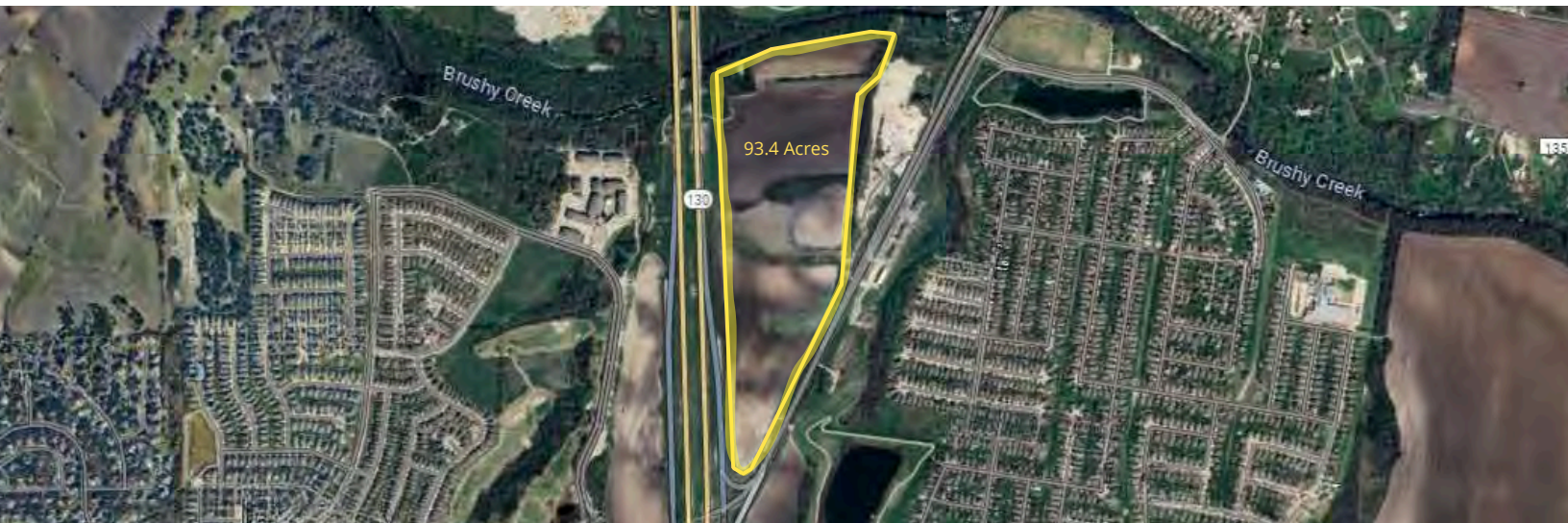




# THE RJF TEAM COMMERCIAL

1500 Chris Kelley Blvd. Hutto, TX 78634

Robert J Fischer, 512-791-0229  
Rob@RJFteam.com



## FOR SALE


1500 Chris Kelley Blvd.  
Hutto, TX 78634

### INVESTMENT HIGHLIGHTS

93.4 acres for sale (ask about potential less acres or potential build to suit options) directly off Toll 130 and Chris Kelley Blvd in Hutto with tons of frontage and quick access to Samsung, Tesla, Amazon, airport, etc. The MUD has efficiently operated its own sewer treatment plant since 2010. MUD allows an extremely attractive density potential. The ingress/egress to the property will be greatly benefited with the potential addition of Tollway 130 frontage roads in the near future - the location between Chris Kelly Blvd and Tollway 130 could not be better. Dirt from the high points of this property could potentially be used to reclaim some of the flood plain on this property. Manville Water Corp has its main waterline immediately in the southernmost point of the 93 acres. Ask about the utility update. There are no livestock tanks on the tract that sometimes cause trouble for developers. The tract is currently 100% cultivated (except for the 1 acre farmhouse) and has an AG exemption. There is also an additional 11.5 acres for sale across Chris Kelley Blvd.

### CONTACT INFO

 Robert J Fischer, REALTOR®

 512-791-0229

 Rob@RJFteam.com

### PROPERTY INFO

**LIST PRICE:** \$35,000,000

**ACRES:** ~93.4 ACRES

**ZONING:** Contact Agent

**UTILITIES:** Contact Agent  
for Details

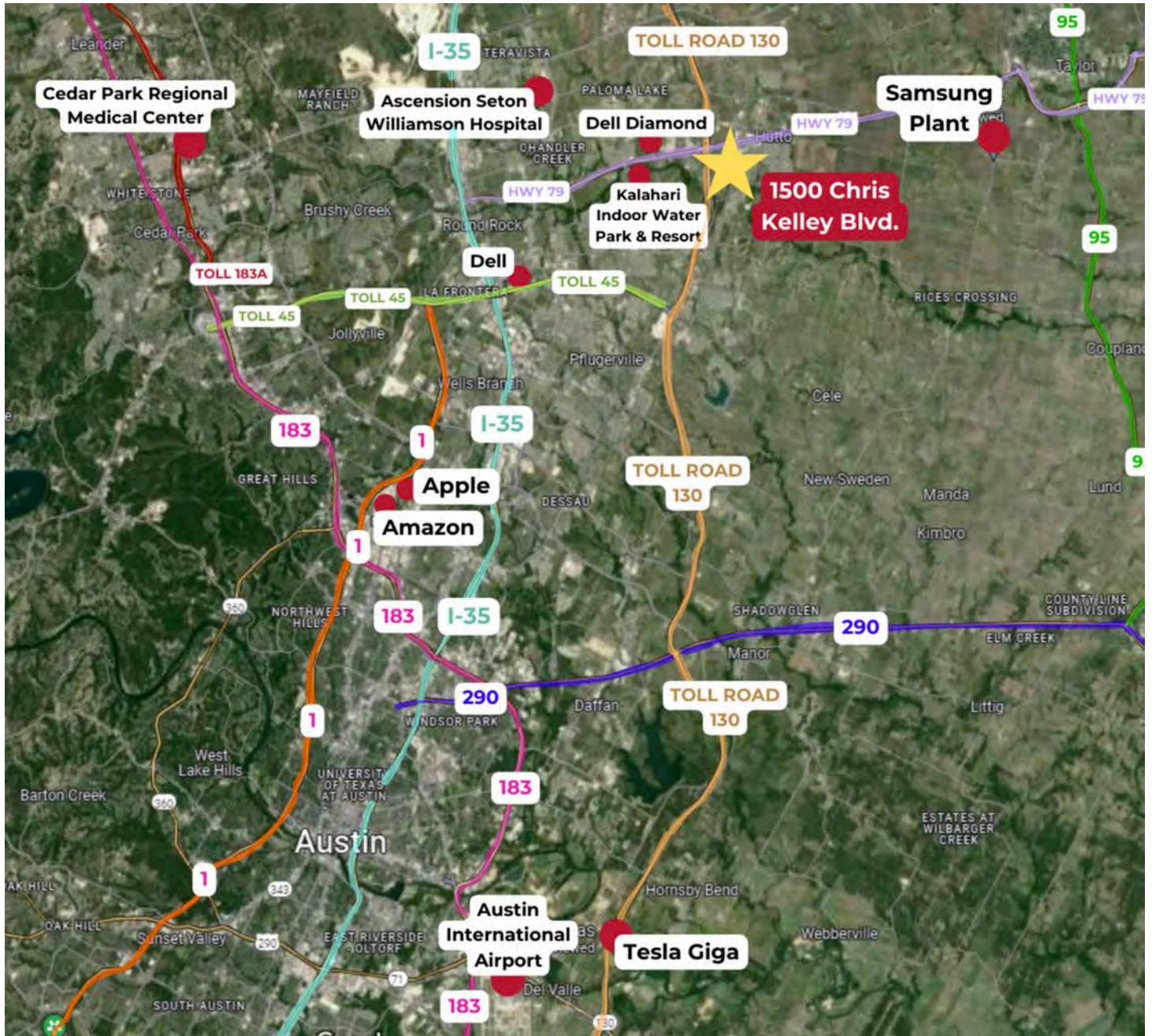




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11/2/2015



### Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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>Keller Williams Realty</b>	<b>486695</b>	<b>KLRW241@kw.com</b>	<b>(512)255-5050</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Avis Wukasch</b>	<b>284667</b>	<b>avis@kw.com</b>	<b>(512)255-5050</b>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Robert Fischer</b>	<b>538860</b>	<b>rob@RJFteam.com</b>	<b>(512)-791-0229</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Listing Template

Robert Fischer

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

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