

HANSONS CORNER

NEC HWY 79 & ED SCHMIDT BLVD
210 Ed Schmidt Boulevard Hutto, TX 78634



AVAILABLE
2nd Gen Ice Cream Shop
1,104 SF

**FOR
LEASE**

AVAILABLE SPACE
1,104 SF- 2nd Gen
Ice Cream Shop

RATE
\$38.00 PSF NNN
NNNs* \$15.00
* Estimate provided by Landlord and
subject to change

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PROPERTY HIGHLIGHTS

- Shadow anchored by Home Depot, Lowe’s and Academy Sports and Outdoors.
- Located across the Hwy from Hutto High School, a 6A school.
- One of Austin’s fastest growing suburbs surrounded by a number of up and coming developments



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



52,416
POPULATION
3-MILE RADIUS



\$147,954.00
AVG HH INCOME
3-MILE RADIUS



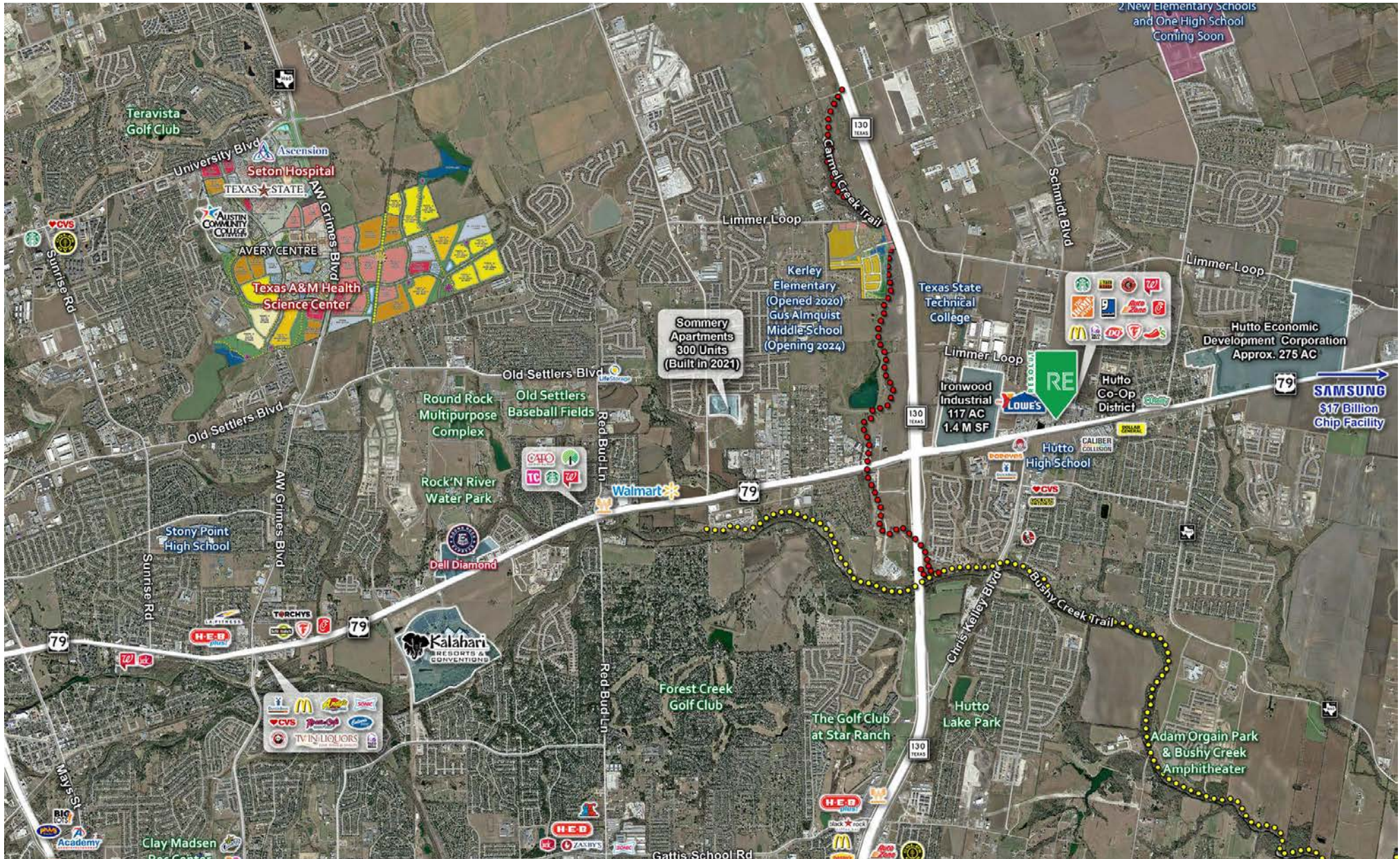
17,106
DAYTIME POPULATION
3-MILE RADIUS

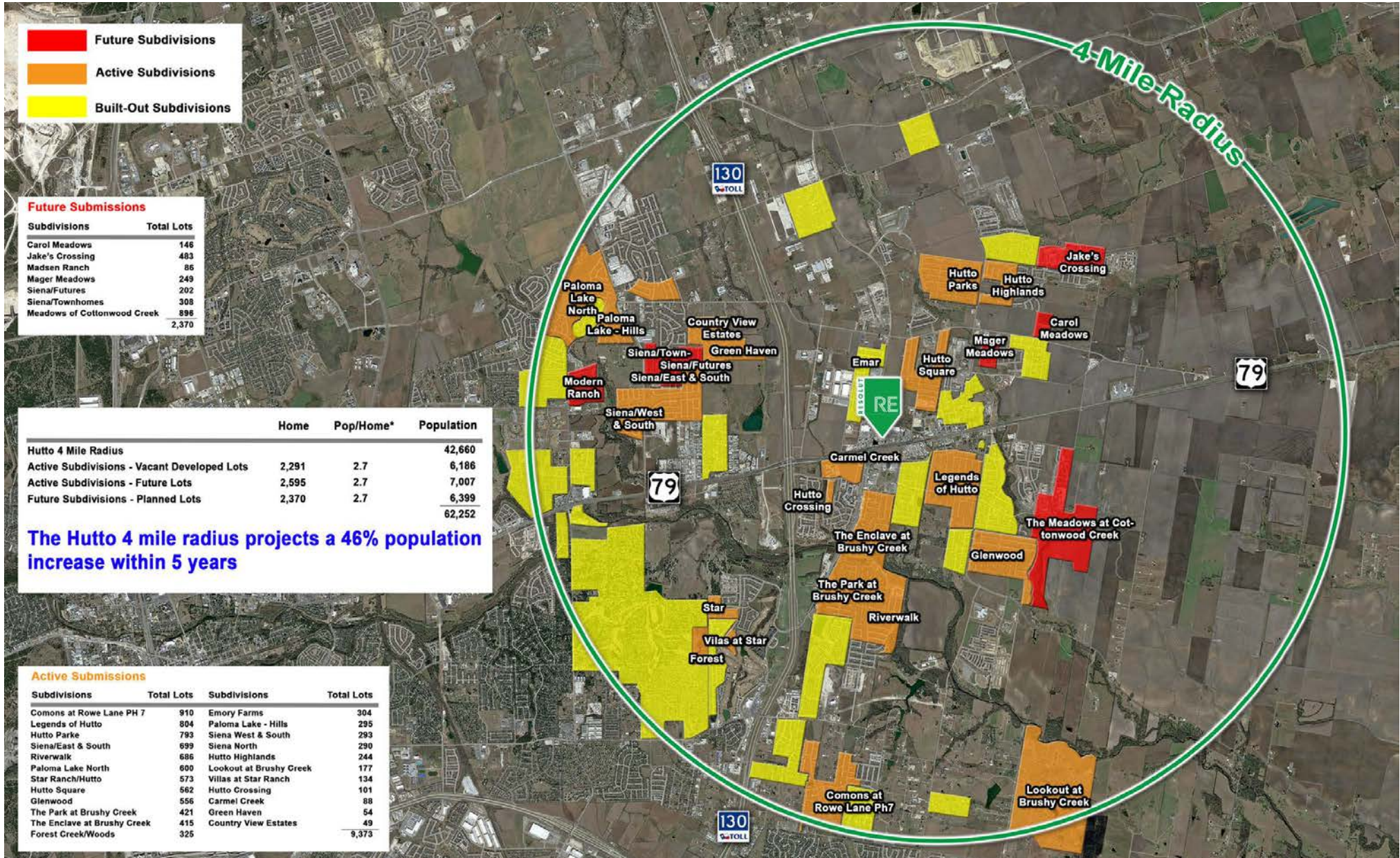


TRAFFIC COUNTS
Hwy 79: 45,654 VPD
Ed Schmidt/Chris Kelley Blvd:
27,455 VPD
(TXDot 2023)









Future Subdivisions
Active Subdivisions
Built-Out Subdivisions

Future Submissions

Subdivisions	Total Lots
Carol Meadows	146
Jake's Crossing	483
Madsen Ranch	86
Mager Meadows	249
Siena/Futures	202
Siena/Townhomes	308
Meadows of Cottonwood Creek	898
Total	2,370

	Home	Pop/Home*	Population
Hutto 4 Mile Radius			42,660
Active Subdivisions - Vacant Developed Lots	2,291	2.7	6,186
Active Subdivisions - Future Lots	2,595	2.7	7,007
Future Subdivisions - Planned Lots	2,370	2.7	6,399
Total			62,252

The Hutto 4 mile radius projects a 46% population increase within 5 years

Active Submissions

Subdivisions	Total Lots	Subdivisions	Total Lots
Comons at Rowe Lane PH 7	910	Emory Farms	304
Legends of Hutto	804	Paloma Lake - Hills	295
Hutto Parke	793	Siena West & South	293
Siena/East & South	699	Siena North	290
Riverwalk	686	Hutto Highlands	244
Paloma Lake North	600	Lookout at Brushy Creek	177
Star Ranch/Hutto	573	Villas at Star Ranch	134
Hutto Square	562	Hutto Crossing	101
Glenwood	556	Carmel Creek	88
The Park at Brushy Creek	421	Green Haven	54
The Enclave at Brushy Creek	415	Country View Estates	49
Forest Creek/Woods	325		
Total		Total	9,373

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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.

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:
 - 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.
- 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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____