

LAND FOR SALE 28 Acres

SEQ HWY 79 & HWY 130
HUTTO, TEXAS | 78634



Vicki Adelstein
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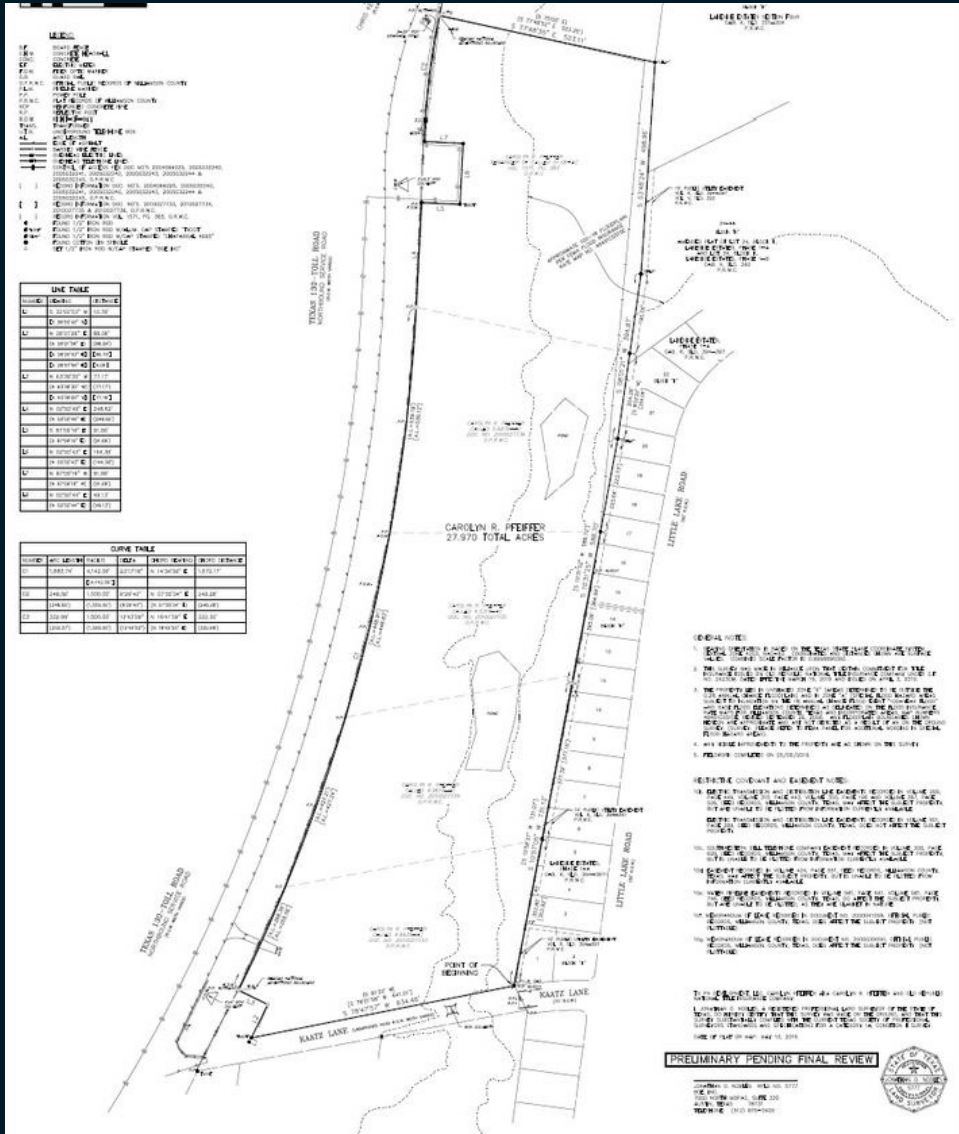
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INVESTMENT HIGHLIGHTS



The property is strategically positioned at the southeast quadrant of US Hwy 79 and SH 130, with close proximity to SH 45. This intersection serves as a critical junction connecting Round Rock, Hutto, and Pflugerville, and acts as a primary commercial artery for the rapidly expanding Austin-Round Rock metropolitan area.

OFFERING

PRICING	Contact agent
ADDRESS	SEQ HWY 79 & HWY 130, HUTTO, TX
LOT SIZE	27.97 ACRES
VEHICLES PER DAY	55,171 on SH 130
DAYTIME POPULATION	52,925 (3-MILE)
AVERAGE HOME PRICE	\$601,209 (3-MILE)
AVERAGE INCOME	\$175,339 (3-MILE)
FEET OF FRONTAGE	2,375 FT

UTILITIES

ELECTRIC	YES
WATER	YES
SEWER	YES

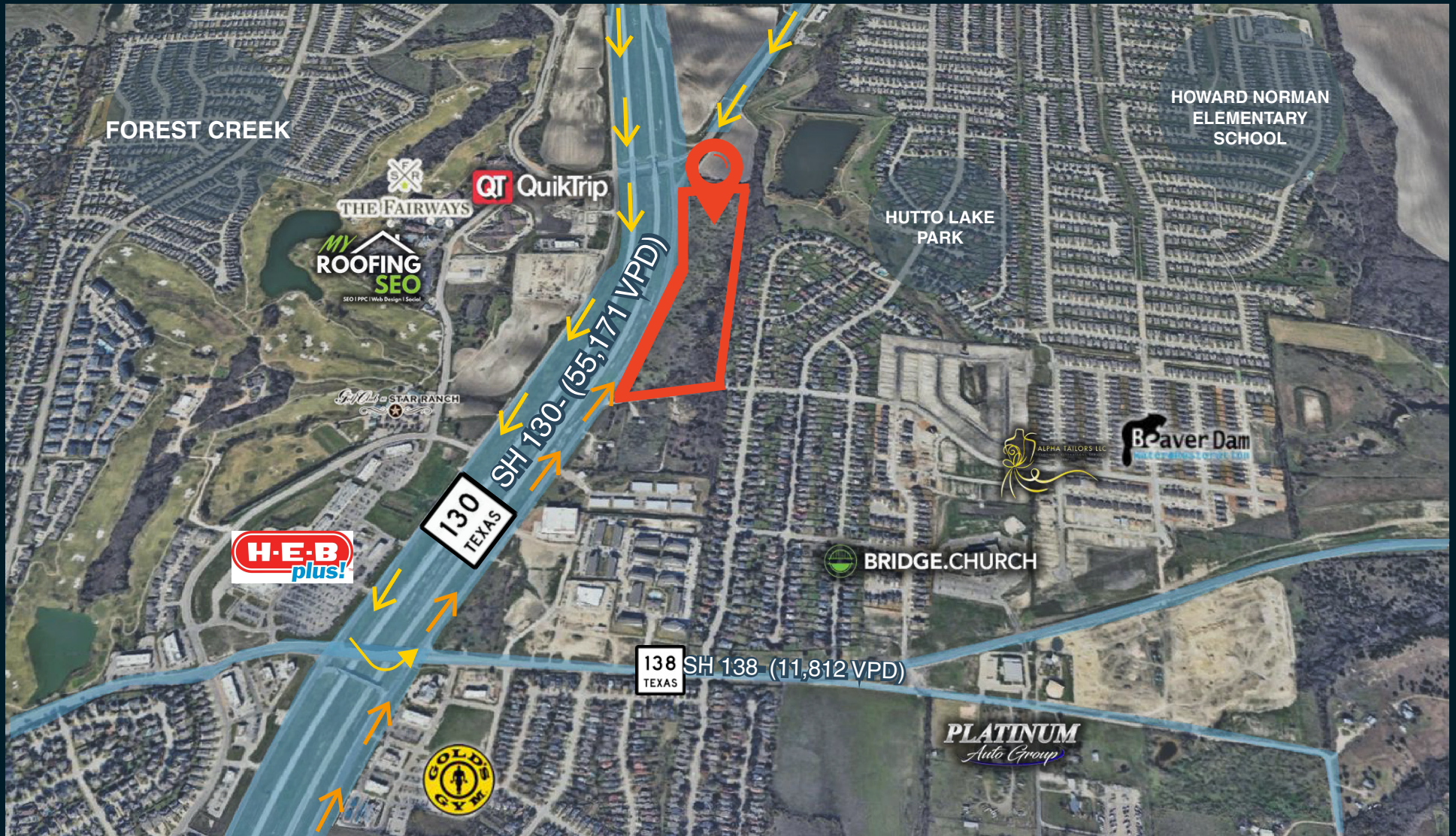
ZONING

B-1 Commercial in Gateway Overlay District

AERIAL



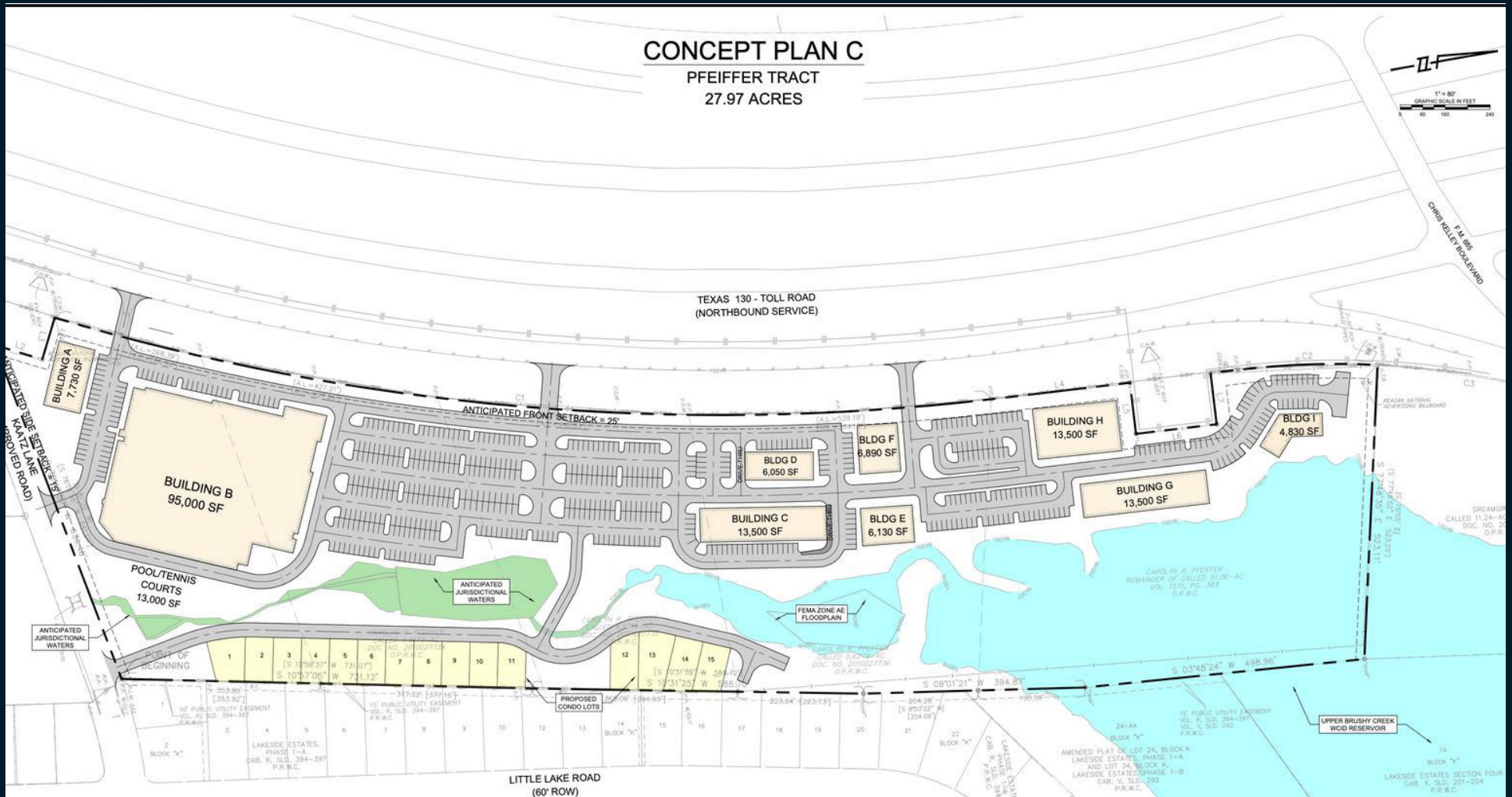
AERIAL



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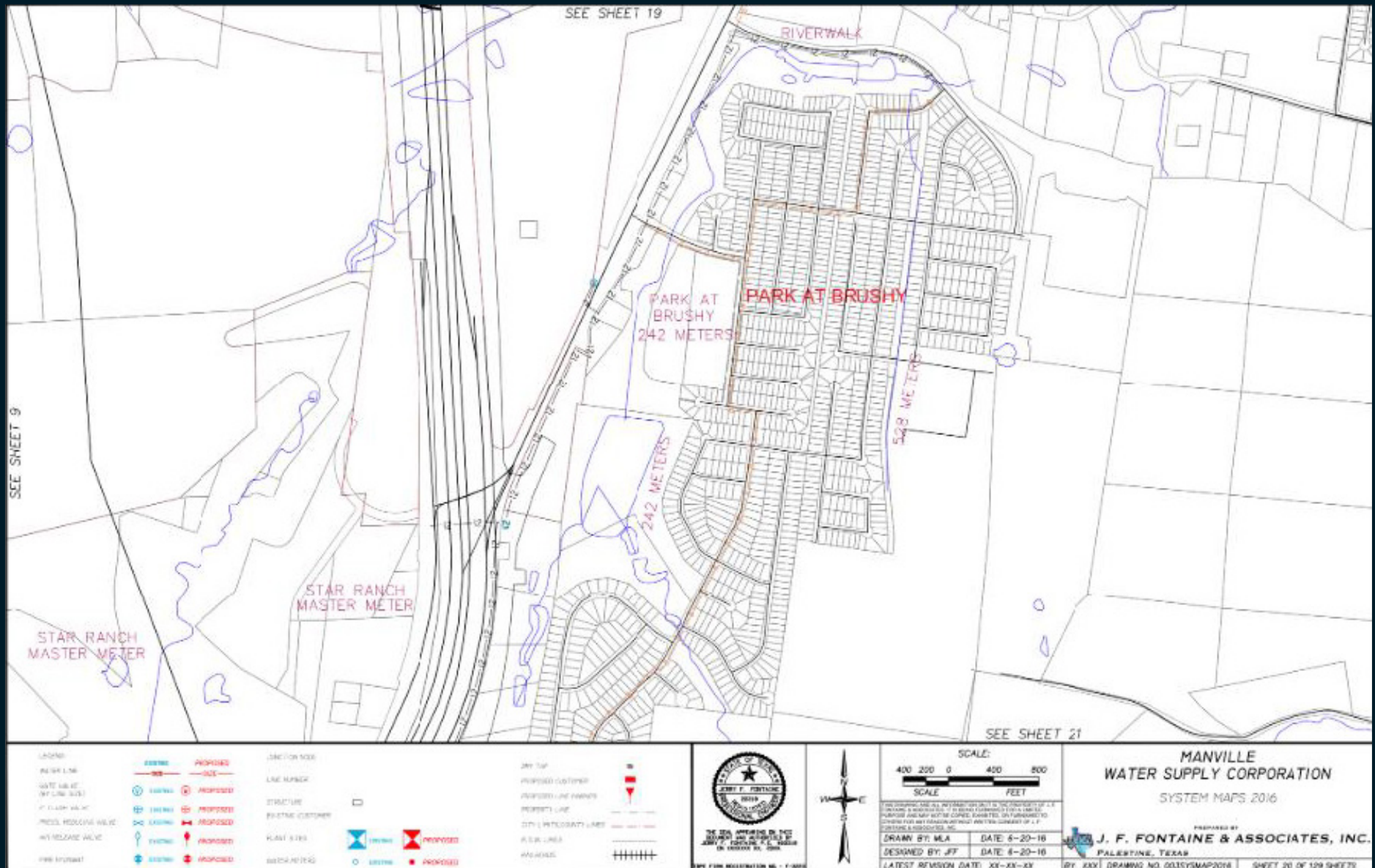
SITE PLAN | Conceptual - Mixed Use



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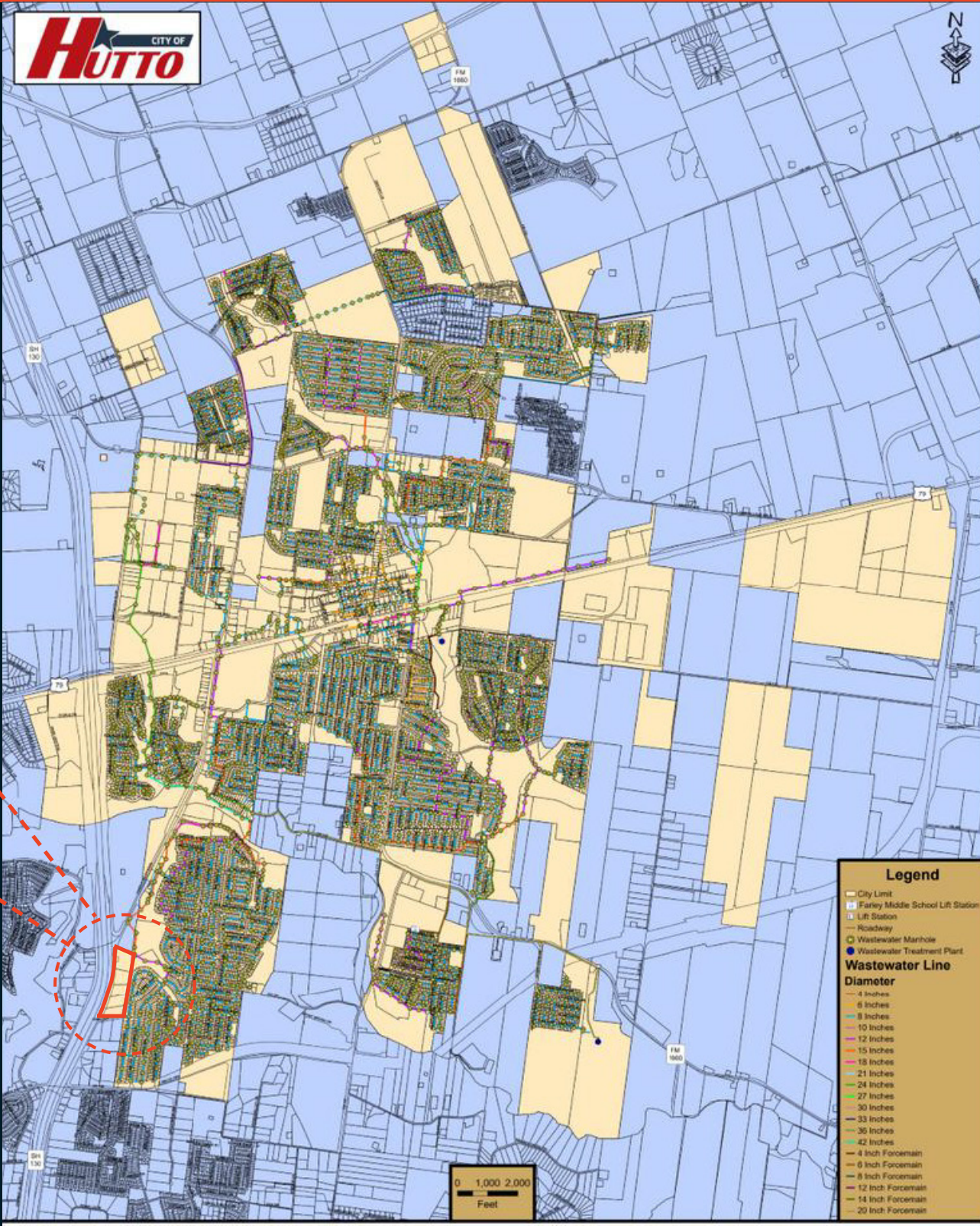
UTILITIES MAP - WATER



UTILITIES MAP WASTEWATER



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DEMOGRAPHICS

POPULATION SUMMARY	1-MILE	3-MILE	5-MILE
2024 TOTAL POPULATION	11,419	74,167	175,898
2024 TOTAL DAYTIME POPULATION	7,076	52,925	124,728
2029 TOTAL POPULATION	12,855	80,435	194,669
2024 MEDIAN AGE	34.7	36.2	35.7
HOUSEHOLD INCOME SUMMARY			
2024 AVERAGE HOUSEHOLD INCOME	\$125,260	\$155,143	\$148,982
2024 MEDIAN HOUSEHOLD INCOME	\$104,850	\$124,250	\$119,727
2024 PER CAPITA INCOME	\$43,997	\$50,585	\$49,928
HOUSEHOLD SUMMARY			
2024 TOTAL HOUSING UNITS	4,191	24,653	61,356
2024 OWNER OCCUPIED HOUSING UNITS	62.4%	78.4%	74.5%
2024 RENTER OCCUPIED HOUSING UNITS	35.2%	19.0%	21.8%
RACE AND ETHNICITY			
TOTAL	11,417	74,166	175,898
WHITE ALONE	50.1%	52.6%	50.1%
BLACK ALONE	15.2%	12.6%	13.1%
AMERICAN INDIAN ALONE	1.2%	0.8%	0.8%
ASIAN ALONE	4.3%	7.5%	9.4%
PACIFIC ISLANDER ALONE	0.0%	0.2%	0.2%
OTHER RACE ALONE	10.6%	8.4%	8.6%
TWO OR MORE RACES	18.6%	17.9%	17.9%
HISPANIC ORIGIN (ANY RACE)	33.2%	28.4%	28.8%

For More Information, Please Contact



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Information About Brokerage Services



2-10-2025

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.

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Buyer/Tenant/Seller/Landlord Initials

Date