

# PRIME MULTI- FAMILY DEVELOPMENT SITE

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16.6075 ACRES ZONED FOR MF  
DEVELOPMENT IN HUTTO, TX







## Property Summary

Total Acres: **16.6075**

Price: **\$6,500,000**

Zoning: **Multi-Family (MF)**

Status: **Sold for land value only**

Existing Structures: **Abandoned house (not livable)**


Flood Plain: **None**

Restrictions: **None known**



## Listing Agent Contact Information

Listing Agent: **Raj Bhat**

 **281-853-4122**

 **nagarajbhat@gmail.com**

Brokerage: **Om Realty Group**



# Key Investment Highlights

This is a premier land acquisition in the heart of the Austin metro's strongest growth corridor, ideal for a large-scale Multi-Family Housing Development.

- **Exceptional Value:** Priced at approximately **\$8.985 per square foot**, this offering represents an excellent value for a large development site in a high-demand market.
- **Zoned and Ready:** The property is already zoned for **Multi-Family Housing**, as confirmed by the official zoning map, significantly streamlining the development process.
- **Clear Title:** The property features **No Flood Plain** and **No Known Restrictions**.
- **Proximity to Major Employers:** Located near the **Samsung Semiconductor Plant in Taylor** and major tech/industrial centers in Round Rock and Austin. Hutto is a central hub for the incoming workforce.
- **High-Income Market:** Hutto boasts a median household income of approximately **\$115,149** (as of 2023), indicating a strong resident base capable of supporting modern rental rates.



# Developer Information & Disclosure

All developers and serious buyers are responsible for conducting their own due diligence.

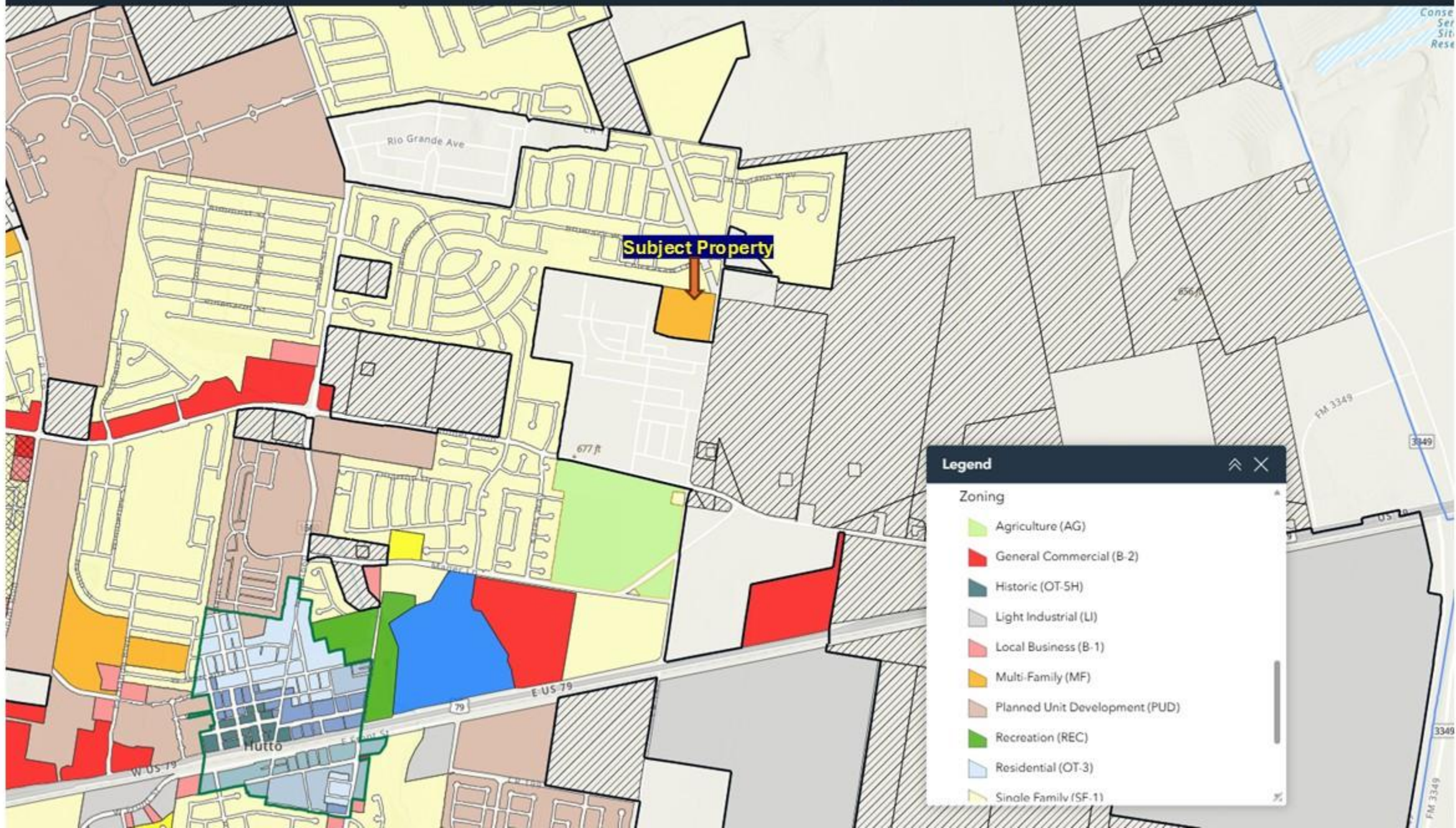
**Utilities and Permissions:** All details regarding utility availability, hookups, and development permissions **must be verified directly with the City of Hutto.**

**Serious Inquiries Only:** We entertain only serious buyers. Please contact the listing agent directly for questions and due diligence materials.



# Hutto Official Zoning Map

Find ad







HUTTO MIDDLE SCHOOL  
COTTONWOOD CREEK ELEMENTARY

HUTTO NINTH GRADE CENTER

HUTTO HIGHLANDS

RIVERS CROSSING

HIGHLANDS NORTH

HUTTO PARKS

MAGER MEADOWS

CAROL MEADOWS

LENNAR DEVELOPMENT UNDER CONSTRUCTION

HUTTO MEGA TECHCENTER  
A PROJECT BY TITAN DEVELOPMENT  
±188 ACRE INDUSTRIAL PARK

BNSF RAILWAY  
UNION PACIFIC  
±750 ACRE MASTER PLANNED RAIL SERVED LOGISTIC & INDUSTRIAL PARK

LOWE'S  
Academy SPORTS+OUTDOORS

EMAR

HUTTO SQUARE

HUTTO CO-OP DISTRICT

CLARKS CROSSING

HUTTO ELEMENTARY

HUTTO ECONOMIC DEVELOPMENT CORP.  
APPROX. 275 ACRES

SKYBOX SECURITY  
PROLOGIS  
220 ACRE DATA CENTER CAMPUS

±992 ACRES FOR FUTURE DEVELOPMENTS

SAMSUNG  
SEMICONDUCTOR PLANT  
6 MILLION SF BUILDING  
\$17 B INVESTMENT  
2,000+ LONG TERM EMPLOYEES

TAYLOR HIGH SCHOOL

TAYLOR MUNICIPAL AIRPORT

TAYLOR

BRUSHY CREEK TRAIL

THE MEADOW AT COTTONWOOD CREEK

Aerial by:  
**SUBJECT RUNNER**  
Imagery:  
Google Earth





**View from North of the Property**





**View from South of the Property**





## 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.

11-2-2015



### 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date