

TOWNWEST COMMONS

11,550 SF Available for Lease

NWQ of Highway 79 and County Road 119, Hutto, Texas

COMING SOON:



Frost



petco



DOLLAR TREE

NOW OPEN:

Hooky

(Bowling, Movies, and Games)

Movies • Bowling
Food • Games



IMAX

NewQuest

Josh Friedlander
281.477.4381 | jfriedlander@newquest.com

Leni Sandoval
281.955.3898 | lsandoval@newquest.com

Project Highlights



56%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2025



\$167K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



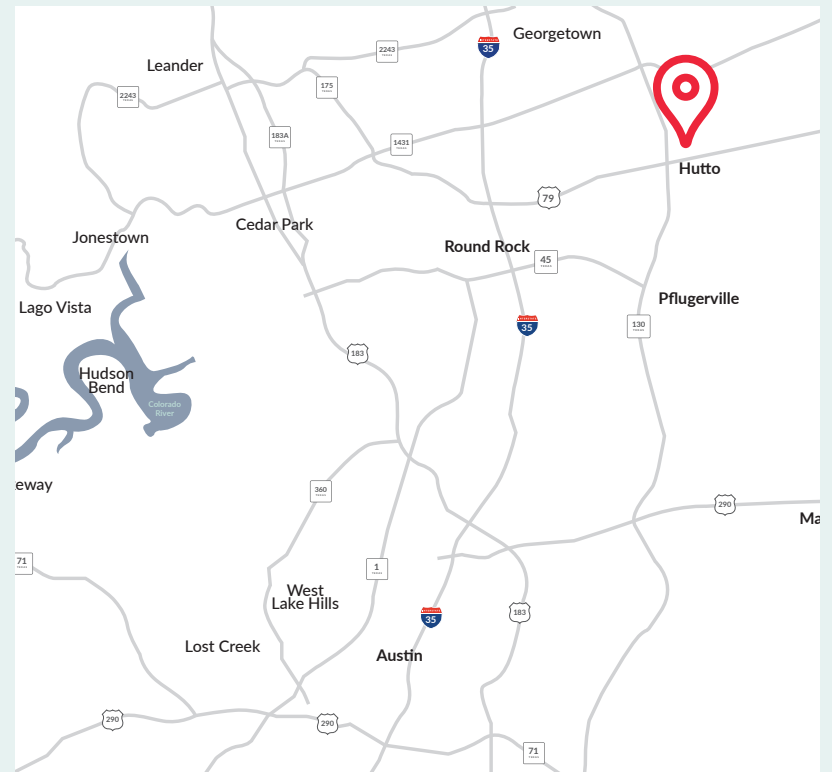
141K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

STEADY RESIDENTIAL GROWTH

13,180 FUTURE HOMES
1,506 ANNUAL STARTS | 1,611 ANNUAL CLOSINGS
\$431,899 AVERAGE HOUSING PRICE

Zonda Estimates as of Q4 2024



08.25 | 08.25

TOWNWEST COMMONS

#1 FASTEST-GROWING SUBURB IN AUSTIN MARKET - ABJ

#13 U.S FASTEST-GROWING CITIES WITH POPULATIONS OVER 20K+ - ABJ

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

NEIGHBORHOOD-ESSENTIAL CENTER - **2.5 MILLION VISITS** IN THE LAST 12 MONTHS | PLACER, '25

NEW \$63+ BILLION SAMSUNG FACTORY OPEN IN TAYLOR, CREATING OVER 30,000 JOBS DIRECTLY AND INDIRECTLY

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

2 NEW SCHOOLS OPEN: ELEMENTARY AND JUNIOR HIGH

50% OF TOTAL VISITS ARE FROM CUSTOMERS WHO VISIT TOWNWEST COMMONS AT LEAST **20X PER YEAR** | PLACER, '25

AVAILABLE:

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

BY THE NUMBERS

2.5M VISITS IN THE LAST 12 MONTHS

LOWE'S 546K ANNUAL VISITS IN 2025

- PLACERAI, 2025



08.25 | 01.25

Residential Aerial



05.25 | 01.25

AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan

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	Potbelly Sandwich Works	2,000 SF
10	Amy's Ice Cream	750 SF
11	Bites and Basil	2,750 SF
12	Hooky Entertainment	53,500 SF
13	Petco	11,225 SF
14	Dollar Tree	11,225 SF
15	Academy Sports + Outdoors	50,886 SF
16	Available For Lease	11,550 SF
17	Proposed Resturant	2,500 SF
18	Frost Bank	3,500 SF
19	Wing Stop	1,800 SF
20	Papa John's	1,400 SF
21	Posh Nails	1,253 SF
22	Champion Smiles	2,547 SF
23	The Ranch Orthodontics	2,500 SF
24	Hutto Vision Care	2,450 SF
25	Dell Children's Medical Center	6,728 SF
26	Walgreens	14,732 SF



SP.283 | 08.25 | 06.25



Demographics



POPULATION

	2 MILES	3 MILES	5 MILES
Current Households	10,994	23,526	45,993
Current Population	34,720	72,014	140,703
2020 Census Population	25,863	46,167	98,277
Population Growth 2020 to 2025	34.24%	55.99%	43.17%
2025 Median Age	32.9	33.4	34.8

RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
White	53.40%	54.80%	54.71%
Black or African American	14.36%	13.70%	13.17%
Asian or Pacific Islander	6.48%	7.73%	9.70%
Other Races	24.93%	23.02%	21.78%
Hispanic	31.30%	29.07%	27.14%

INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$150,563	\$156,704	\$166,824
Median Household Income	\$120,456	\$129,378	\$136,270
Per Capita Income	\$49,901	\$53,346	\$56,237

CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Households	6.98%	9.63%	10.85%
2 Person Households	38.57%	38.81%	36.76%
3+ Person Households	54.45%	51.56%	52.39%
Owner-Occupied Housing Units	73.69%	76.99%	79.26%
Renter-Occupied Housing Units	26.31%	23.01%	20.74%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Friedlander	526125	jfriedlander@newquest.com	281.477.4381
Sales Agent/Associate's Name	License No.	Email	Phone
Leni Sandoval	796689	lsandoval@newquest.com	281.955.3898
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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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