



610 E FRONT STREET | 610 E FRONT STREET, HUTTO, TX 78634

Features

- 1.92 AC Commercial Land For Sale in East Hutto
- Near intersection of Hwy 79 (~30,000+ VPD) & FM 1660 (~9,300 VPD)
- South of Hutto Elementary School, adjacent to new YardHomes Cotton Creek community

FOR SALE/FOR LEASE

TOTAL ACRES: 1.92
CONTACT FOR MORE INFORMATION

Traffic Counts

FM 1660	9,300 VPD
79	38,403 VPD

Demographics YEAR: 2025

	1 MILE	3 MILE	5 MILE
Total Population	10,269	41,581	94,486
Total Households	3,348	13,730	31,483
Avg HH Income	\$146,383	\$141,448	\$156,756
Daytime Population	8,075	29,309	66,482

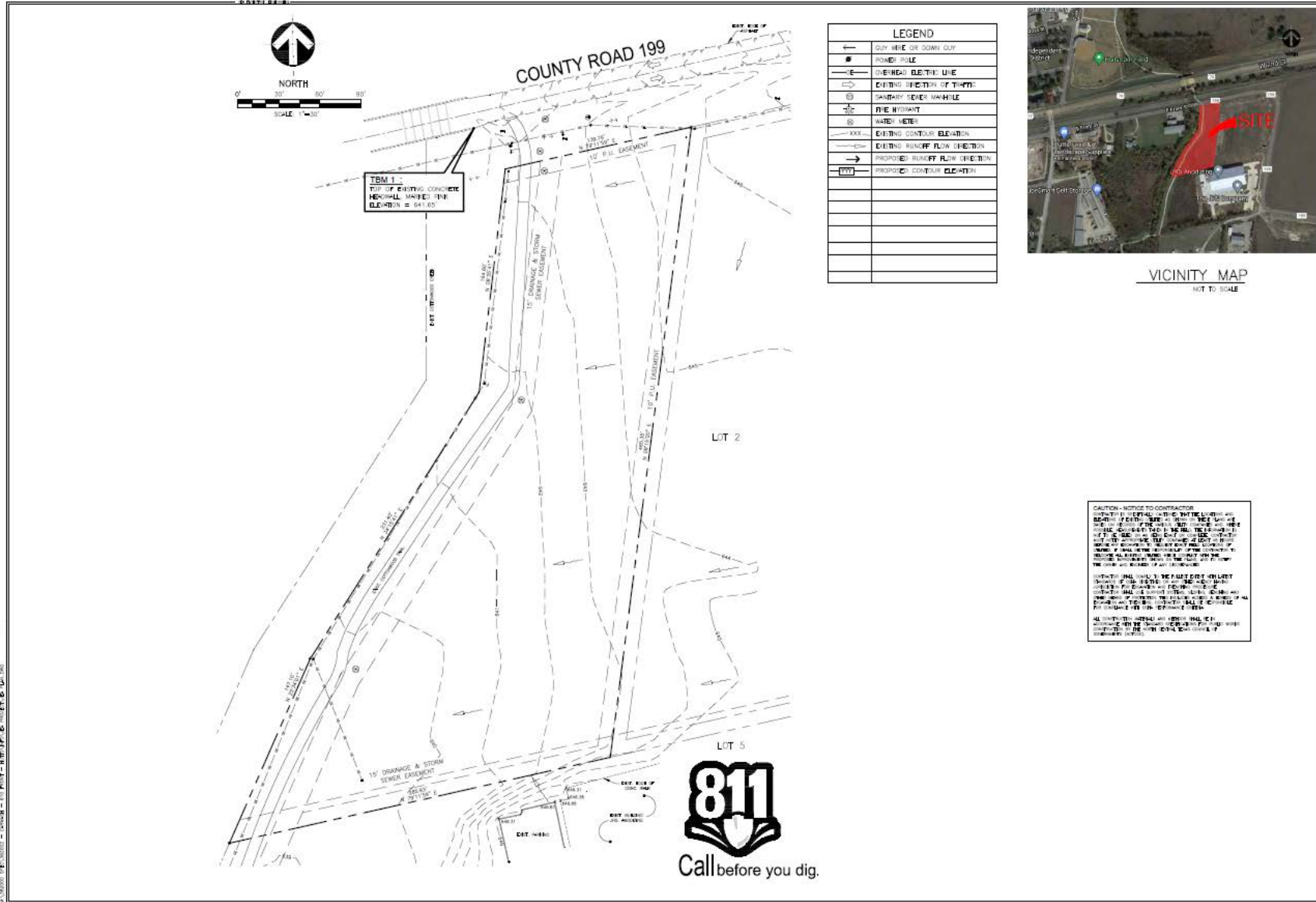
Chris Plumpe
 Associate
 512.482.6129
 cplumpe@weitzmangroup.com

James Van Trease
 Assistant Vice President
 512.482.6106
 jvantrease@weitzmangroup.com

Nick Naumann
 Director of Brokerage - Austin
 512.482.6118
 nnaumann@weitzmangroup.com

Area Retailers & Businesses





610 E FRONT STREET, HUTTO, TEXAS 78634. THIS IS A PRELIMINARY PLAN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

JBA Engineering, Inc.
 Engineers • Planners • Architects
 610 E Front Street, Suite 100
 Hutto, Texas 78634
 Phone: 512.781.1111
 Fax: 512.781.1112
 www.jba-engineering.com

PRELIMINARY FOR REVIEW ONLY
 THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE
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DATE: 08/20/2020
 SHEET NO: 10
 OF: 10

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**LOT 4, BLOCK A, BERGE BUSINESS CENTER
 HUTTO, WILLIAMSON COUNTY, TEXAS**

SHEET NO: 10
 OF: 10

CAUTION - NOTICE TO CONTRACTOR
 CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORDS OF DEEDS TO BE ACCURATE AND CORRECT BEFORE ANY EXCAVATION OR DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND RECORDS OF DEEDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND RECORDS OF DEEDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND RECORDS OF DEEDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



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

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- 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.
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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Nicholas Lawrence Naumann

Licensed Supervisor of Sales Agent/ Associate

680404

License No.

Nnaumann@weitzmangroup.com

Email

(512) 482-6118

Phone

Christopher Plumpe

Sales Agent/Associate's Name

835761

License No.

cplumpe@weitzmangroup.com

Email

(512)482-6129

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Nicholas Lawrence Naumann

Sales Agent/Associate's Name

680404

License No.

nnaumann@weitzmangroup.com

Email

512-482-0094

Phone

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