

FOR LEASE

216 FM 1660
Hutto Tx 78634



Former daycare / Office

Call For Pricing

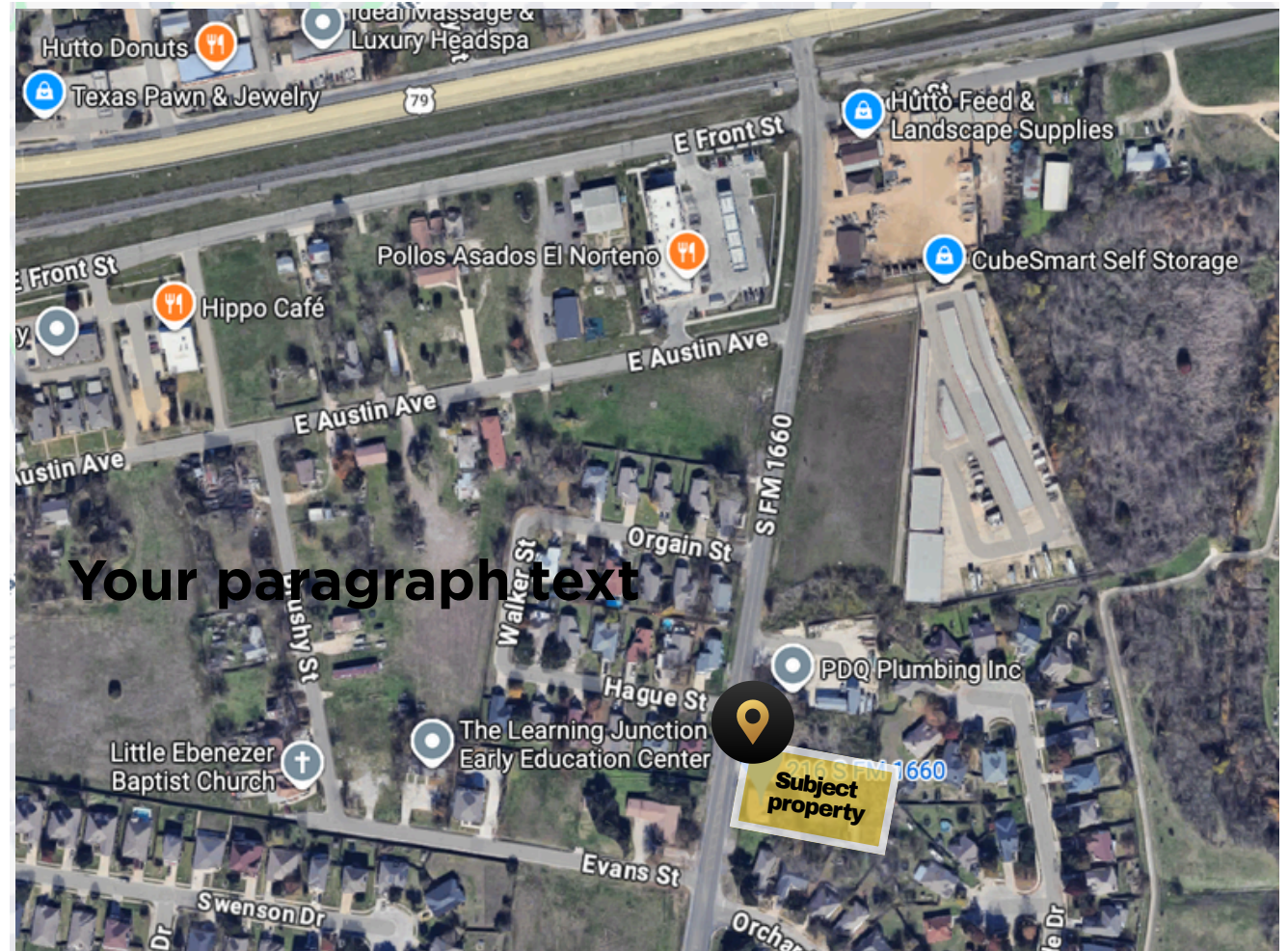
1,976 Buildable SF

real

PROPERTY RETAIL MAP

PROPERTY HIGHLIGHTS

- 1,976 SF freestanding commercial building
- 0.622-acre lot with ample parking
- Prominent monument sign facing FM 1660
- Zoned B-1 Local Business (wide permitted uses)
- Strong demographics: \$111K avg household income
- Flood Zone X (no flood insurance required)
- Minutes to Hwy 79, SH-130 & Sky Box
- Easy Access from 79
- Plenty of Parking
- Good Visibility / Off FM 1660
- Available: 2nd Gen daycare



AREA TRAFFIC GENERATORS



CHRISTIAN DUBON COMMERCIAL AGENT

(512)310-8808

Teamdubon@gmail.com

www.teamdubonrealty.com

101 Front St #101 Hutto Tx 78634

PROPERTY FEATURES



Hutto Co-op District

- 35+ acre mixed-use district
- Retail + dining + entertainment + office + civic
- Estimated hundreds of permanent jobs at full build-out
- Multi-phase development attracting regional visitors

Hutto Population Growth

- 30,000 residents and rapidly growing
- One of the fastest-growing cities in Williamson County

Sky Box

- 600-megawatt hyperscale data center campus
- Up to 3.9 million square feet planned
- \$4-5 BILLION total investment
- 160+ acre mega-site
- Hundreds of construction jobs
- 50-100+ permanent tech & operations jobs

Regional Access

- Direct access to US-79 & FM 1660 corridor
- Major commuter route between Round Rock, Taylor, and East Austin

PROPERTY SUMMARY

This 1,976 SF freestanding commercial building is ideally positioned on the high-growth FM 1660 corridor in Hutto, offering exceptional visibility, strong traffic counts, and easy access to major regional routes.

Previously operated as a licensed daycare, the tenant has recently vacated, and the property has passed inspection and is approved for continued daycare use, making it a turnkey opportunity for childcare operators. The flexible layout and zoning also support a wide range of neighborhood-serving commercial uses.

The interior features new flooring throughout and fresh interior paint, creating a clean, modern environment ready for immediate occupancy. The floor plan includes five private offices or classrooms, two restrooms, and a welcoming reception area, allowing for efficient operations across multiple business types.

Situated on a large 0.622-acre lot, the property provides ample parking, excellent curb appeal, and a prominent monument sign directly facing FM 1660—ideal for brand exposure.

Zoned B-1 Local Business, permitted uses include retail, office, medical, salon/spa, barbershop, daycare, boutique services, and other community-focused businesses.

PROPERTY PHOTOS

