

FOR LEASE | RETAIL

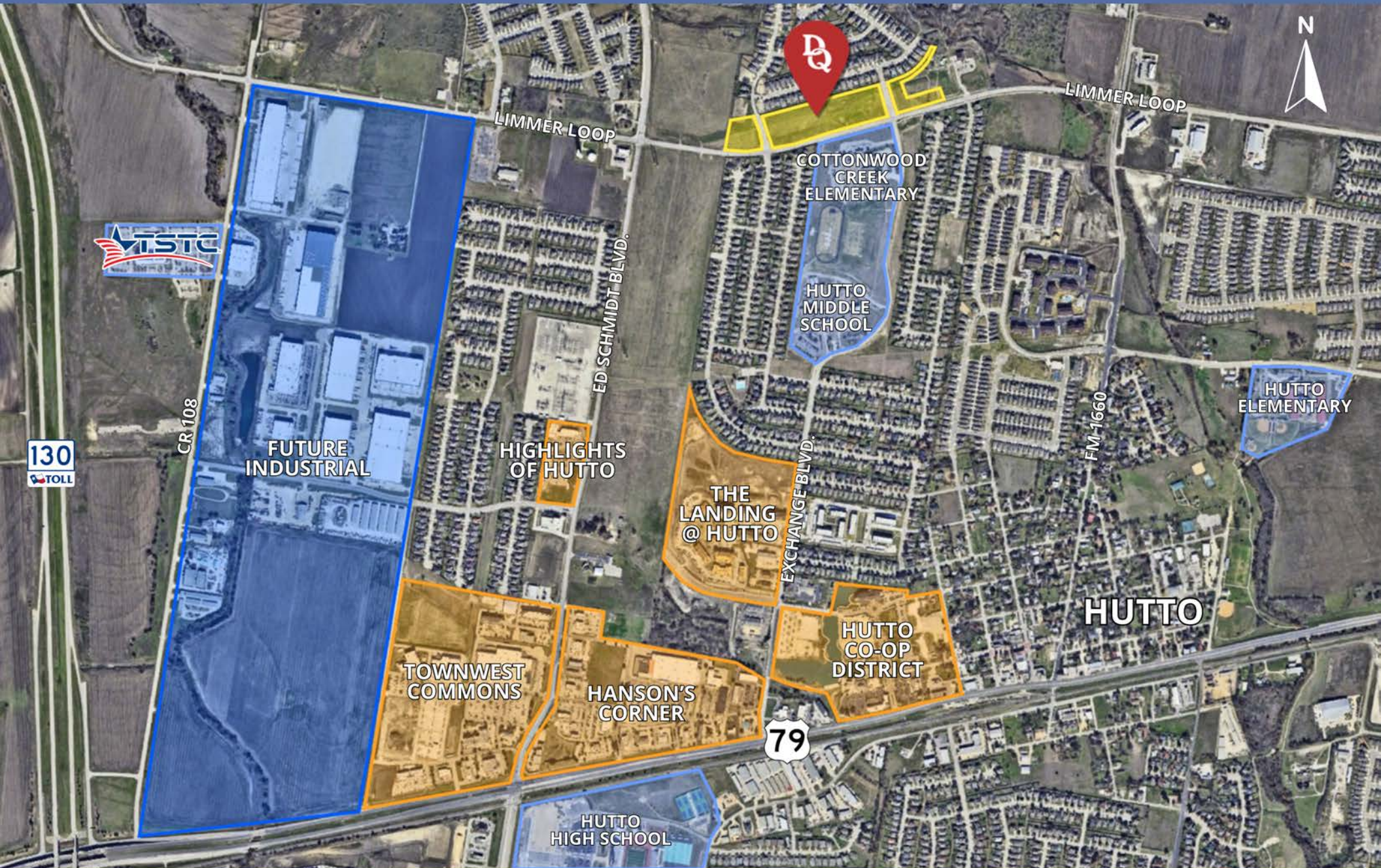
COTTONWOOD CROSSING
2881-3161 Limmer Loop
Hutto, TX 78634



**DON
QUICK**
& Associates, Inc.

1000 N IH 35, Round Rock, TX 78681 | 512.255.3000 | www.donquick.com

FOR LEASE | 100,000 SF | HUTTO





Breaking Ground in 2025! Cottonwood Crossing offers a unique opportunity for retailers to have a central position to many of Hutto's residents, schools, and some of the biggest employers in the area. Additionally, this site will offer much-needed office space for medical providers to provide services to all of Hutto.

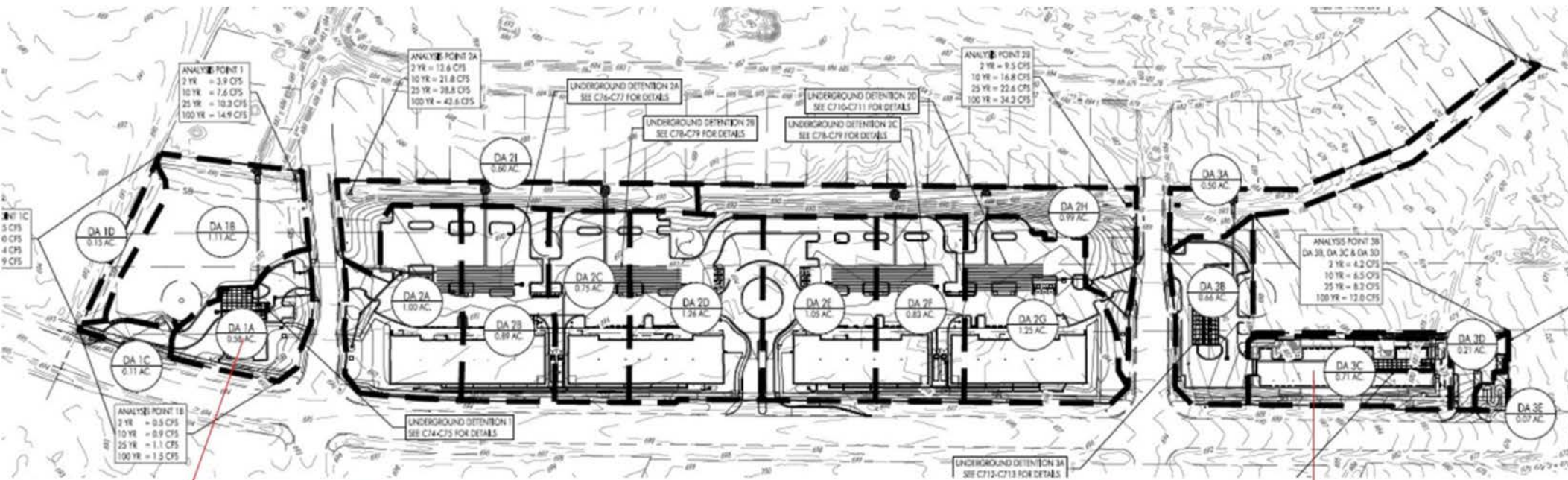
Deliveries starting in 2026: 1,500 - 15,000 contiguous in-line retail space. 1,600 SF standalone retail site, and 40,000 SF two-story Class A Office/Medical office space.

This planned retail development is situated on the frontage of Limmer Loop, between Ed Schmidt and FM 1660. The site is directly across the street from Cottonwood Elementary and backs up to the Hutto Square residential development.

LEASE RATE | Contact for Pricing

SITE PLAN

FOR LEASE | 100,000 SF | HUTTO



**PAD SITE
BUILDING 1**

**RETAIL CENTER
BUILDINGS 2-5**

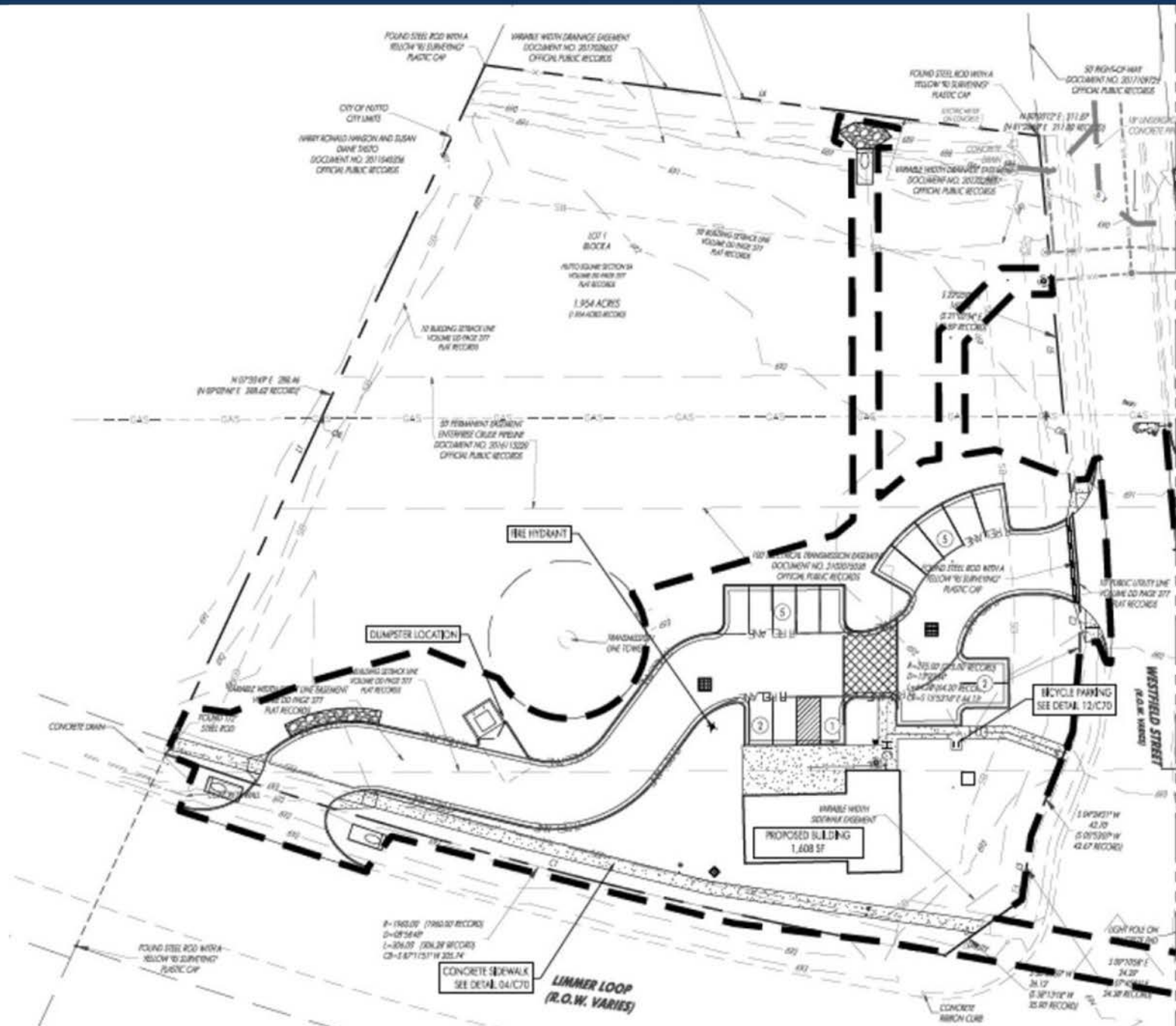
**CLASS A OFFICE/
MEDICAL OFFICE
BUILDING 6**



PAD SITE: BLDG 1 | 1,608 SF

FOR LEASE | 100,000 SF | HUTTO

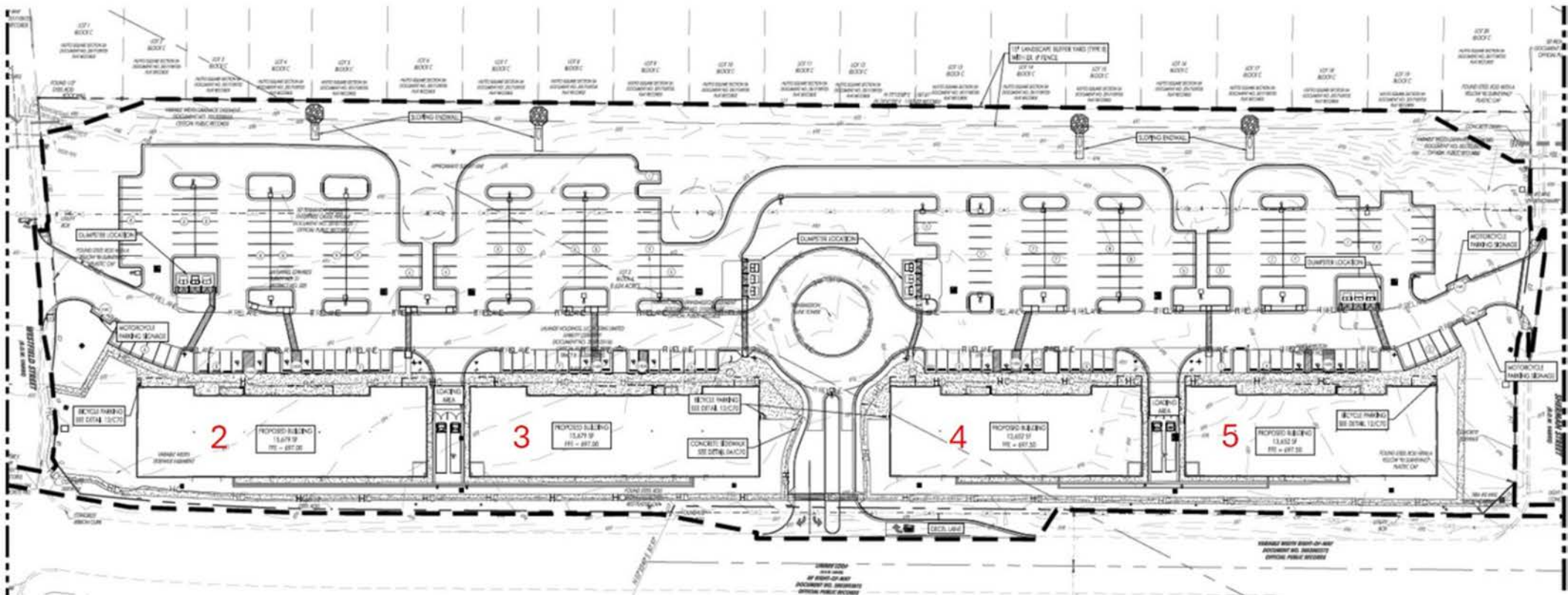




BLDGS 2-5 | 58,662 SF | RETAIL CENTER

FOR LEASE | 100,000 SF | HUTTO

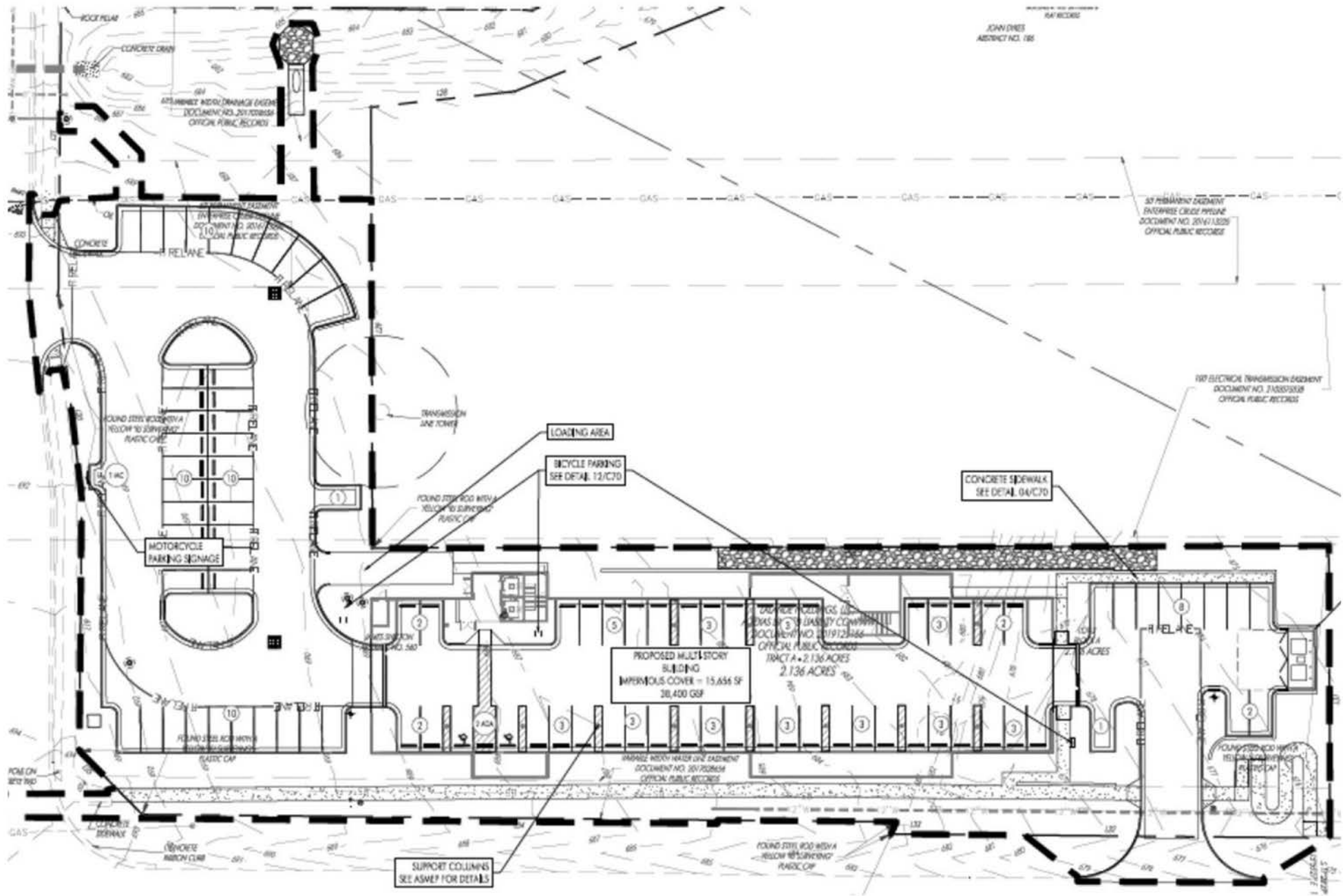




BLDG 6 | 38,400 SF | CLASS A OFFICE/MEDICAL OFFICE



BLDG 6 | 38,400 SF | CLASS A OFFICE/MEDICAL OFFICE





DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
 POPULATION	47,668	95,226	392,389
 HOUSEHOLDS	16,444	32,822	150,369
 MEDIAN INCOME	\$105,158	\$100,217	\$128,654

*Numbers based on ESRI census report 2020-2024.

RANKED 13TH FASTEST GROWING CITY IN THE U.S.

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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Designated Broker of Firm	License No.	Email	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Caitlin Morales	681664	caitlin@donquick.com	(512) 255-3000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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