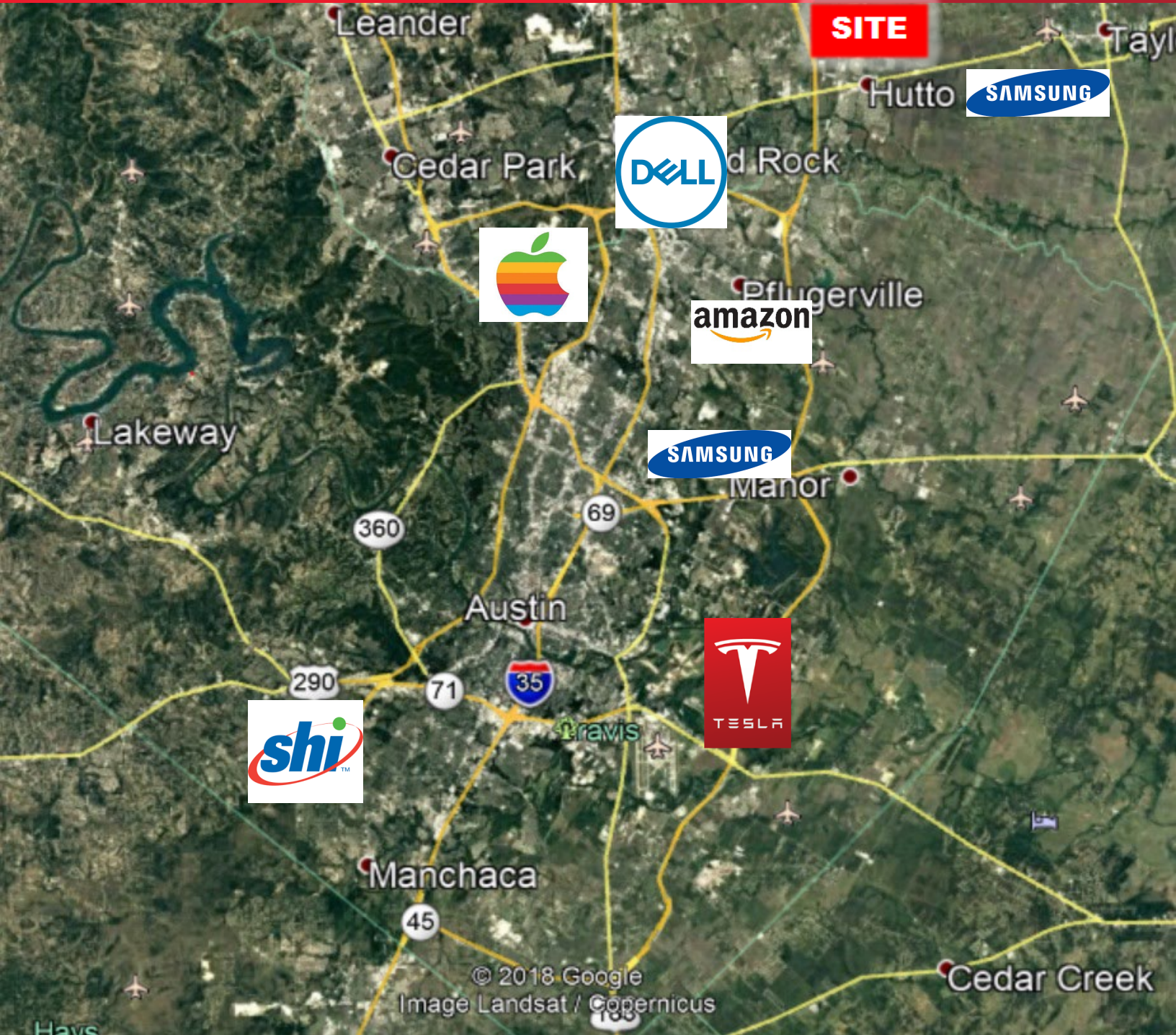




# Industrial Development Lands

Chandler Corners | Hutto, Texas | Austin MSA



For more information, please contact:

**Colin A. Armstrong, CCIM**  
**Armstrong Commercial Partners**  
Mobile 512.517.0603  
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## Utilities

Water: Jonah Water

Wastewater: Onsite Septic Required

Electric: Bluebonnet Electric Cooperative

Data and Cable: Time Warner Cable

Over 33,335 Residents Live Within a 5-Mile Radius  
With an Average Household Income of \$100,565

Nearby Tenants Include: Tractor Supply Company, Lowe's, ChickfilA, Taco Bell, Starbucks, Walmart Supercenter, Home Depot, Anytime Fitness, Walgreens and More

**LOT 2 Available**  
**LOT 4 SOLD**

The Chandler Corners lot proves an excellent flex, creative office or Industrial Development opportunities along the Chandler Road and State Highway 130.

Chandler Corners is

- 3.5 miles to SH 130
- 10 miles to IH 35



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# Hutto, Williamson County and Central Texas

Chandler Corners | Hutto, Texas | Austin MSA

Hutto is a city in Williamson County, Texas. The city has over 27,947 residents. It is part of the Austin–Round Rock metropolitan area. Hutto is 20 miles to Austin, TX. Austin is the capital of the state of Texas and the county seat of Travis County. It is also the fastest growing large city in the U.S. and the second most populous state capital. In 2018, Austin had an estimated population of about 964,254 residents and that same year it was placed in Forbes list for the "Next Biggest Boom Town in the U.S." U.S. News & World Report named Austin the No. 1 place to live in the U.S. for 2017 and 2018. In 2016, Forbes ranked Austin No. 1 on its "Cities of the Future" list, then in 2017 placed the city at that same position on its list for the "Next Biggest Boom Town in the U.S." Also in 2017, Forbes awarded the South River City neighborhood of Austin its #2 ranking for "Best Cities and Neighborhoods for Millennials". WalletHub named Austin the #6 best place in the country to live for 2017.

Due to the city's close proximity, Austin's economy affects Hutto's. Austin is considered to be a major center for high tech. Thousands of graduates each year from the engineering and computer science programs at the University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them. The city was ranked by the Milken Institute as the No.12 biotech and life science center in the United States. Companies such as Hospira, Pharmaceutical Product Development, and ArthroCare Corporation are located there.

Other companies based in Austin area include Tesla, Samsung, NXP Semiconductors, Apple, Cisco Syayems, Dell Technologies, Temple-Inland, Sweet Leaf Tea Company, Williams Realty, National Western Life, GSD&M, Dimensional Fund Advisors, Golfsmith, Forestar Group, EZCorp, Outdoor Voices, Tito's Vodka, Indeed, SHI, and YETI.





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