



812 TRADESMENS PARK LOOP

NWC US-79 & SH-130

812 Tradesmens Park Loop, Hutto, TX 78634



FOR LEASE

AVAILABLE SPACE
7,500 SF

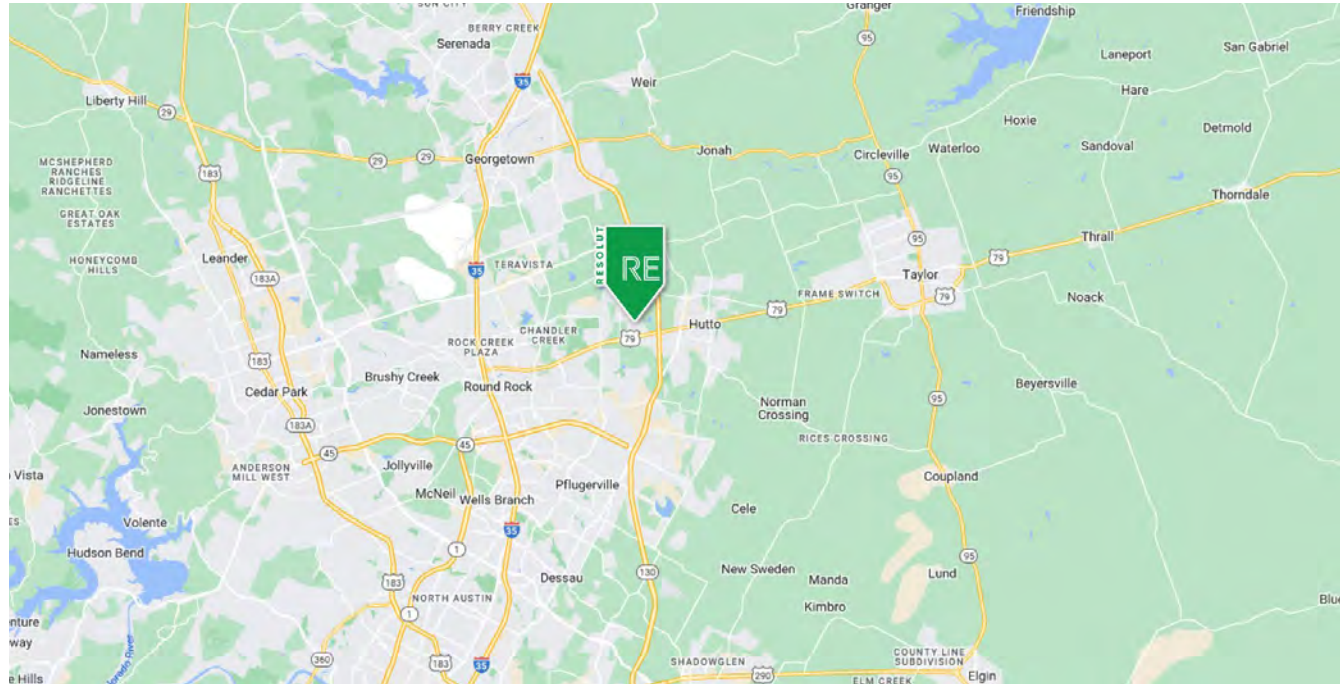
RATE
\$13.00 PSF NNN
NNNs* \$3.00
* Estimate provided by Landlord
and subject to change

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512.474.5557

Patrick Connolly
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PROPERTY HIGHLIGHTS

- Easy access to US-79 and SH-130
- Zoned for Hutto’s Gateway Overlay District
- 2 10 x 14 Grade Level Bay Doors
- Flex Space
- 2,580 SF office space
- 100% HVAC equipped



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2025

 **68,006**
POPULATION
3-MILE RADIUS

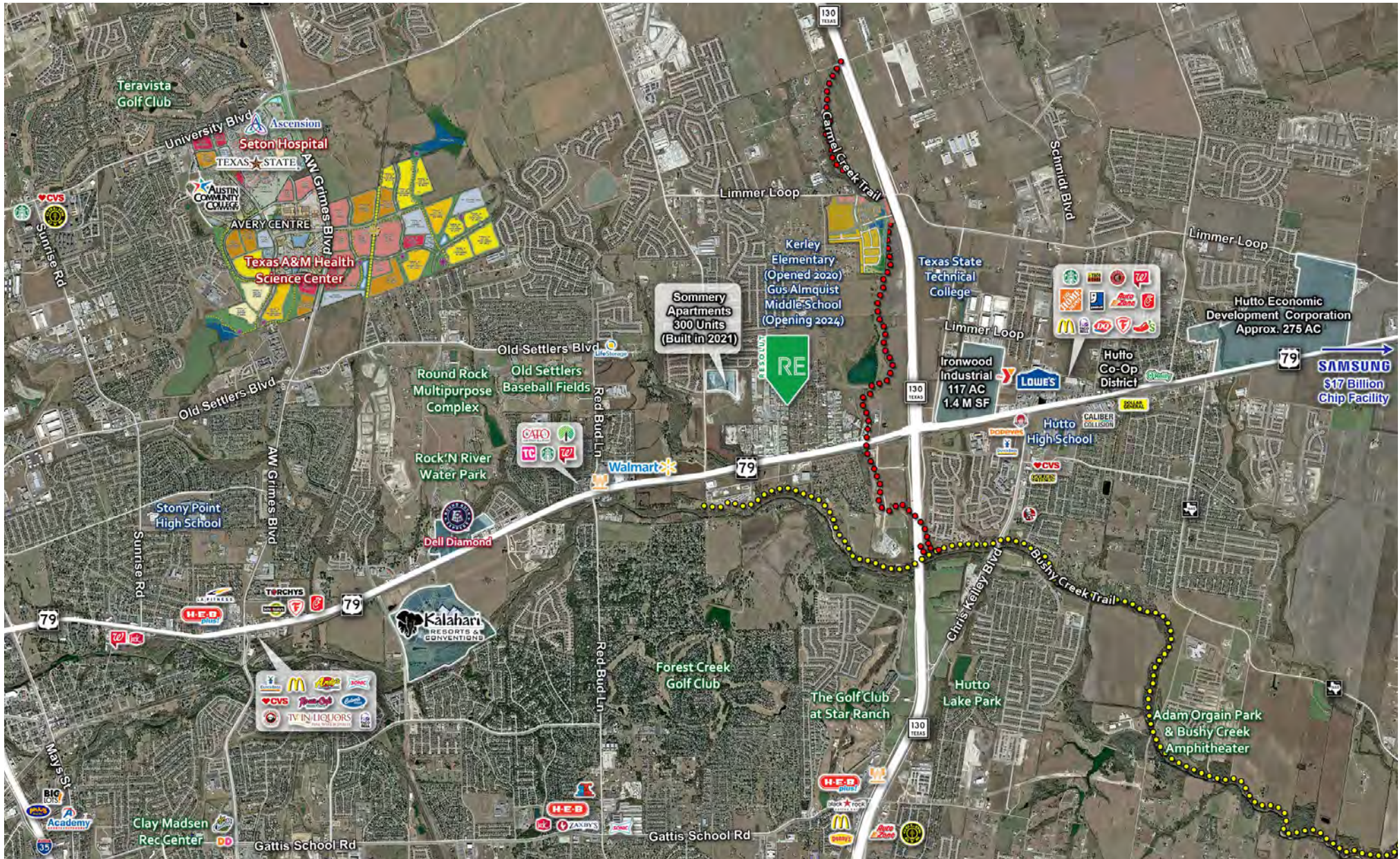
 **\$165,049.00**
AVG HH INCOME
3-MILE RADIUS

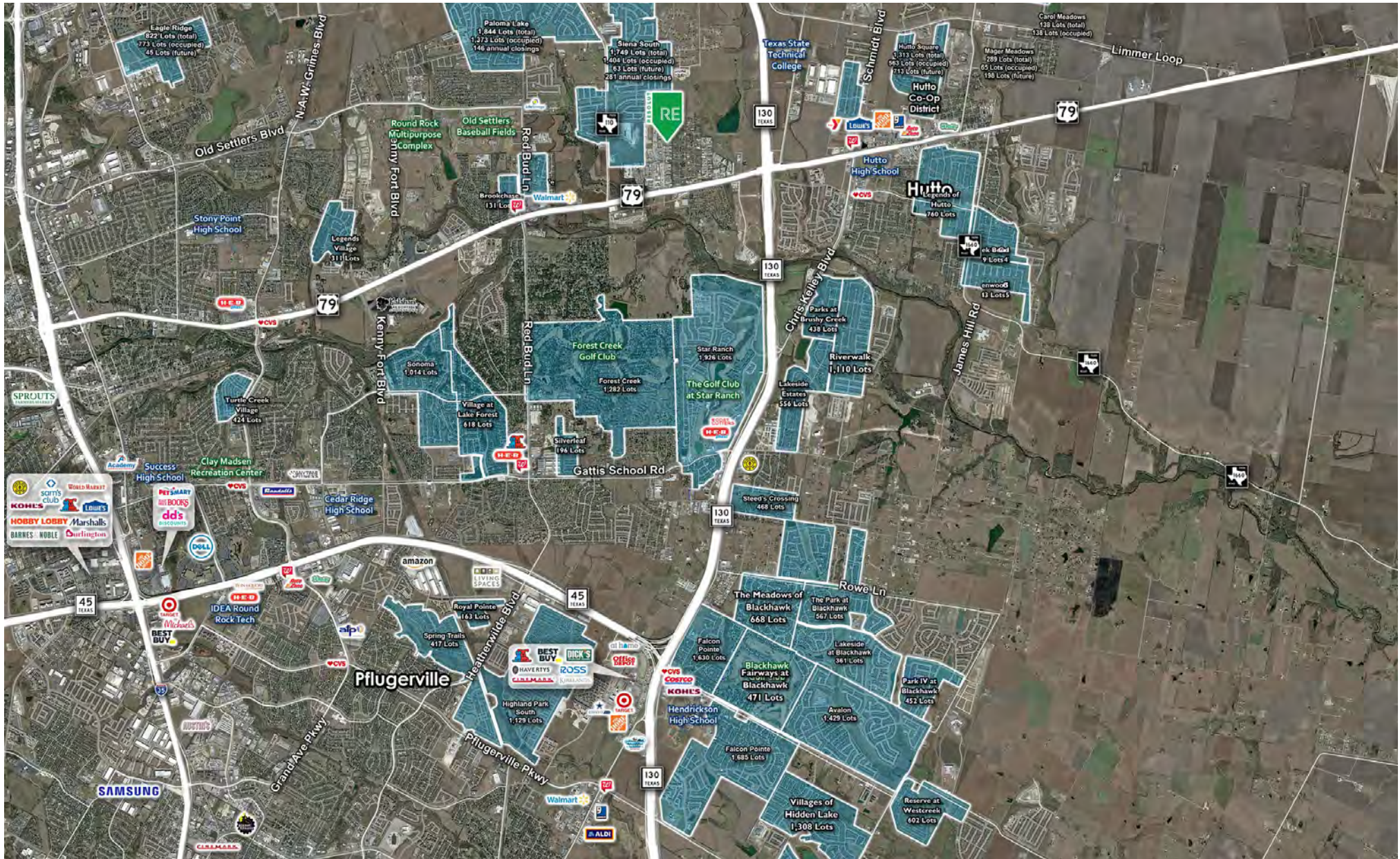
 **22,236**
DAYTIME POPULATION
3-MILE RADIUS

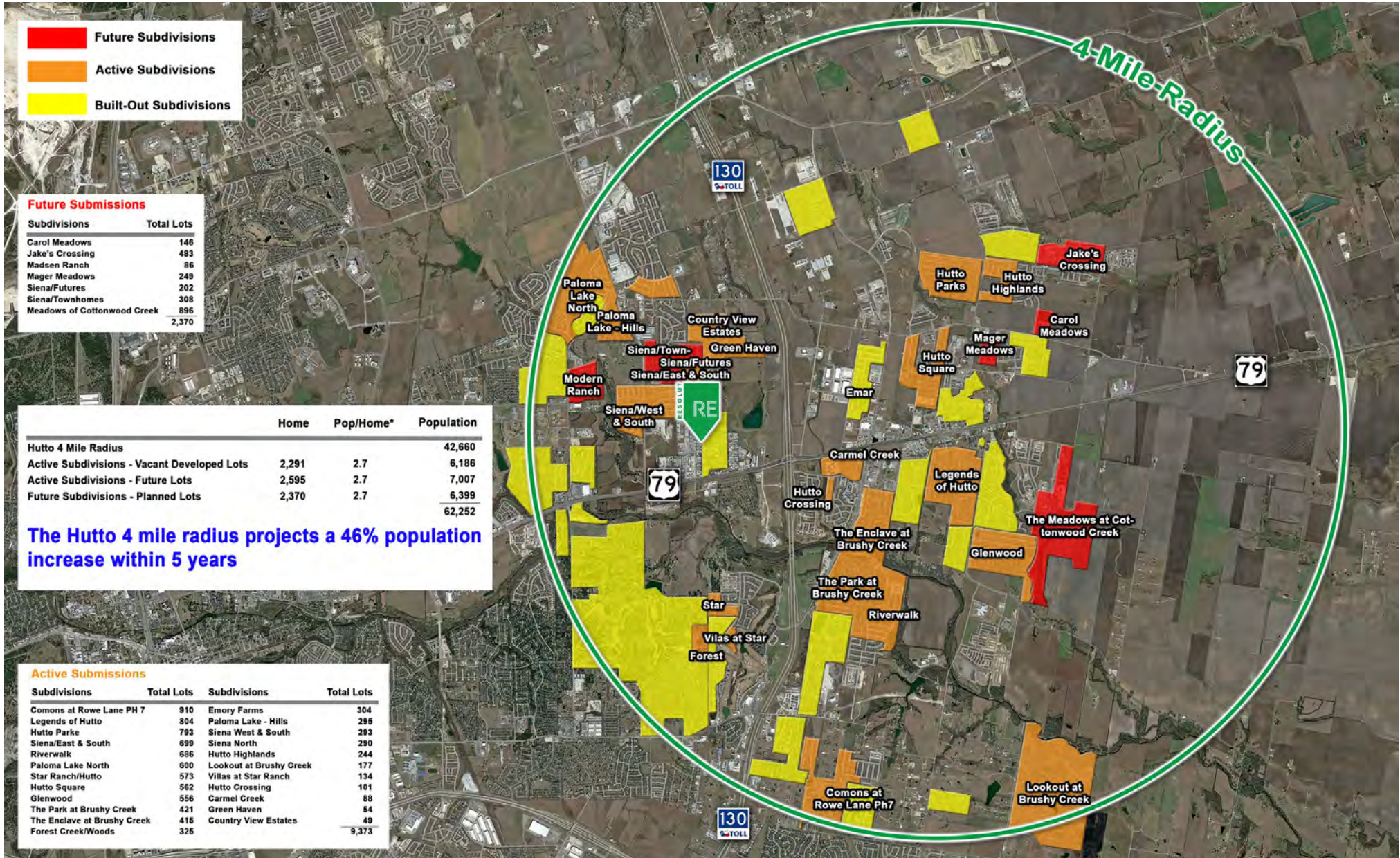
 **TRAFFIC COUNTS**
Co Rd 110: 2,720 VPD
US-79: 2,032 VPD
(Costar 2025)











Future Subdivisions (Red)

Active Subdivisions (Orange)

Built-Out Subdivisions (Yellow)

Future Submissions

Subdivisions	Total Lots
Carol Meadows	146
Jake's Crossing	483
Madsen Ranch	86
Mager Meadows	249
Siena/Futures	202
Siena/Townhomes	308
Meadows of Cottonwood Creek	896
Total	2,370

	Home	Pop/Home*	Population
Hutto 4 Mile Radius			42,660
Active Subdivisions - Vacant Developed Lots	2,291	2.7	6,186
Active Subdivisions - Future Lots	2,595	2.7	7,007
Future Subdivisions - Planned Lots	2,370	2.7	6,399
Total			62,252

The Hutto 4 mile radius projects a 46% population increase within 5 years

Active Submissions

Subdivisions	Total Lots	Subdivisions	Total Lots
Comons at Rowe Lane PH 7	910	Emory Farms	304
Legends of Hutto	804	Paloma Lake - Hills	295
Hutto Parke	793	Siena West & South	293
Siena/East & South	699	Siena North	290
Riverwalk	686	Hutto Highlands	244
Paloma Lake North	600	Lookout at Brushy Creek	134
Star Ranch/Hutto	573	Villas at Star Ranch	177
Hutto Square	562	Hutto Crossing	101
Glenwood	556	Carmel Creek	88
The Park at Brushy Creek	421	Green Haven	54
The Enclave at Brushy Creek	415	Country View Estates	49
Forest Creek/Woods	325		
Total			9,373

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov