

LOCATION

NEQ of CR-137 & future FM-3348
1201 CR-137, Hutto, Texas 7863

AVAILABLE

±14.7

PROPERTY HIGHLIGHTS

- Approximately 712 feet of frontage along CR 137 & approximately 1,047 feet depth
- Just north of the future FM 3348 roadway expansion and just south of the Brushy Creek Amphitheatre
- Close proximity to HEB Plus, Target, At Home, 24 Hour Fitness, Costco, Cinemark, Dick's Sporting Goods, Best Buy, Home Depot, Lowe's, Flix Brewhouse, Hawaiian Falls, and Living Spaces 650,000 SF Distribution & Retail Center
- Call for Pricing

TRAFFIC COUNTS

SH-130 Toll Road: 49,844 VPD
US-79: 15,713 VPD
(TXDOT 2020)

EVOLVE REAL ESTATE | 281.907.6339

www.Evolve-RealEstate.com

18732 Centro Main St, Shenandoah, Texas 77385

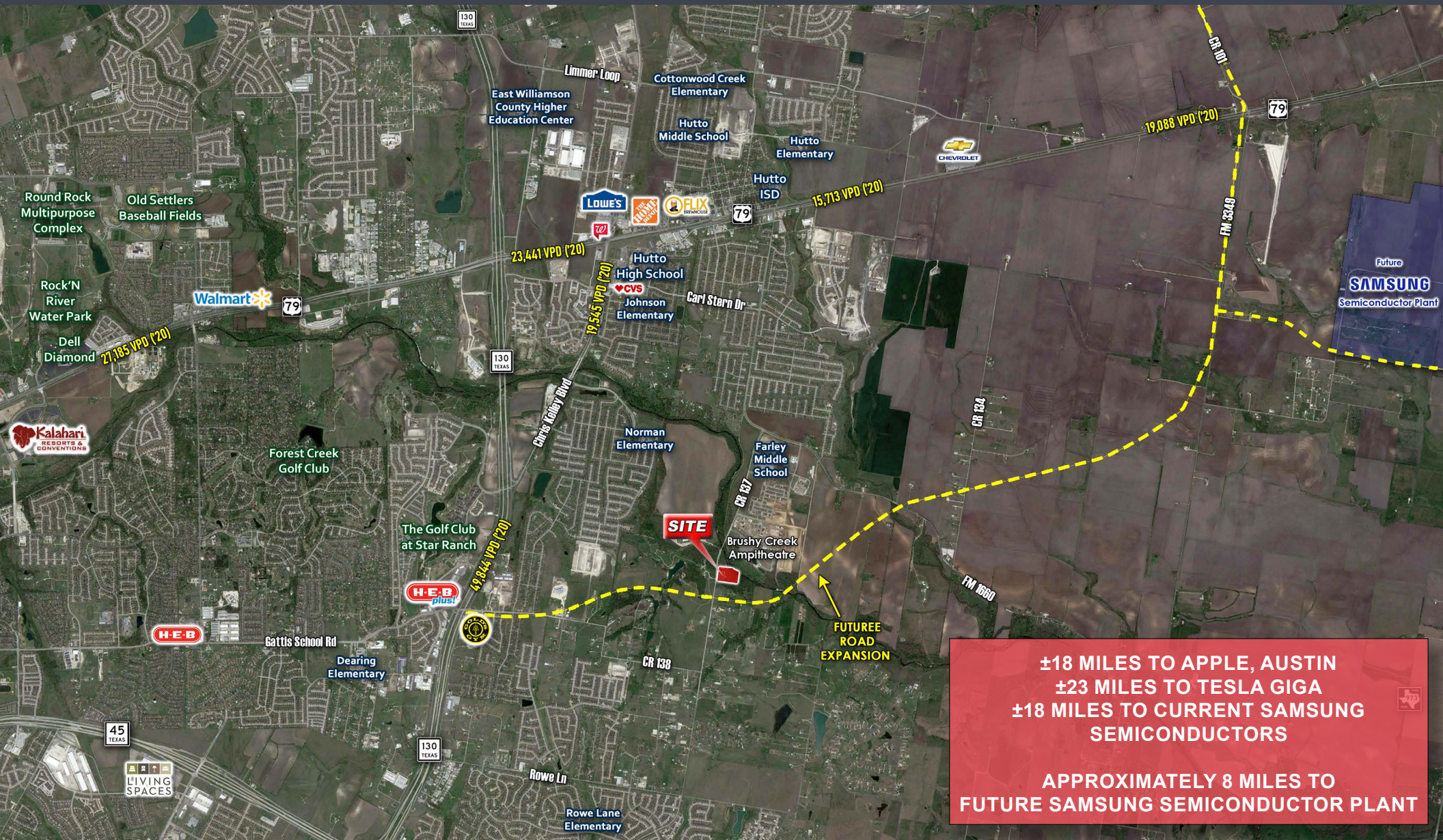
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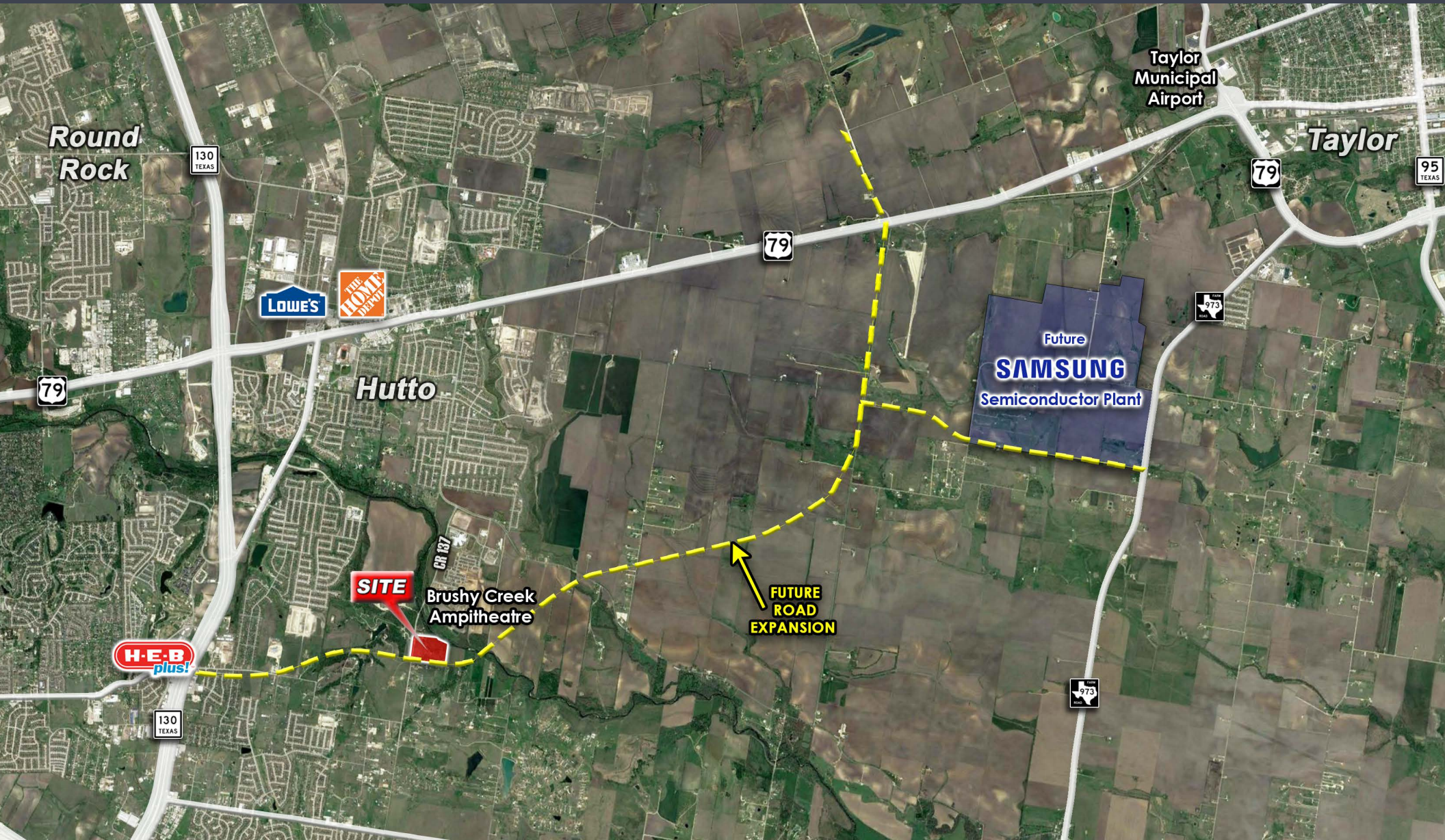


±18 MILES TO APPLE, AUSTIN
±23 MILES TO TESLA GIGA
±18 MILES TO CURRENT SAMSUNG
SEMICONDUCTORS

APPROXIMATELY 8 MILES TO
FUTURE SAMSUNG SEMICONDUCTOR PLANT

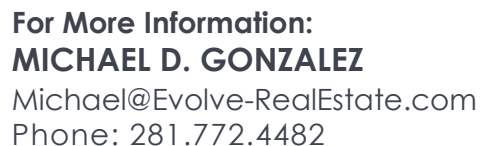
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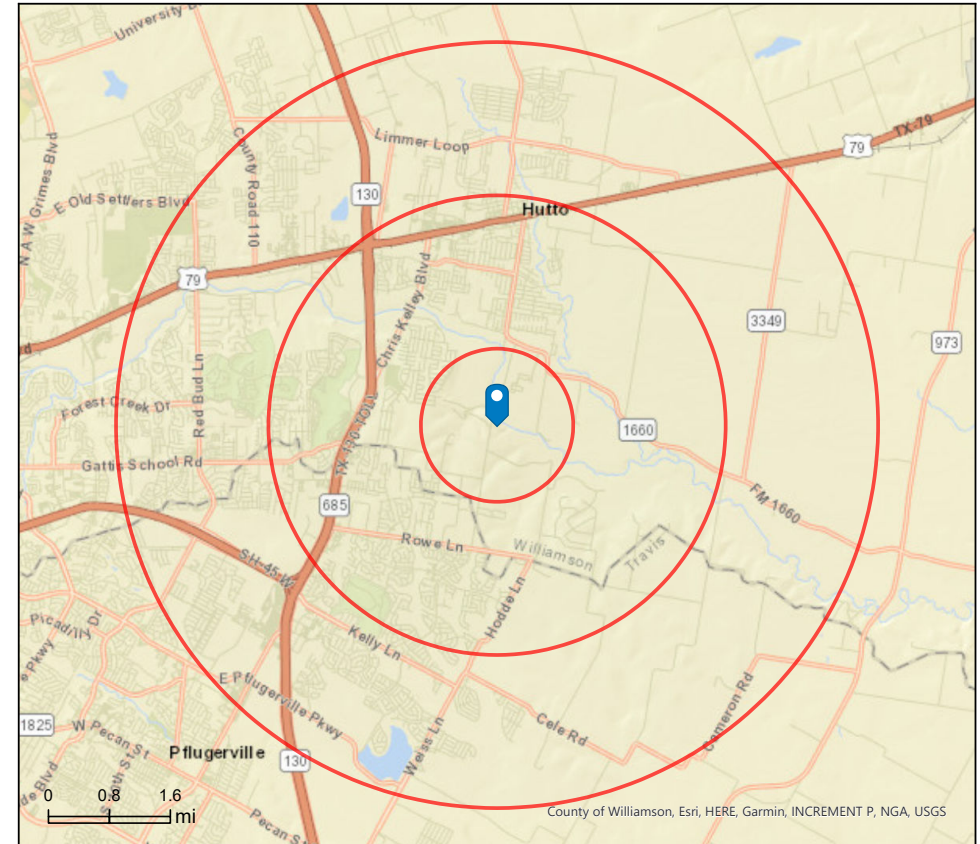
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	152	5,260	16,239
2010 Total Population	673	25,544	60,346
2021 Total Population	848	47,328	114,184
2021 Group Quarters	0	0	0
2026 Total Population	1,091	53,659	132,662
2021-2026 Annual Rate	5.17%	2.54%	3.05%
2021 Total Daytime Population	750	39,281	95,522
Workers	277	14,956	36,970
Residents	473	24,325	58,552
Household Summary			
2000 Households	60	1,792	5,254
2000 Average Household Size	2.53	2.94	3.09
2010 Households	234	8,355	19,210
2010 Average Household Size	2.88	3.06	3.14
2021 Households	284	15,588	36,545
2021 Average Household Size	2.99	3.04	3.12
2026 Households	369	17,687	42,446
2026 Average Household Size	2.96	3.03	3.13
2021-2026 Annual Rate	5.38%	2.56%	3.04%
2010 Families	188	6,773	16,061
2010 Average Family Size	3.18	3.38	3.42
2021 Families	227	12,440	30,138
2021 Average Family Size	3.29	3.38	3.42
2026 Families	295	14,051	34,882
2026 Average Family Size	3.26	3.39	3.42
2021-2026 Annual Rate	5.38%	2.47%	2.97%
Housing Unit Summary			
2000 Housing Units	61	1,855	5,467
Owner Occupied Housing Units	85.2%	90.1%	86.1%
Renter Occupied Housing Units	13.1%	6.5%	10.0%
Vacant Housing Units	1.6%	3.4%	3.9%
2010 Housing Units	241	8,990	20,397
Owner Occupied Housing Units	88.8%	76.4%	79.2%
Renter Occupied Housing Units	8.3%	16.6%	15.0%
Vacant Housing Units	2.9%	7.1%	5.8%
2021 Housing Units	285	15,993	37,534
Owner Occupied Housing Units	94.7%	85.2%	84.2%
Renter Occupied Housing Units	4.9%	12.3%	13.2%
Vacant Housing Units	0.4%	2.5%	2.6%
2026 Housing Units	374	18,077	43,439
Owner Occupied Housing Units	94.7%	86.4%	85.3%
Renter Occupied Housing Units	4.0%	11.4%	12.4%
Vacant Housing Units	1.3%	2.2%	2.3%
Median Household Income			
2021	\$93,772	\$103,183	\$107,687
2026	\$102,446	\$107,967	\$113,402
Median Home Value			
2021	\$250,000	\$266,551	\$285,720
2026	\$306,707	\$300,828	\$319,382
2021 Households by Income			
Household Income Base	284	15,588	36,545
<\$15,000	4.2%	2.9%	2.4%
\$15,000 - \$24,999	2.8%	2.6%	2.1%
\$25,000 - \$34,999	1.1%	2.4%	2.1%
\$35,000 - \$49,999	6.7%	6.7%	6.8%
\$50,000 - \$74,999	20.8%	19.2%	15.3%
\$75,000 - \$99,999	18.0%	13.0%	14.3%
\$100,000 - \$149,999	25.0%	29.0%	28.8%
\$150,000 - \$199,999	13.0%	15.6%	15.8%
\$200,000+	8.5%	8.6%	12.3%
Average Household Income	\$111,512	\$114,889	\$125,833



	1 mile	3 miles	5 miles
2021 Population 25+ by Educational Attainment			
Total	521	28,703	70,073
Less than 9th Grade	2.3%	2.4%	2.2%
9th - 12th Grade, No Diploma	5.6%	4.0%	3.0%
High School Graduate	17.7%	20.6%	18.5%
GED/Alternative Credential	3.5%	4.3%	4.1%
Some College, No Degree	31.3%	19.9%	21.1%
Associate Degree	6.0%	11.1%	9.4%
Bachelor's Degree	23.4%	25.1%	28.1%
Graduate/Professional Degree	10.4%	12.7%	13.6%
2021 Population 15+ by Marital Status			
Total	624	34,560	83,956
Never Married	23.6%	28.9%	28.3%
Married	67.5%	58.9%	58.5%
Widowed	2.6%	2.5%	2.9%
Divorced	6.4%	9.7%	10.3%

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