

Round Rock

Georgetown
7 Miles Away

INTERSTATE 35

INTERSTATE 35

JACK ALLEN'S KITCHEN
Rudy's
 DOUBLE DAVE'S PIZZANOVES
 REAL TEXAS BAR-B-Q
 DUTCH BROS
 SALT TRADERS COASTAL COOKING
 hopdoddy BURGER BAR

UNIVERSITY OAKS
 H-E-B
 Freshbreads
 CINEMARK
 STARBUCKS
 IKEA
 JCPenney
 ROSS DRESS FOR LESS
 DSW
 Chick-fil-A
 IN-N-OUT
 CHASE
 JOANN
 CHIPOTLE
 PETSMART
 KIMBO

ROUND ROCK PREMIUM OUTLETS
 adidas
 Columbia
 SWAROVSKI
 RALPH LAUREN
 FOSSIL
 Brooks Brothers
 BANANA REPUBLIC
 Levi's
 COACH
 UNDER ARMOUR
 PUMA
 OAKLEY
 Nike
 asics
 MICHAEL KORS
 ck

BaylorScott&White HEALTH

AUSTIN COMMUNITY COLLEGE

ATM HEALTH SCIENCE CENTER
 TEXAS A&M UNIVERSITY

TEXAS STATE UNIVERSITY
 ROUND ROCK CAMPUS

Ascension Seton

UNIVERSITY BLVD

E OLD SETTLERS BLVD

Herrington Elementary School

Avery Centre
1,200 Acres
Future Master-Planned Mixed-Use Development

Paloma Lake
Home Values Up To \$745k

N RED BUD LN

WE'VE COME TO
Dell Diamond
 EXPRESS
Kalahari
 RESORTS & CONVENTIONS

Siena
Home Values Up To \$900k

**±14.1
ACRES**

LIMMER LOOP

HAYBARN LN

Ashton Gray
Pearl Estates
114 Acre Mixed-Use
160 SF Units & 120 Townhomes
12 Acre MF & 16 Acre Commercial

130
TEXAS

±14.1 Acre Development Opportunity
Located in Hutto, TX

980 Limmer Loop, Hutto, TX 78634

DMRE

BROKER CONTACT:
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PROPERTY DETAILS



ADDRESS

980 Limmer Loop
Hutto, TX 78634

SIZE

±14.1 Acres

LAT., LONG.

30.560180455249686, -97.58800543767879

ZONING

Hutto ETJ

PARCEL

R-14-1130-0002-0003
R-14-0422-0016-A
R-14-0422-0016-H

TAX

1.92%

UTILITIES

Jonah Water
City of Hutto WW - the adjacent mixed-use development is planning to bring utilities to the site

SCHOOLS

Hutto ISD
Kerley Elementary School
Hutto Middle School
Hutto High School

LEGAL

S5335 - GREEN GATE SEC 1 BLOCK 2 LOT 3
ACRES 5.1256
AWO422 AWO422 - MCNUTT R. SUR. ACRES
6.9719
AWO422 MCNUTT R. SUR. ACRES 2.0

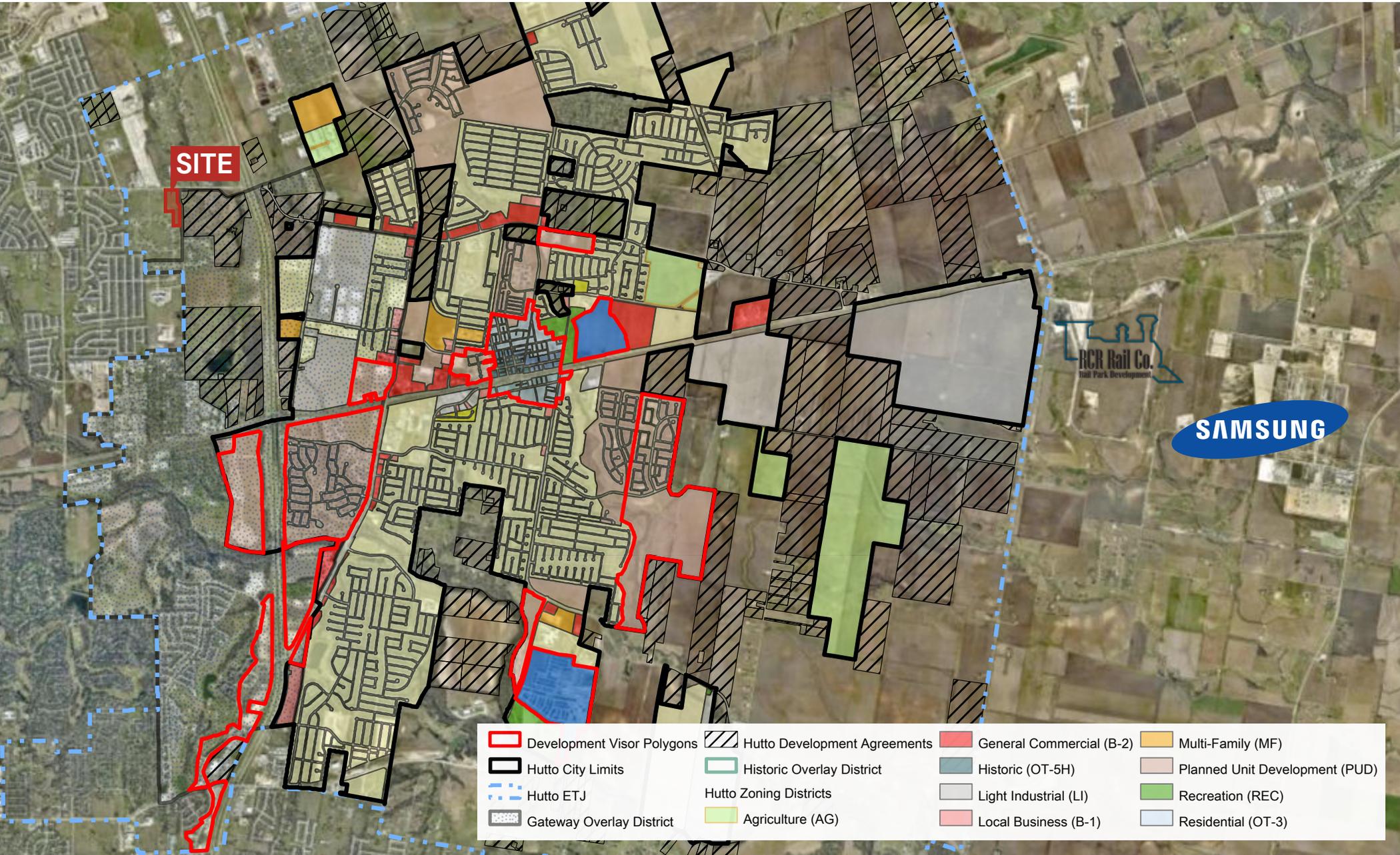
PRICE

Call for Pricing

DMRE.COM









2022 TAX RATES

FOO	Wmsn CO ESD #3	0.1000000
GWI	Williamson County	0.3381160
RFM	Wmsn CO FM/RD	0.0374920
SHU	Hutto ISD	1.3929000
WO9	Upper Brushy Cr WC&ID	0.0175000
JO2	EWC Higher Ed Center	0.0383200
TOTAL		1.924328

2023 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2023 POPULATION ESTIMATE	5,143	38,668	123,566
5 YEAR EST. POPULATION GROWTH	12.2%	14.1%	17.1%
AVERAGE HOUSEHOLD INCOME	\$137,933	\$139,500	\$147,565
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$384,407	\$357,782	\$368,754



Development Site Located In Hutto, TX

- The site is located just 8 miles west of Samsung's future 1,200 acre, 6M+ sf. Semiconductor Factory – a \$17B investment expected to begin operations in the second half of 2024.
- According to the U.S. Census Bureau, Williamson County currently has a population of over 670,000. In just the span of a year, the county has seen its population grow by nearly 27,000, and expects to see an increase of 1.5 million people by 2060.

Direct Access to the Austin Metro Area

- Downtown Hutto: 8 minutes away
- Round Rock: 14 minutes away
- Georgetown: 14 minutes away
- Pflugerville: 14 minutes away
- The Domain: 20 minutes away
- Downtown Austin: 30 minutes away

Close Proximity To Major Thoroughfares

- Site is located directly West off TX-130
- 1.5 miles North of US-79
- 6 miles East of I-35
- 6 miles North of TX-45
- 6 miles South of TX-29



27 MILLION
ANNUAL VISITORS



\$8.7 BILLION
ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING



2.2 MILLION
MSA POPULATION
11TH MOST POPULOUS
CITY IN THE U.S



184
NEW
RESIDENTS
DAILY

Major Employers

 13,000 EMPLOYEES	 12,000 EMPLOYEES (20,000 Potential)	 11,000+ EMPLOYEES
 7,500 EMPLOYEES	 5,000+ EMPLOYEES (10,000 Potential)	 6,000 EMPLOYEES
 3,500 EMPLOYEES	 3,000 EMPLOYEES	 2,000+ EMPLOYEES

- NO. 1** ● Cities To Move to Globally
(money.co.uk - Feb 2023)
- NO. 1** ● Hottest Job Markets
(Wall Street Journal - Apr 2022)
- NO. 1** ● Best Cities For Tech Jobs
(World Population Review - Jan 2023)
- NO. 1** ● Cities Where Millenials Are Moving
(SmartAsset - Oct 2022)
- NO. 1** ● Best Cities For Entrepreneurs
(The Zebra - Mar 2023)
- NO. 1** ● Cities Best Prepared For a
'Smart City' Future
(ProptechOS - Nov 2022)
- NO. 2** ● Top Markets For Real Estate Investment
(CBRE - Jan 2023)
- NO. 2** ● Best Citites For Downtown Living
(World Population Review - Jan 2023)
- NO. 2** ● Best Performing Cities in the U.S.
(Milken Institute - Mar 2022)
- NO. 4** ● Best Cities For Municipal, Business, &
Residential Financial Health
(The Credit Review - Feb 2023)
- NO. 13** ● Best Places To Live
(US News - Jan 2023)
- NO.1&2** ● Top Places For Population Growth
- Georgetown & Leander
(US Census Bureau - Oct 2022)

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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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