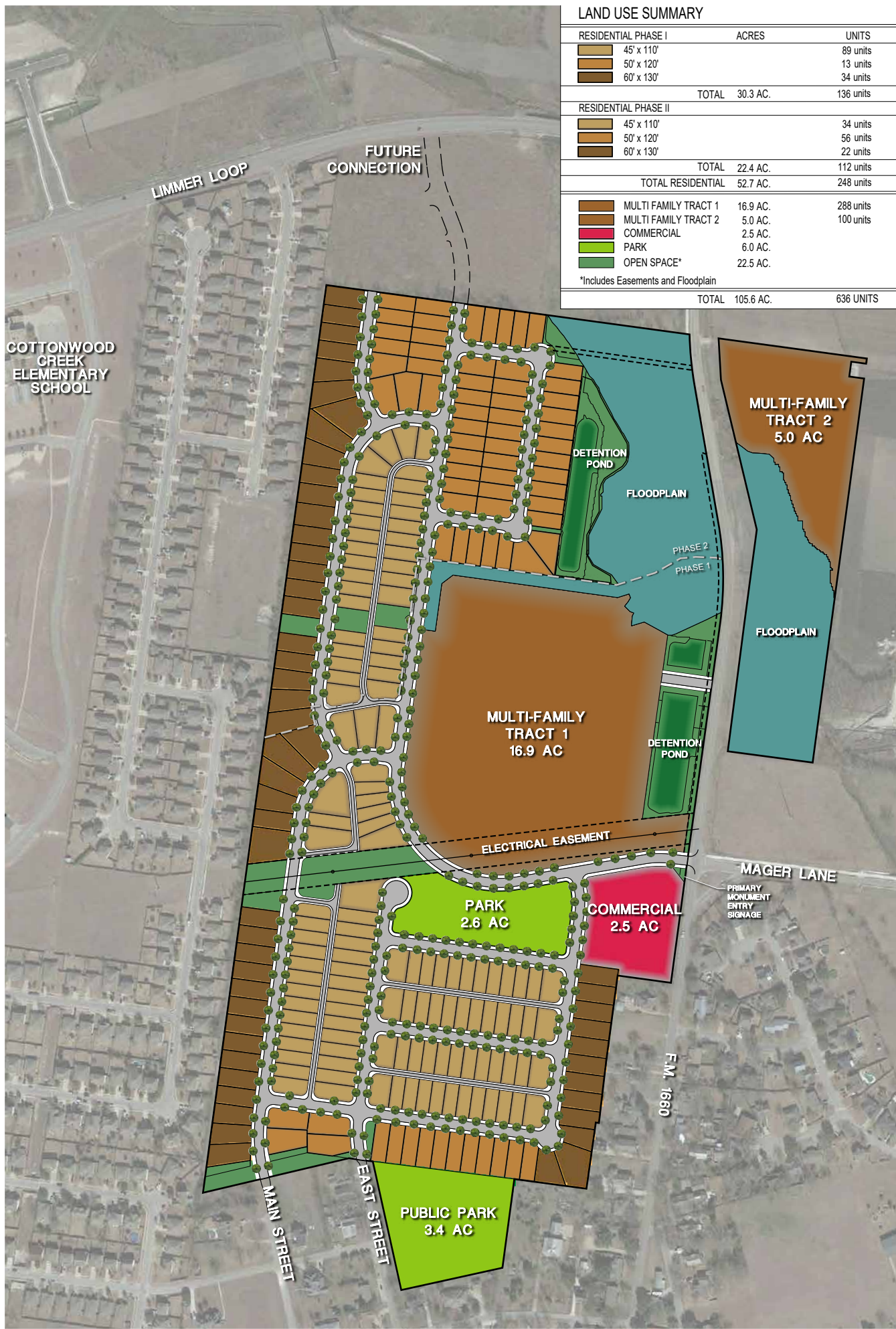
CONTACT Brad Campbell

Office: (512) 426-6464












Brad@matexas.com

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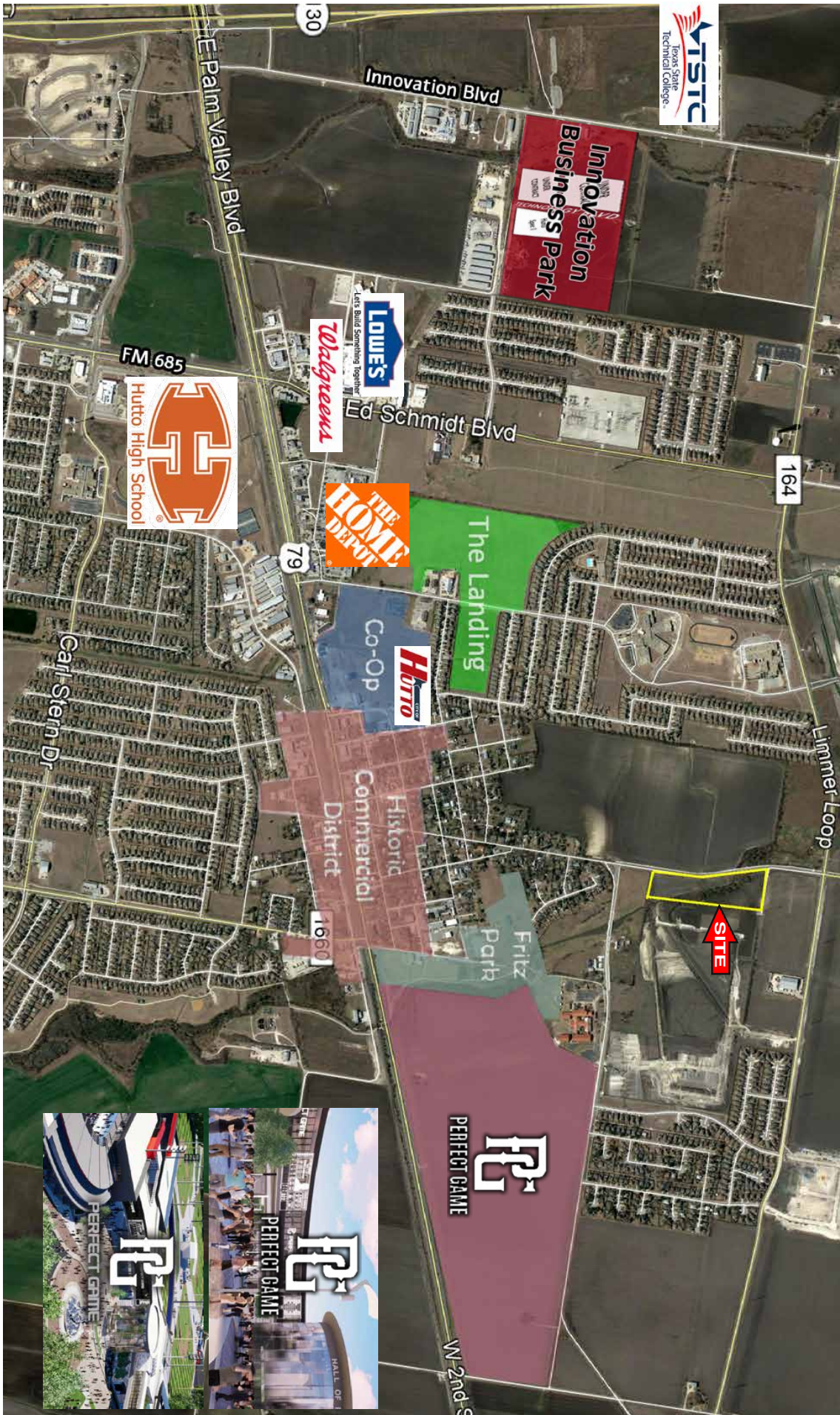




LAND USE SUMMARY

RESIDENTIAL PHASE I		ACRES	UNITS
	45' x 110'		89 units
	50' x 120'		13 units
	60' x 130'		34 units
TOTAL		30.3 AC.	136 units
RESIDENTIAL PHASE II		ACRES	UNITS
	45' x 110'		34 units
	50' x 120'		56 units
	60' x 130'		22 units
TOTAL		22.4 AC.	112 units
TOTAL RESIDENTIAL		52.7 AC.	248 units
	MULTI FAMILY TRACT 1	16.9 AC.	288 units
	MULTI FAMILY TRACT 2	5.0 AC.	100 units
	COMMERCIAL	2.5 AC.	
	PARK	6.0 AC.	
	OPEN SPACE*	22.5 AC.	
*Includes Easements and Floodplain			
TOTAL		105.6 AC.	636 UNITS

REGIONAL MAP





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.

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

Buyer/Tenant/Seller/Landlord Initials

Date