



Sale Price	\$799,900
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OFFERING SUMMARY

Building Size:	1,883 SF
Available SF:	1,883 SF
Lot Size:	3.0 Acres
Price / SF:	\$424.80
Year Built:	2000
Zoning:	County, Not Zoned
Market:	Austin/ Central Texas
Submarket:	Hutto

PROPERTY OVERVIEW

Welcome to your perfect Live/Work property or new Flex Industrial Development located at 1934 County Road 134 in Hutto, TX! This property has a sprawling 3-acre flat lot, offering plenty of space and privacy for additional buildings or outdoor storage. House on property is 1,883 square feet of living space, with 3 bedrooms, 2 bathrooms, and 2 car garage. Zoned for residential or commercial use, this is the perfect home for a live/work lifestyle! Conveniently located near the new Wilco Highway/Southeast loop connecting SH 130 and 79, you will have easy access to Austin, Pflugerville, Round Rock, Taylor, Georgetown, and beyond. Perfect for a Flex Industrial Park or small business that needs office and outdoor storage. Room for multiple additional buildings on property. Water available. Septic Needed. Minutes from the new Samsung Plant in Taylor. Outside, you'll find livestock fencing and shelters, ideal for those with a passion for animals or gardening. The home is set far back from the road, offering open-air views and a tranquil setting. Additional amenities include a detached garage with a custom-built soundproof office, perfect for remote work or creative projects. Guest parking is plentiful, ensuring visitors feel welcome. Come check out the endless potential on this property.

GUY OBERG

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LOCATION INFORMATION

Street Address	1934 County Road 134
City, State, Zip	Hutto, TX 78634
County	Williamson
Market	Austin/ Central Texas
Sub-market	Hutto
Road Type	Paved
Market Type	Medium
Nearest Highway	SH 130 and Hwy 79
Nearest Airport	Austin

PROPERTY HIGHLIGHTS

- Perfect for Live/Work Opportunity or New Flex/Industrial Development
- Located off new Wilco Highway/Southeast loop connecting SH 130 and 79
- Easy Access to Austin, Round Rock, Georgetown and Taylor
- 3 acre level Lot
- Water and Electric to Site
- New Samsung Plant 5 miles away
- 1883 SF House in good condition
- Multiple New Subdivisions under construction



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kellycolson
PHOTOGRAPHY

Floor Plan Created By Kelly Colson Photography. Sizes And Dimensions Are Approximate, Actual May Vary.



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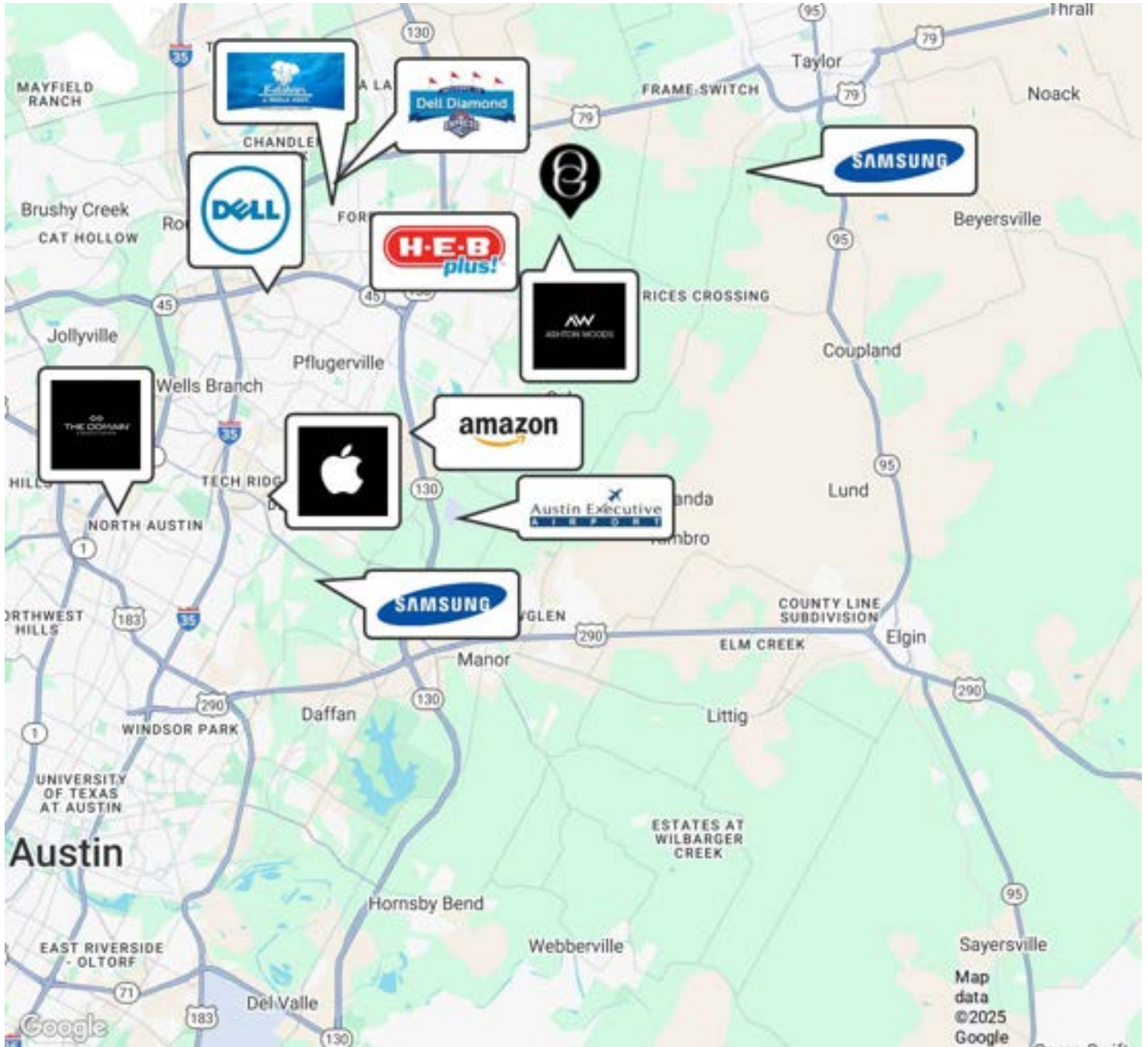


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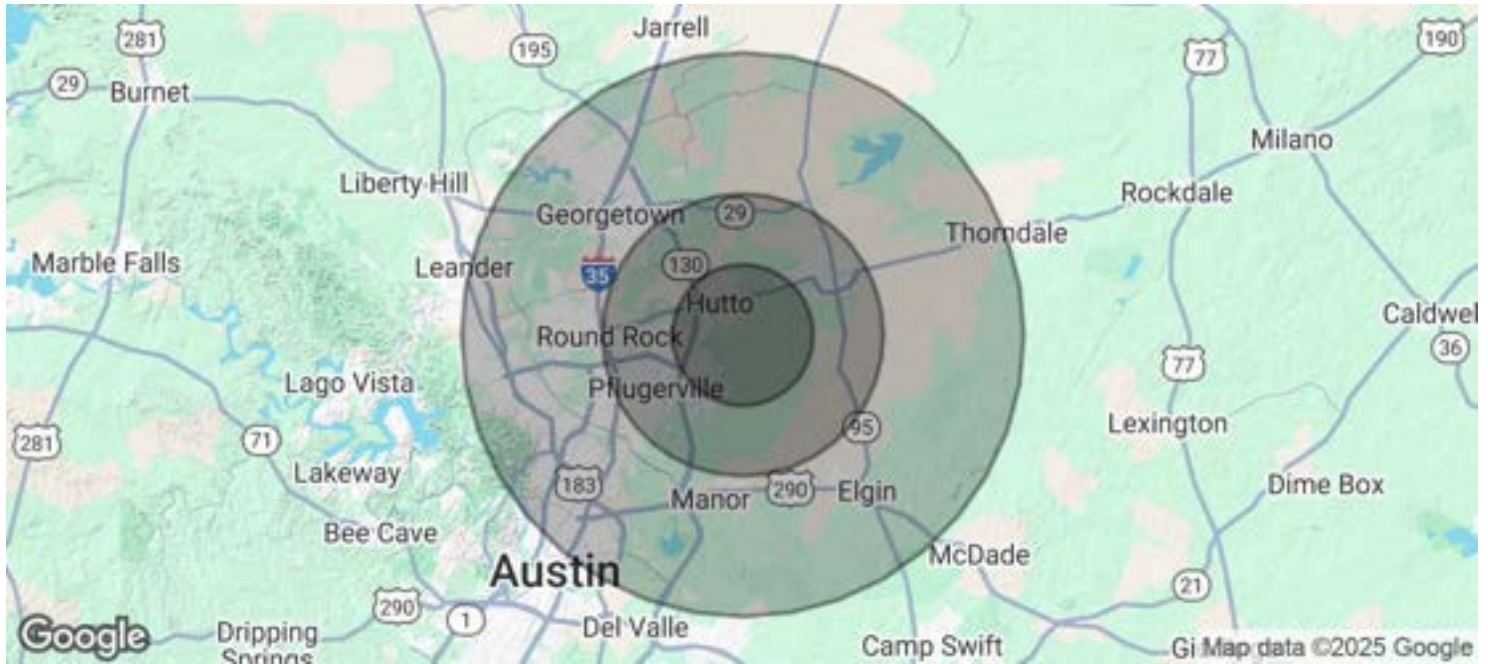


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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	72,597	316,606	1,297,416
Average Age	35	36	37
Average Age (Male)	35	35	37
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	23,452	109,755	506,889
# of Persons per HH	3.1	2.9	2.6
Average HH Income	\$141,850	\$132,208	\$129,323
Average House Value	\$499,138	\$449,421	\$508,488

Demographics data derived from AlphaMap

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