

Shop + Home For LEASE

300 Carmel Creekside Dr, Hutto Texas

6,000 SF Shop | 2,786 SF Renovated Home | 1.52 Acres

ASKING RENT:

\$1.15/SF/MO + NNN

Live/Work Combo on 1.52 Acres



*LINES ARE APPROXIMATE

COMPASS

Lease Package
300 Carmel Creekside

LEASE SUMMARY

Presenting a rare live-and-work opportunity in one of Central Texas's fastest-growing submarkets. The property pairs a fully renovated 2,786 SF home with a brand-new 60' x 100' (6,000 SF) steel-frame shop on 1.52 acres.

The shop is the primary lease offering — insulated clear-span steel framing, freshly poured concrete slab, multiple roll-up doors, walk-through man door, and dedicated electrical service. No interior columns, ready for trucks, trailers, fabrication, fleet, or a small-business HQ.

The home is offered as part of the package — fully renovated to the studs with open-concept kitchen, engineered wood flooring, stainless appliances, and a turn-key modern palette. Ideal for an owner-operator who wants to live where they work.

Easy SH 130 access via University Blvd (Exit 419). ~10 min to Round Rock, ~15 min to Georgetown, ~35 min to Austin-Bergstrom.

PROPERTY SUMMARY

Asking Rent	\$1.15/SF/mo + NNN
Shop Size	6,000 SF (60' x 100')
Home Size	2,786 SF (3 bed / 2 bath)
Lot Size	1.52 Acres
Year Built (Shop)	New Construction
Year Built (Home)	1997 / Renovated
Zoning	No HOA / No Restrictions
School District	Hutto ISD
Term	Flexible



THE SHOP

6,000 SF of brand-new, insulated, clear-span workspace.



SHOP SPECIFICATIONS

Dimensions	60' x 100' (6,000 SF)
Construction	Steel-frame, clear-span (no interior columns)
Insulation	Fully insulated walls + ceiling
Slab	Freshly poured concrete, slab on grade
Doors	Multiple roll-up doors + walk-through man door
Lighting	LED interior, exit signage installed
Electrical	Dedicated service to shop
Status	New construction — turn-key, ready to occupy

THE HOME

2,786 SF fully renovated 3 bed / 2 bath — turn-key, modern, light-filled.



RENOVATED TO THE STUDS

Open-concept kitchen + great room • Engineered wood flooring • Stainless appliances • Modern lighting

WHY HUTTO

One of the fastest-growing cities in America — and your tenants are already here.

#13

**Fastest-Growing City
in the United States**

U.S. Census 2024

9.4%

**Year-Over-Year
Population Growth**

July 2023 to July 2024

77.84%

**Population Increase
Since 2020 Census**

City of Hutto

\$118,834

**Median Household
Income**

City of Hutto

1,012

**New Homes Added
in Hutto in 2024**

Hutto EDC

49,948

**Hutto Population
in 2026**

World Population Review

PUBLIC INVESTMENT IN THE CORRIDOR

Hutto City Council approved Tax Increment Reinvestment Zone No. 4 (TIRZ 4) in December 2025 to fund roads, utilities, and infrastructure supporting growth along SH 130.

WHO THIS IS FOR

The buyer pool for a live-and-work property like this is unusually broad.

Tradesmen and small business owners — general contractors, electricians, plumbers, HVAC operators, landscapers, roofers, fabricators, and mobile mechanics — get a turn-key home and a 6,000 SF base of operations on the same parcel, eliminating commercial yard rent that runs \$3,000 to \$6,000 per month in this submarket. Car enthusiasts and collectors get climate-controllable indoor storage for a dozen-plus vehicles with room left over for a lift, a paint booth, or a project bay. Trucking and hot-shot operators get a residence with shop and yard immediately accessible to SH 130, US 79, and I-35. Families with toys — boats, RVs, side-by-sides, trailers — get the storage problem solved permanently. And for tenants looking ahead, the property positions well as a long-term hold given the residential development pressure pushing east along University Boulevard and the SH 130 corridor.

PROPERTY HIGHLIGHTS

- 6,000 SF brand-new steel-frame shop (60' x 100')
- 2,786 SF fully renovated 3 bed / 2 bath home
- 1.52 acres — no HOA, no zoning restrictions
- Insulated, clear-span shop with multiple roll-up doors
- Easy SH 130 access via University Blvd (Exit 419)
- Hutto ISD
- \$1.15/SF/mo + NNN — flexible term

THE LOT — 1.52 ACRES

1.52 acres — home, shop, and yard space outlined below.



1.52 ACRES • 6,000 SF SHOP • 2,786 SF HOME • NO HOA / NO RESTRICTIONS

CONFIDENTIALITY STATEMENT

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All information contained herein is from sources deemed reliable but is not guaranteed. Prospective tenants are encouraged to conduct their own due diligence regarding square footage, lot size, zoning, permitted use, utilities, septic/well condition, building permits, and any other matters material to their intended operation. This brochure has been prepared to provide summary, unverified information and to establish only a preliminary level of interest in the subject property. COMPASS has not made any investigation and makes no warranty or representation with respect to the income, expenses, future projected financial performance, size or square footage of the property, the presence or absence of contaminating substances, compliance with regulations, or the physical condition of the property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

Please contact the Compass advisor below for more details.

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