

# TOWNWEST COMMONS

NWQ of Highway 79 and County Road 119  
Hutto, Texas

COMING SOON:

**EVO**  Frost

New Restaurants Coming Soon!

**Academy**  
SPORTS+OUTDOORS

HUNTING

NOW OPEN:

*Chuy's*

 **NewQuest**

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# Project Highlights



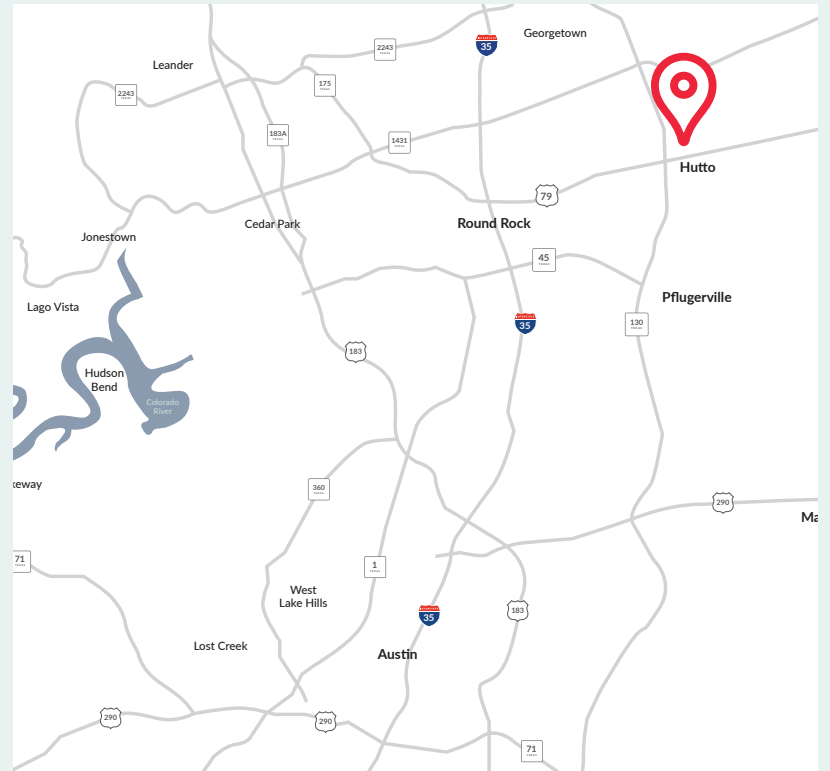
**57%**  
POPULATION  
GROWTH  
WITHIN 3 MILES  
FROM 2020 TO 2024



**\$166K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 5 MILES



**124K**  
CURRENT  
POPULATION  
WITHIN 5 MILES



2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

## STEADY RESIDENTIAL GROWTH

3,039 TOTAL HOMES | 13,395 FUTURE HOMES  
1,555 ANNUAL STARTS | 1,911 ANNUAL CLOSINGS  
\$439,460 AVERAGE HOUSING PRICE

Zonda Estimates as of Q3 2024



BOOMING SHOPPING CENTER  
**2.4M VISITS**

2023-2024

THRIVING ANCHOR



**569K ANNUAL VISITS**

2024

- PLACER.AI, 2024



## TOWNWEST COMMONS



LOCATED AT THE GATEWAY OF THE **RAPID RESIDENTIAL GROWTH** ON THE NORTHEAST SIDE OF AUSTIN, TEXAS

NEIGHBORHOOD-ESSENTIAL CENTER - **2.4 MILLION VISITS** IN 2024 | PLACER, '24



**NEW \$17+ BILLION SAMSUNG FACTORY** IS COMING TO TAYLOR, **CREATING 2,000 JOBS**. ADDITIONALLY, SAMSUNG IS EXPECTED TO INVEST **\$40 BILLION** IN THE REGION.

**TEXAS TEMPLE COLLEGE (57-ACRE CAMPUS WITH ±1,500 STUDENTS)** LOCATED JUST HALF-A-MILE WEST OF TOWNWEST COMMONS

**OVER \$1 BILLION IN DEVELOPMENT WITHIN A 2-MILE RADIUS** | AUSTIN CHAMBER, '21

2 NEW SCHOOLS OPEN: ELEMENTARY AND JUNIOR HIGH



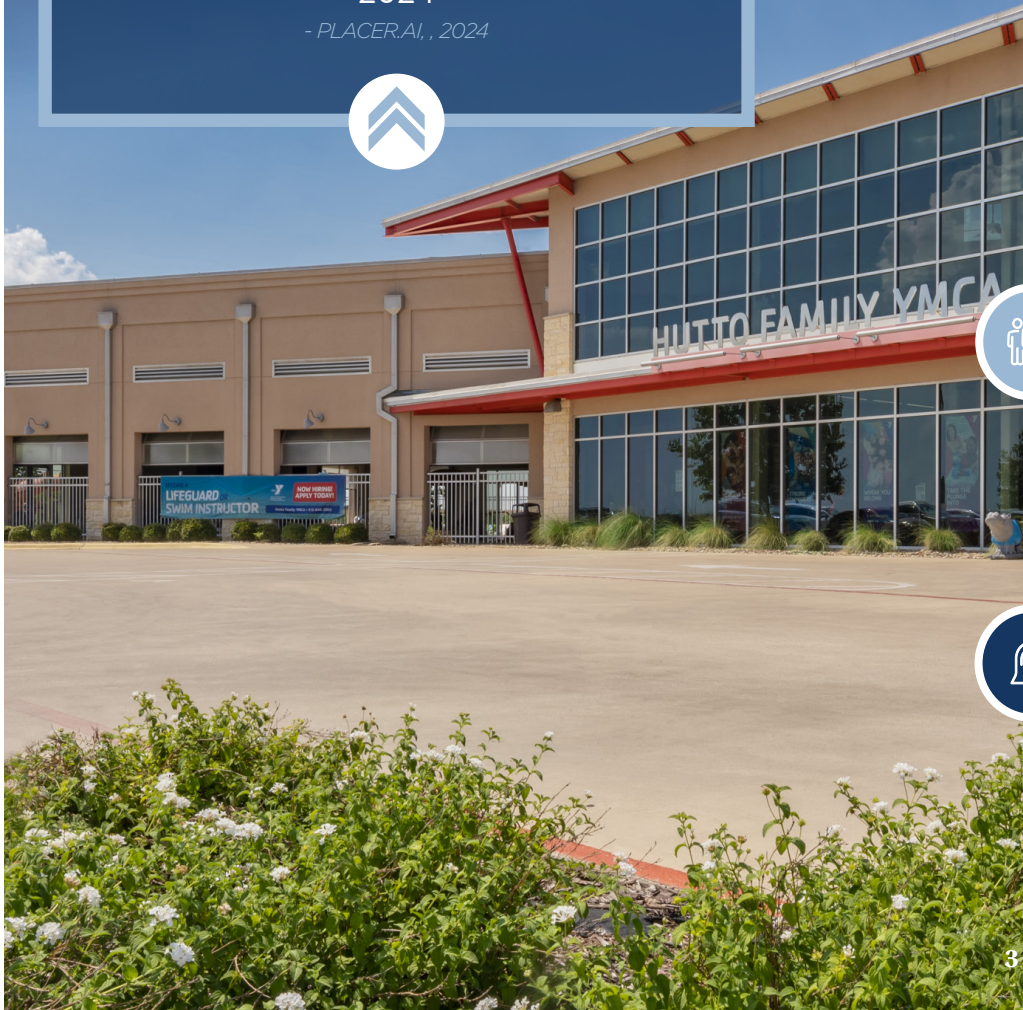
**51% OF VISITORS** VISIT TOWNWEST COMMONS AT LEAST **20X PER YEAR** | PLACER, '24

**RAPID RETAIL & RESIDENTIAL GROWTH** IN HUTTO - **AUSTIN'S FASTEST-GROWING SUBURB** - AUSTIN CHAMBER, '21

**52% JOB GROWTH** EXPECTED OVER THE NEXT 10 YEARS - AUSTIN CHAMBER, '21



**AVAILABLE:**  
1,050 SF - 11,550 SF SPACE FOR LEASE, IDEAL FOR RESTAURANTS





# Retail Aerial



01.25 | 10.24



# Residential Aerial



MAP #	SUBDIVISION NAME	STATUS	TOTAL UNITS	FUTURE	INVENTORY
1	Emory Crossing	Under Construction	964	670	39
2	Salerno	Under Construction	769	428	129
3	Ray Berglund Blvd	Future	1,308	590	81
4	University Heights	Under Construction	1,220	0	365
5	Homestead at OSP	Under Construction	1,193	880	313
6	Slena South	Under Construction	1,082	0	8
7	Brooklands	Under Construction	956	96	112
8	Chester Ranch	Under Construction	825	0	56
9	Camel Creek	Under Construction	678	171	272
10	Star Ranch	Under Construction	629	0	112
11	Schultz Towns @ 45	Under Construction	537	425	112
12	Clear Creek Ranch	Under Construction	528	44	193
13	The Depot Townhomes	Under Construction	507	209	209
14	Southgate	Under Construction	481	294	185
15	Saddlebrook Estates	Future	457	294	163
16	Townhoms at Gattis	Under Construction	375	375	0
17	Sonoma Northwest	Under Construction	289	0	12
18	Cottonwood Farms	Under Construction	251	115	136
19	Durango Farms	Under Construction	219	219	0
20	Vizcaya	Under Construction	119	0	2
21	Riverwalk	Under Construction	56	56	0
22	SAFA Valley	Under Construction	54	0	2
<b>TOTAL</b>			<b>4,256</b>	<b>2,187</b>	<b>2,069</b>



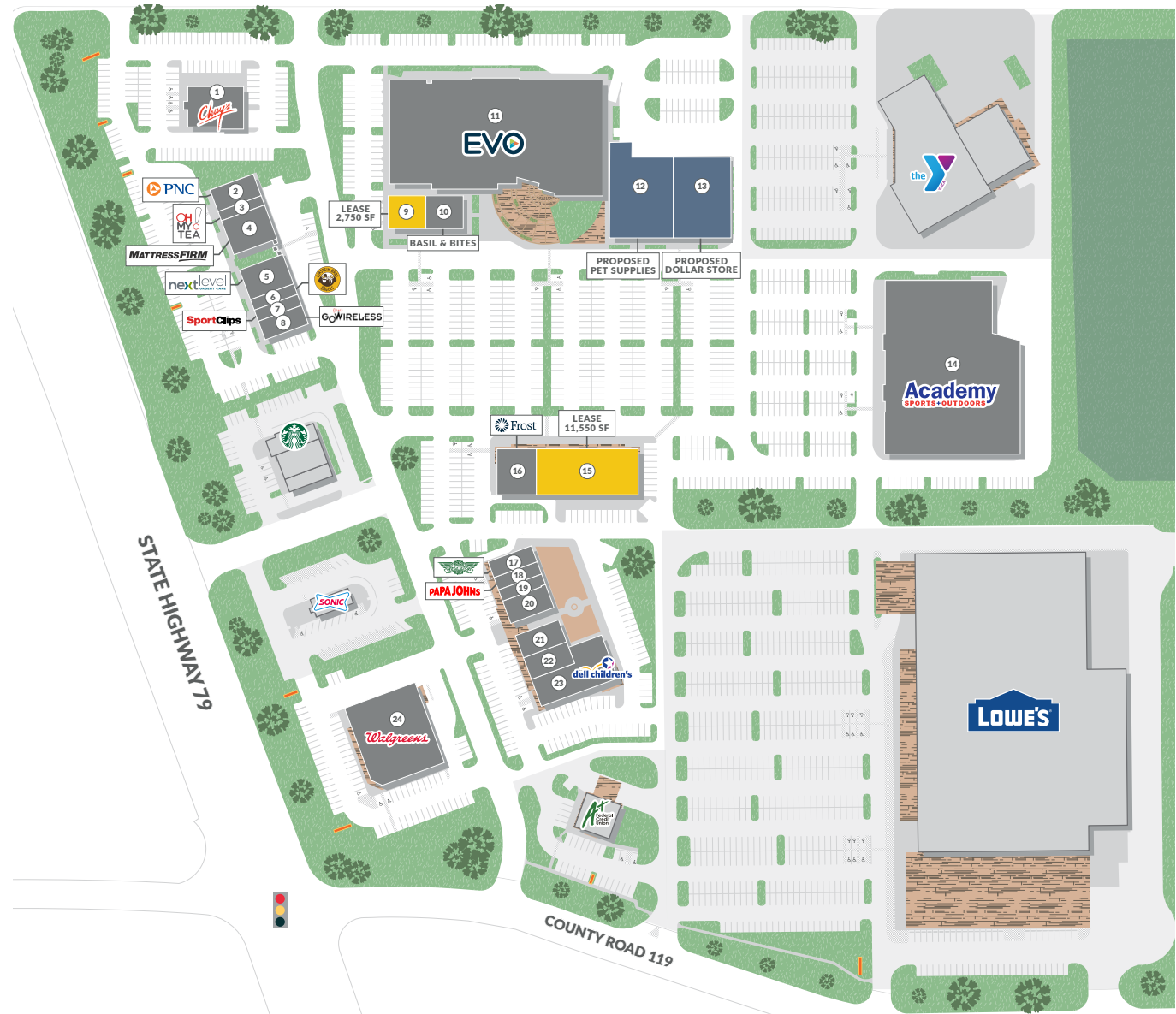


TxDot Traffic Counts as of 2024

01.25 | 08.24



KEY	BUSINESS	LEASE AREAS
1	Chuy's	5,412 SF
2	PNC Bank	2,450 SF
3	Oh My Tea	1,050 SF
4	Mattress Firm	3,850 SF
5	Next Level Urgent Care	3,360 SF
6	Einstein Bros. Bagels	1,190 SF
7	SportClips	1,260 SF
8	Verizon Go Wireless	2,100 SF
9	Available For Lease	2,750 SF
10	Basil and Bites	2,750 SF
11	EVO Entertainment	53,500 SF
12	Proposed Pet Supplies	11,225 SF
13	Proposed Dollar Store	11,225 SF
14	Academy Sports + Outdoors	50,886 SF
15	Available For Lease	11,550 SF
16	Frost Bank	3,500 SF
17	Wing Stop	1,800 SF
18	Papa John's	1,400 SF
19	Posh Nails	1,253 SF
20	Champion Smiles	2,547 SF
21	The Ranch Orthodontics	2,500 SF
22	Hutto Vision Care	2,450 SF
23	Dell Children's Medical Center	6,728 SF
24	Walgreens	14,732 SF









# Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	11,909	20,169	40,377
Current Population	37,623	61,997	124,171
2020 Census Population	26,063	39,397	89,246
Population Growth 2020 to 2024	44.36%	57.36%	39.13%
2024 Median Age	33.5	33.1	34.8

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	55.23%	54.47%	55.00%
Black or African American	13.39%	14.14%	13.07%
Asian or Pacific Islander	6.13%	6.82%	9.49%
Other Races	24.45%	23.75%	21.76%
Hispanic	30.85%	30.11%	27.26%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$145,263	\$146,963	\$165,869
Median Household Income	\$110,649	\$117,177	\$132,303
Per Capita Income	\$49,614	\$50,672	\$55,924

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	8.16%	10.64%	11.34%
2 Person Households	40.90%	39.21%	36.22%
3+ Person Households	50.94%	50.16%	52.44%
Owner-Occupied Housing Units	76.00%	76.67%	80.70%
Renter-Occupied Housing Units	24.00%	23.33%	19.30%

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24



# 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>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Josh Friedlander</b>	<b>526125</b>	<b>jfriedlander@newquest.com</b>	<b>281.477.4381</b>
Sales Agent/Associate's Name	License No.	Email	Phone
<b>Leni Sandoval</b>	<b>796689</b>	<b>lsandoval@newquest.com</b>	<b>281.955.3898</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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