



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



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RETAIL SPACE AVAILABLE IN HUTTO, TX OFF HWY 59

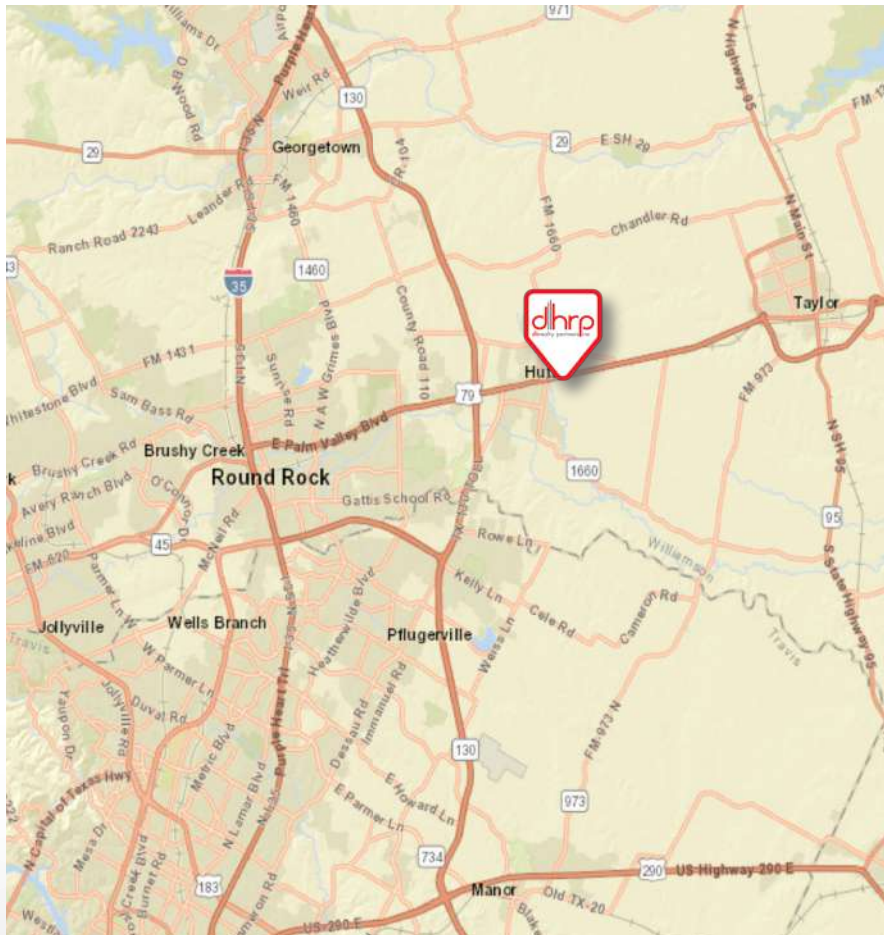
560 US Hwy 79, Suite 950 | Hutto, TX 78634



FOR LEASE

RETAIL SPACE AVAILABLE IN HUTTO, TX OFF HWY 59

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HIGHLIGHTS

- Popular Retail Area in Hutto, TX
- Space is Open Concept divided into two Main Areas
- Large Front Counter in Reception Area
- Single Restroom
- Plug-Ins for a Washer & Dryer
- Floor Drain
- Stub-out for a Small Tub
- 40-Gallon Hot Water Heater
- Space gives Tenant Flexibility in Space

LOCATION

Property is located between Exchange Blvd and FM 119, off Hwy 79 in Hutto, TX. Take the main entrance road off Hwy 79 to go to Home Depot. When you get to service road in front of Home Depot, turn right and Hanson's Corner Retail center will be on your left.

DESCRIPTION

Located in a bustling retail hub in Hutto, Texas, this space for lease at Hanson's Corner Retail Center offers prime opportunity for your business. Previously occupied by Happy Hounds Grooming, this adaptable space offers a large open floor plan, conveniently divided into two main sections with a big front counter in the reception area and includes convenient amenities such as a single restroom, plug-ins for a washer & dryer, a floor drain, and a stub-out for a small tub. **Notable co-tenants within the building include Julio's Mexican Restaurant, Subway, Bien Hoa Vietnamese Restaurant, Happy Hounds Grooming, Wisky Liquor, ProNails.**

BUILDING SIZE

±18,710 SF

AVAILABLE SPACE

Suite 950: ±1,275

LAND SIZE

±1.791 AC

LEASE TERM

3-5 Years

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INTERIOR PHOTOGRAPHY



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LOCATION MAP

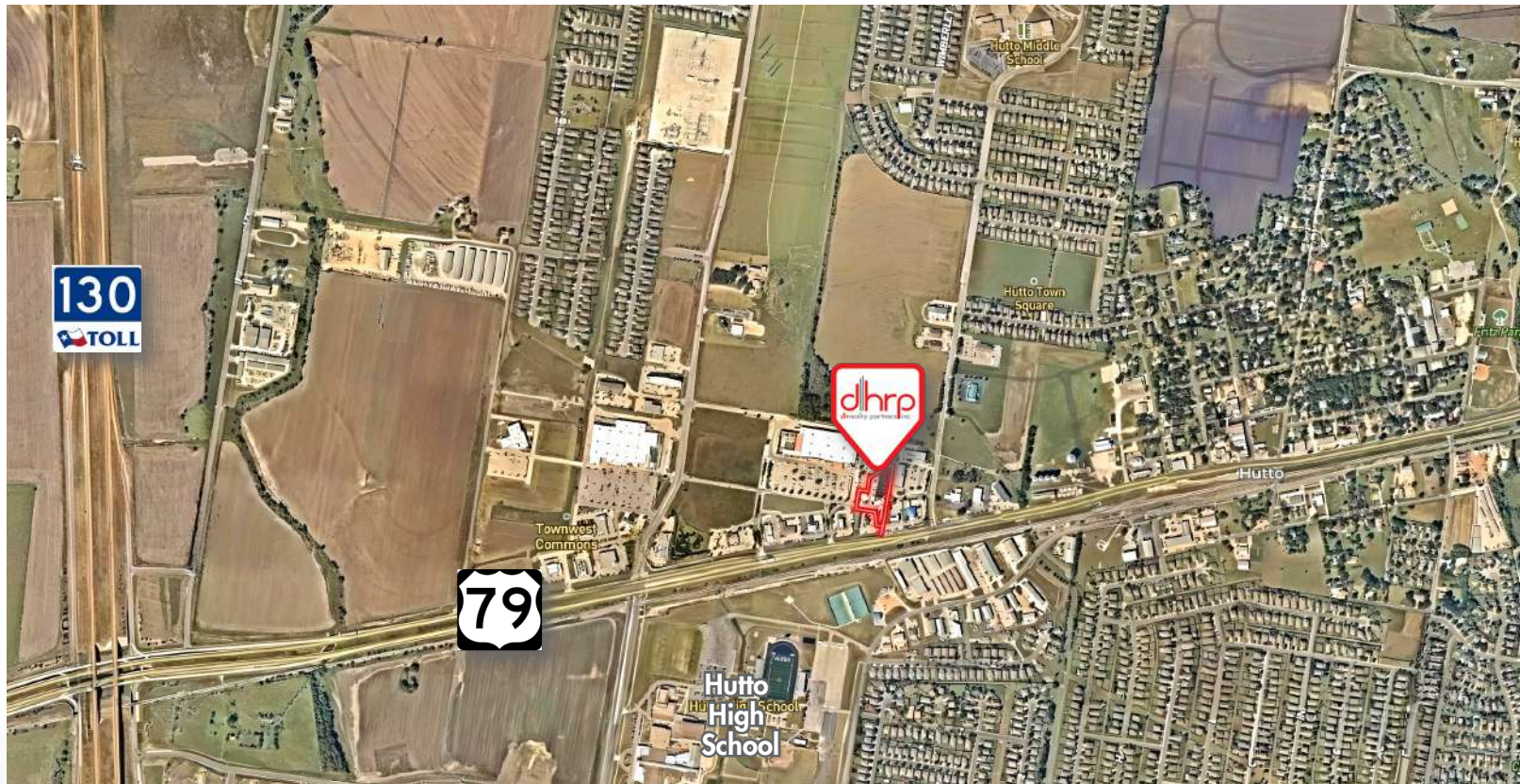


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AERIAL MAP



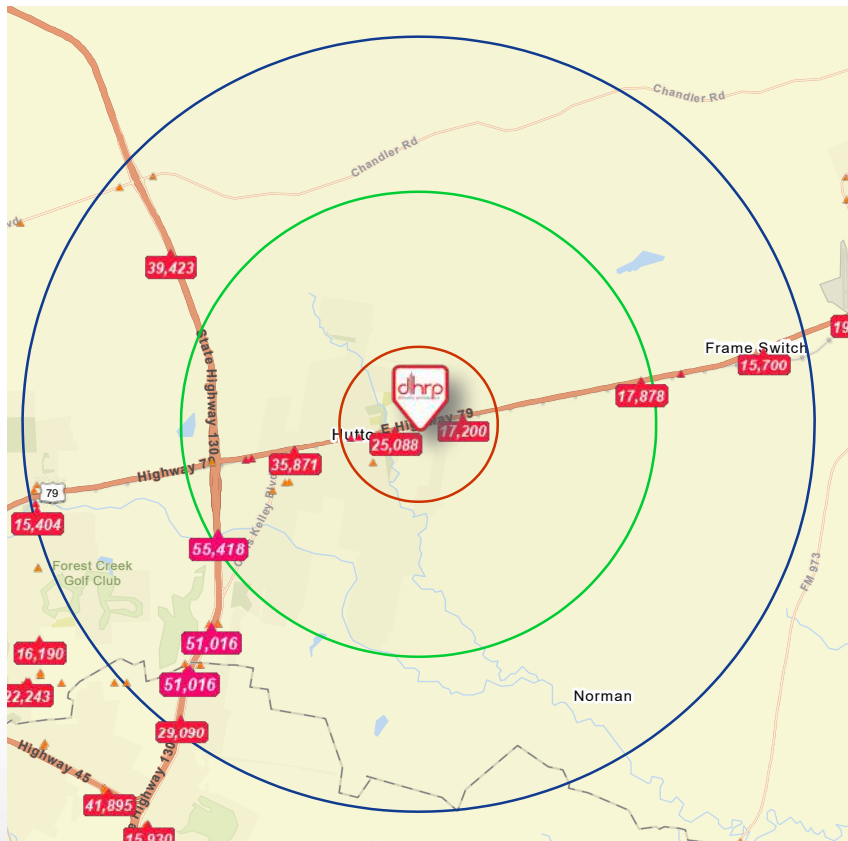
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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,593	34,552	77,743
Households	1,819	11,200	25,698
Avg Household Income	\$142,903	\$132,029	\$150,630
Median Household Income	\$108,535	\$104,932	\$118,168

Source: ESRI, 2023



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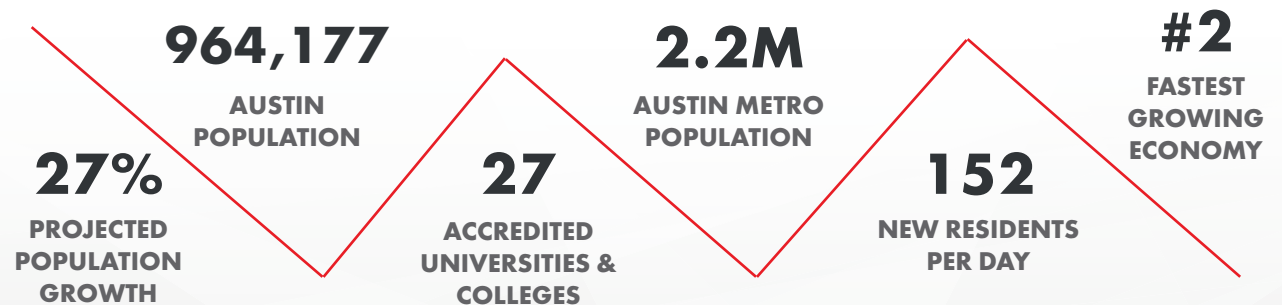
AUSTIN MARKET OVERVIEW



The Lonestar State’s capital and one of the fastest growing cities in Texas, the city of Austin is home to 964,177 people (2021). A number of **Fortune 500 companies** have headquarters or regional offices in Austin, including 3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments, and Whole Foods Market. With a thriving local economy, **a central location**, lower taxes and less regulation, Austin has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California.**

Austin has a unique quality of life that attracts and retains a **deep talent pool**. The live-work-play lifestyle is promoted through numerous parks and rivers, recreation, and a thriving live music scene. Nearly 180,000 students from the University of Texas and 26 other public and private colleges make up an ample supply of **well-educated workers for local employers**. The University of Texas, with its 51,000 students, ranks #10 in the nation and the top 40 in the world.

The economy of Austin is fueled by its **software and IT, manufacturing, life sciences, and cybersecurity** industries.



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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Information About Brokerage Services

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

DH Realty Partners, Inc.	<u>147342</u>	<u>www.dhrp.us</u>	<u>(210)222-2424</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Cannon, CCIM	<u>618616</u>	<u>cannon@dhrp.us</u>	<u>(210)222-2424</u>
Designated Broker of Firm	License No.	Email	Phone
Frank Stanley	<u>483569</u>	<u>stanley@dhrp.us</u>	<u>(361)303-3334</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TXR-2501

DH Realty Partners, Inc. 801 N Saint Marys St San Antonio, TX 78205
John Cannon CCIM

Information available at www.trec.texas.gov
IABS 1-0 Date

Phone: (210)222-2424 Fax: (210)271-0183
Produced with Lone Wolf Transactions (zip/Form Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Unlited



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Forester	<u>456039</u>	<u>sforester@dhrp.us</u>	<u>(512)357-8188</u>
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