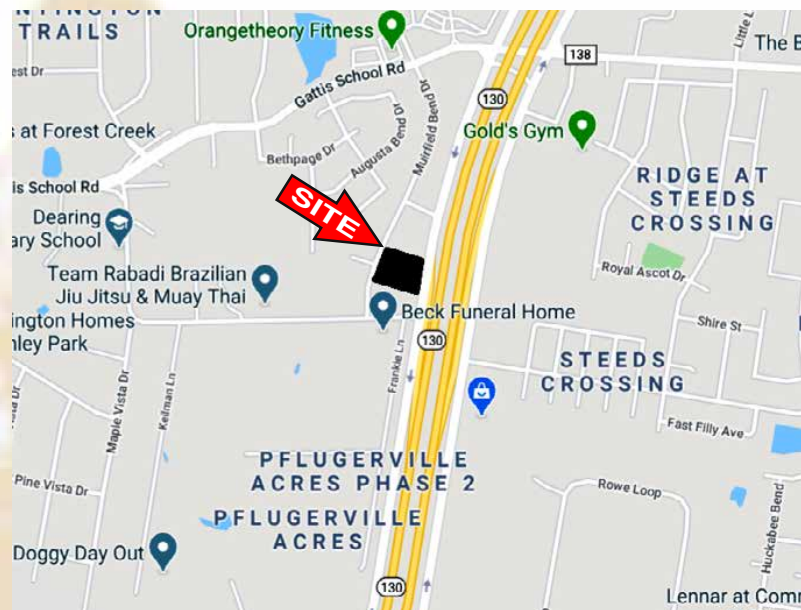


# FOR SALE - STAR RANCH COMMERCIAL LOT ON SH 130

Lot 3, 3.106 acres, Hutto, TX 78634



<b>LOCATION</b>	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.	<b>UTILITIES</b>	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
<b>SIZE</b>	+/-3.106 acres or 135,297 sf	<b>DETENTION</b>	Regional Detention provided.
<b>FRONTAGE/ACCESS</b>	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.	<b>DEMO-GRAPHICS</b>	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.
<b>ZONING</b>	Hutto ETJ	<b>JURISDICTION</b>	City of Hutto
<b>TOPO</b>	Slightly sloping to Muirfield	<b>PRICE</b>	\$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**

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



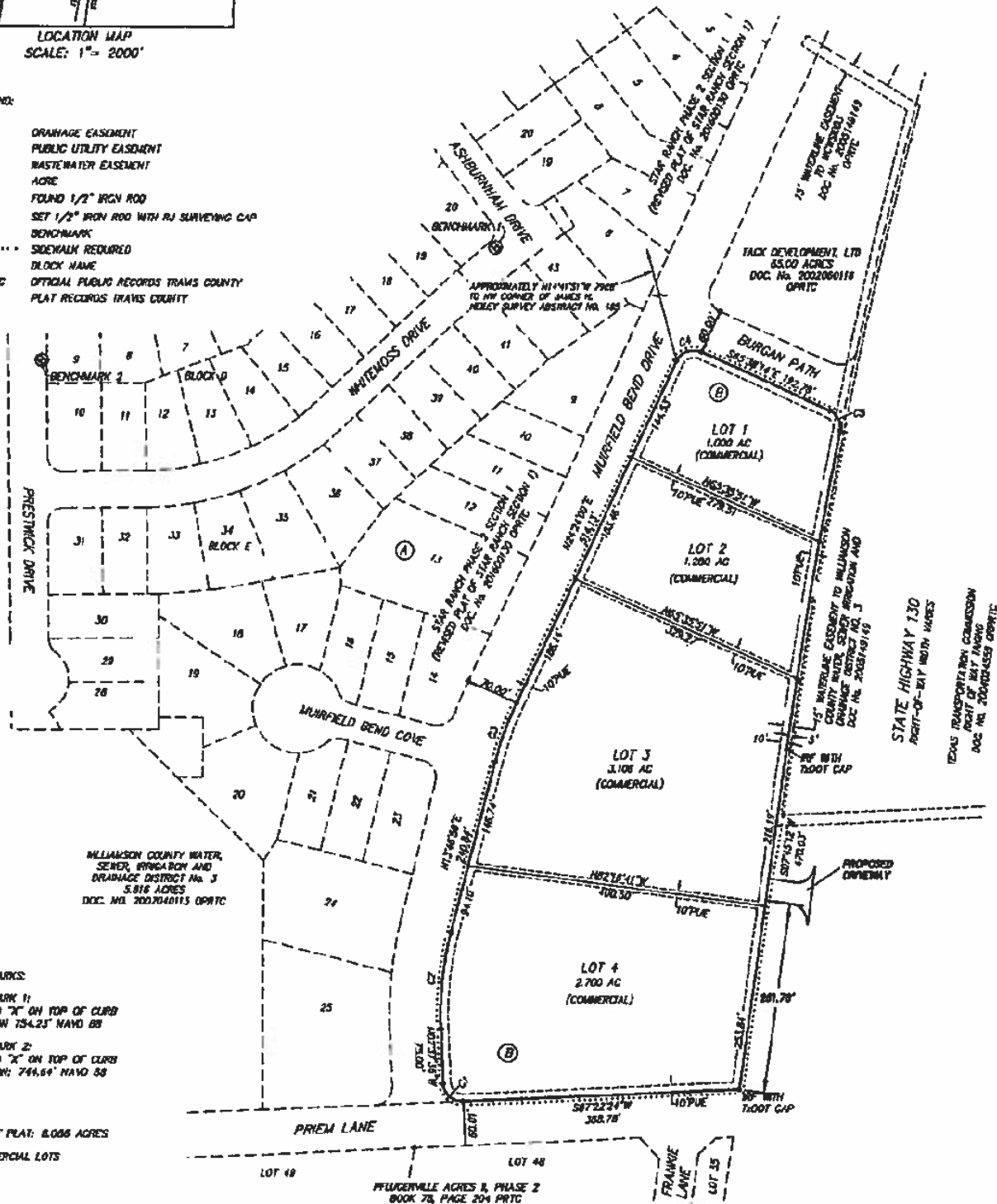




SCALE: 1"=100'

A horizontal graphic scale bar with tick marks at 0, 100', 200', 300', and 400'. The bar is divided into four equal segments, each representing 100 feet.

DE DRAINAGE EASEMENT  
PUC PUBLIC UTILITY EASEMENT  
WHE WASTE WATER EASEMENT  
AC ACRE  
\* FOUND 1/2" IRON ROD  
\* SET 1/8" IRON ROD WITH RJ SURVEYING CAP  
\* BENCHMARK  
\*\*\*\*\*  
⑧ SIDEWALK REQUIRED  
BLOCK NAME  
OPHC OFFICIAL PUBLIC RECORDS TRAMS COUNTY  
PRIC PLAT RECORDS TRAVIS COUNTY



**BENCHMARKS:**  
**BENCHMARK 1:**  
CHISELED "X" ON TOP OF CURB  
ELEVATION 754.25' NAVD 88  
**BENCHMARK 2:**  
CHISELED "X" ON TOP OF CURB  
ELEVATION: 744.64' NAVD 88

AREA OF PLAT: 2.006 ACRES  
4 COMMERCIAL LOTS  
1 BLOCK

CLAVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C1	30.27	23.00	90.0001°	H4737.36°	33.38
C2	133.18	483.00	167.135°	H8534.47°	112.72
C3	86.18	483.00	163.707°	H1056.34°	86.06
C4	38.25	25.00	87.572°	H6778.92°	35.34
C5	13.66	25.00	79.913°	S2717.73°	31.67
C6	443.02	769.44	171.736°	H4234.26°	442.90
C7	154.89	769.44	139.156°	H1020.47°	154.89
C8	190.12	769.44	124.747°	H0871.41°	190.11
C9	87.90	769.44	104.574°	H0671.90°	87.90

4.088 ACRES OUT OF THE JAMES MELEY SURVEY, ABSTRACT No. 598 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF A 63.07-ACRE TRACT OF LAND CONVEYED TO JACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 202009016 OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2000 JAZZ STREET, ROUND ROCK, TEXAS 78664

**RJ SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 838-4793 FAX: (512) 838-4817

E-10715-20



# 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