

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



96,980
2022 POPULATION
3 MILE RADIUS



66,507
2022 DAYTIME POPULATION
3 MILE RADIUS



\$111,153
2022 AVERAGE INCOME
3 MILE RADIUS



70,065 VPD
PICKLE PARKWAY

FOR LEASE

100% Leased

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- H-E-B Plus! shadow anchored shopping center located at the NWQ of Muirfield Bend Rd and Gattis School Rd in the Hutto ETJ
- Easy access & excellent visibility with frontage on Gattis School Rd
- Close proximity to both the 45 Toll & Palm Valley Blvd/Hwy 79
- Nearby The Golf Club at Star Ranch and the 1,926 lot Star Ranch master-planned community
- Hutto ETJ

TRAFFIC COUNT

Pickle Parkway: 70,065 VPD
State Hwy 130: 49,936 VPD
(CoStar 2022)

AREA TRAFFIC GENERATORS



Shadow Anchored!

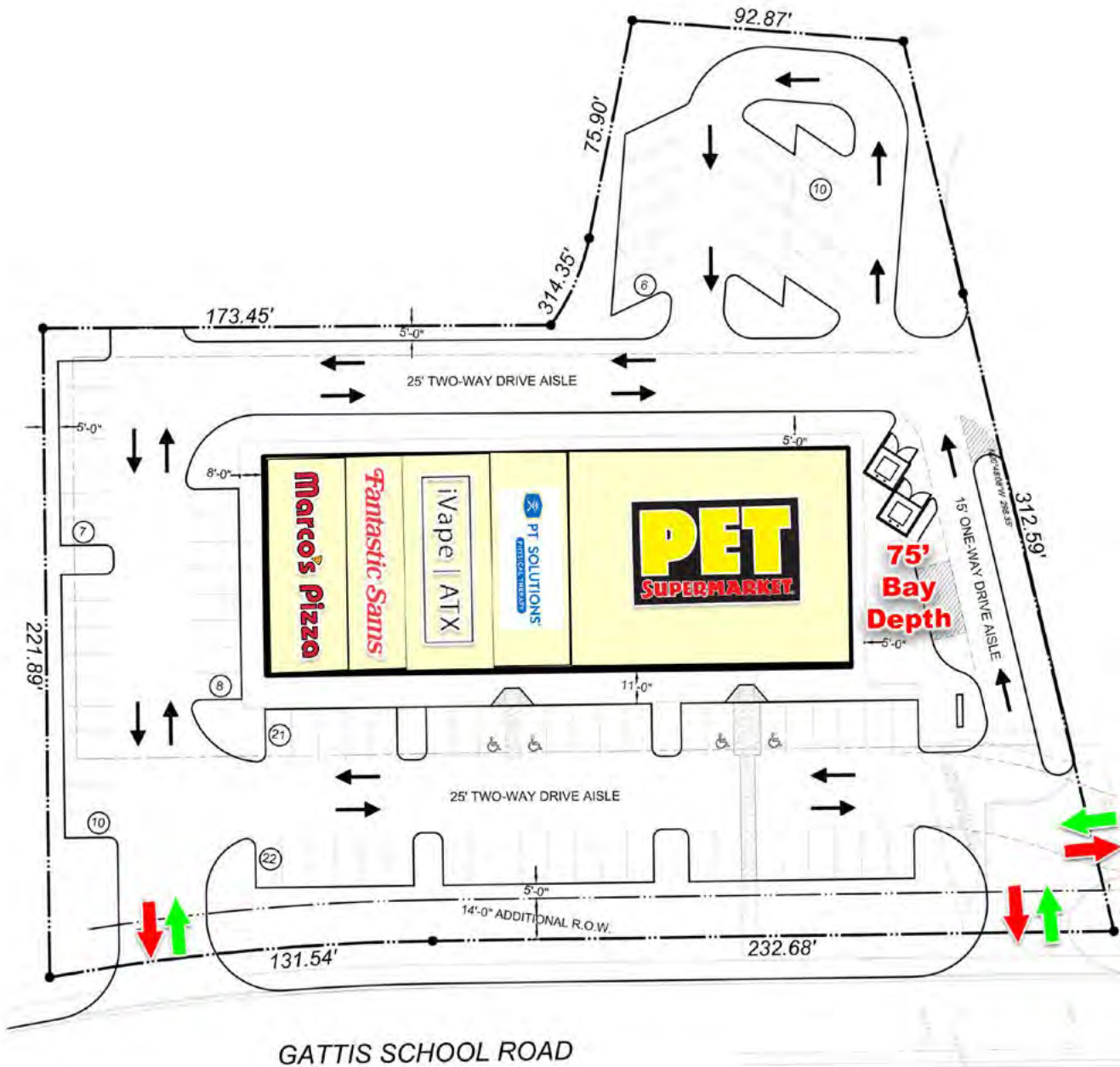
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Star Ranch Station

NWQ OF MUIRFIELD BEND RD & GATTIS SCHOOL RD
SH 130 & GATTIS SCHOOL RD | HUTTO, TX 78634



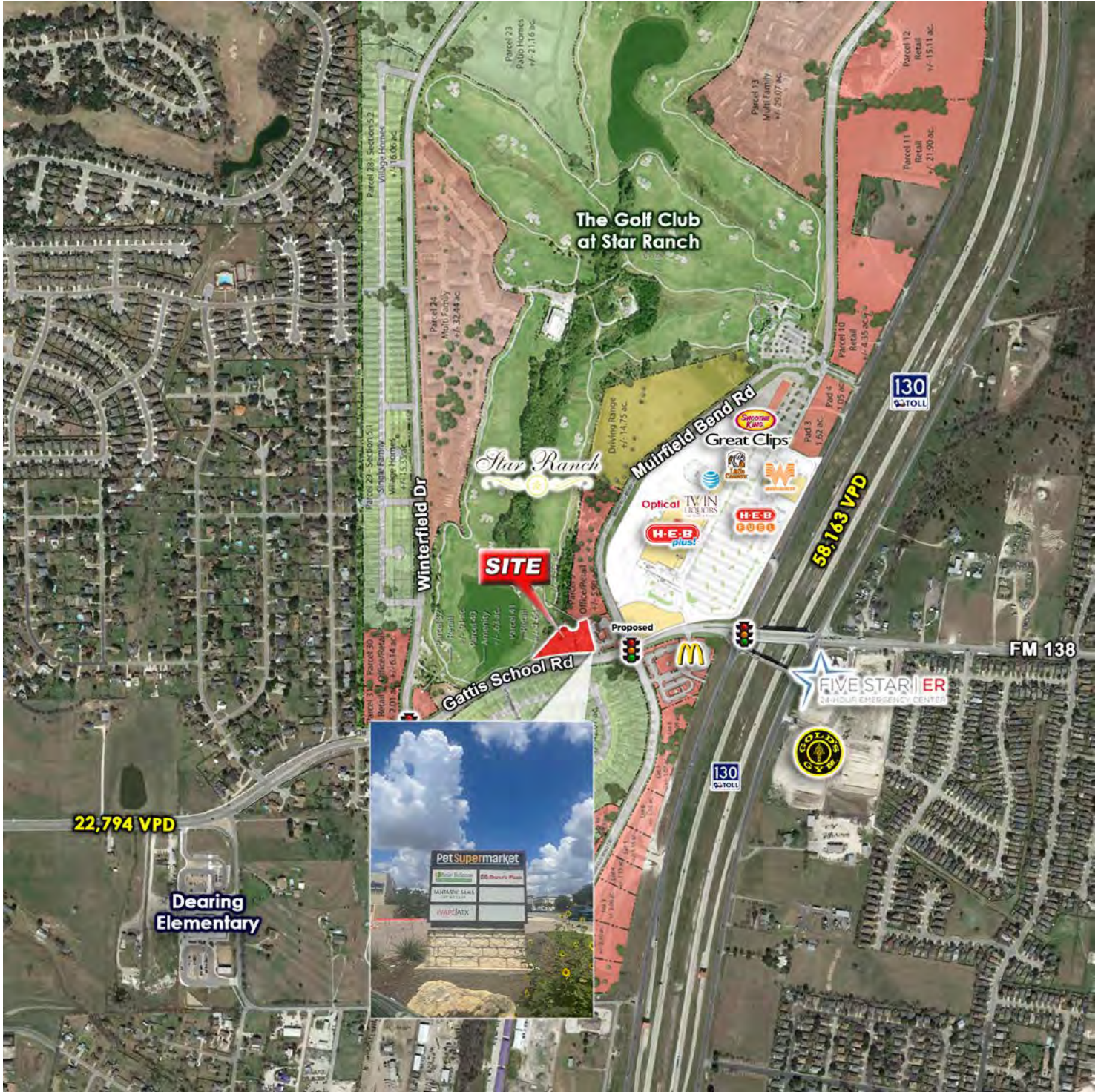
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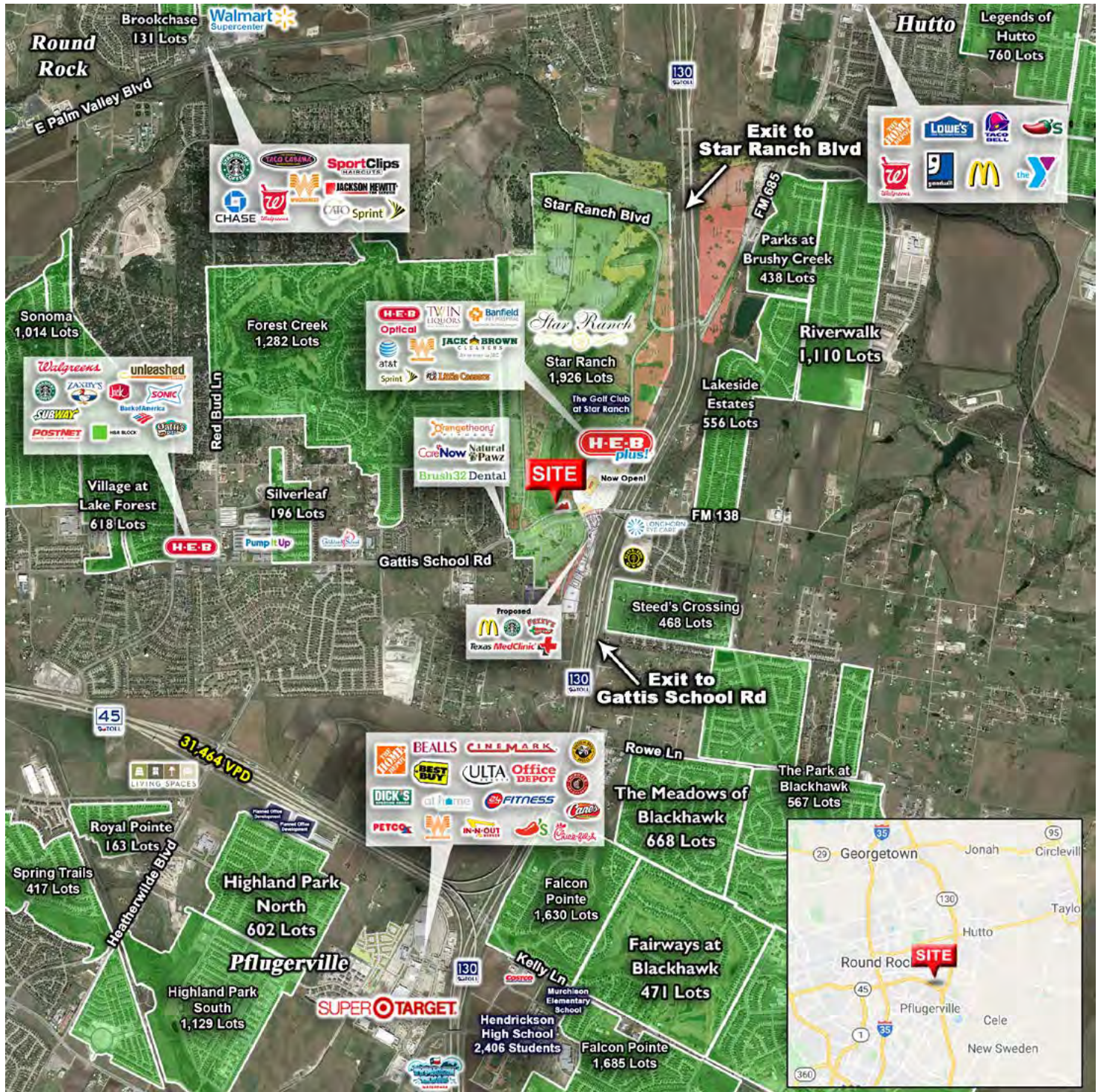
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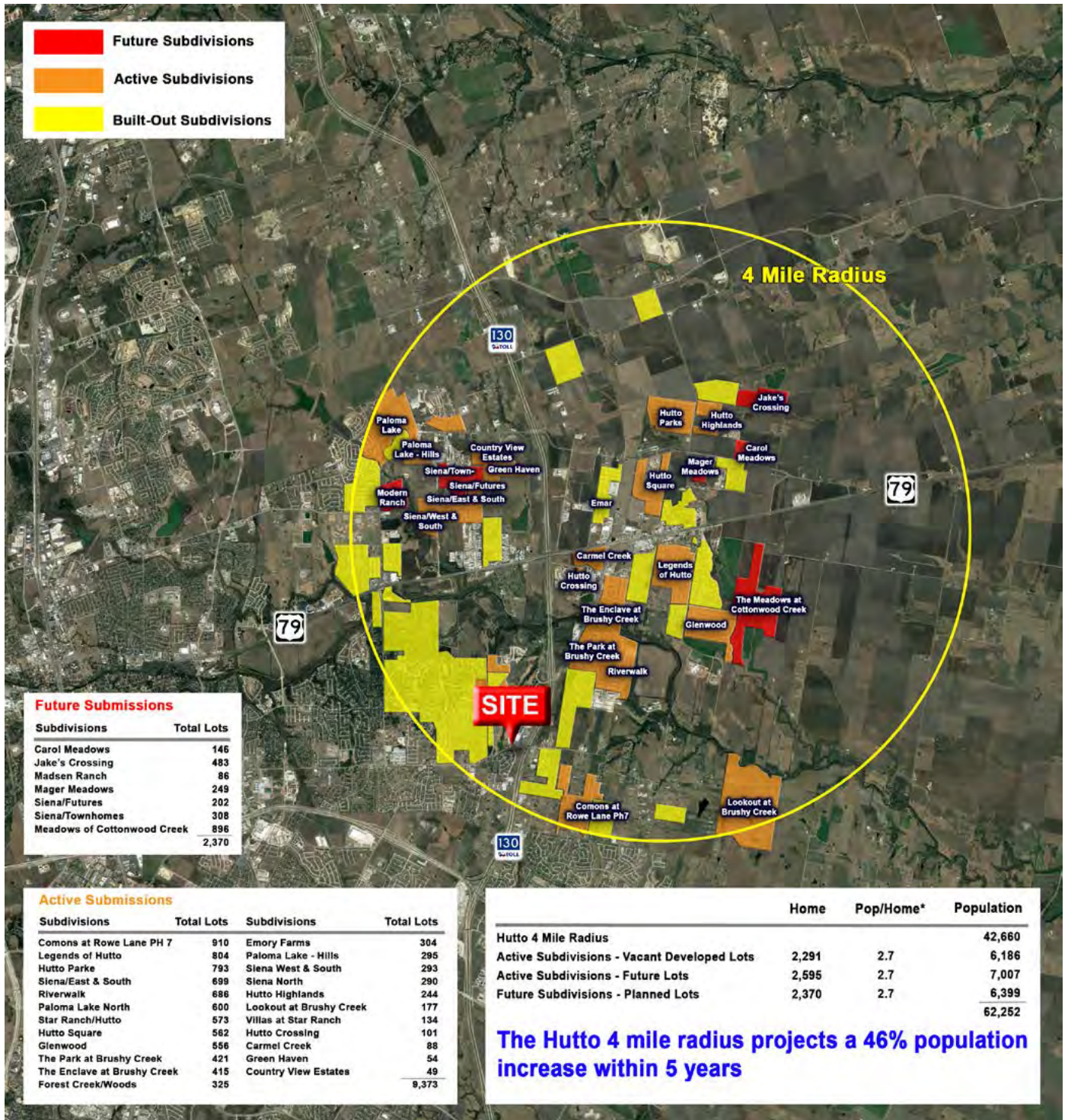
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Titan Development offers update on \$100M Hutto project at business event Thursday

Company official: Work set to begin in the next two months on 100,000-square-foot facility

Titan Development will begin work in Hutto in the next two months, according to the company's Director of Development Darin Manning.

Manning was the guest speaker at the Hutto Economic Development Corporation and the Hutto Area Chamber of Commerce power breakfast Thursday. He said the company is anxious to get started on



the speculative building project at Innovation Business Park, across from the East Williamson County Higher Education Center on the city's northwest side.

Manning said the company will hire local contractors to work on the original 150,000-square-foot facility that will lease space to tenants looking for a minimum 32,000 square feet of space to the whole building for one tenant. He also said the company raises money through institutional investors, allowing Titan to "be nimble and move quickly" as opposed to the pace of having to secure financing.

"We will be very competitive for our lease rates and build an efficient building," Manning said, noting the state-of-the-art facility will include LED lighting, docking for trucks, a property buffer with a setback of 65 feet from the neighborhood and a water basin of about 10 acres.

Manning said the first spec building will be followed—based on lease successes—by five more buildings and close to 1 million square feet of light industrial space in the first phase.

"We will build accordingly and invest about \$100 million in buildings," Manning said. "In about two months, we will be coming out of the ground with this building."

Hutto Executive Director of Business & Development Services Helen Ramirez said a hike-bike trail will circle the 10-acre retention pond.

The Schneider family property used for the project is about 71 acres. Rights of way purchases were closed Monday, according to officials, to start the extension of Emory Farm Lane through the park. The new section of road will be named Schneider Boulevard.

Manning said Titan Development is looking forward to being part of the community.

"It's about creating jobs, and we think it's a great place to do that," Manning said. "It will take about a year to build this building."

Source: <http://tamu.us6.list-manage1.com/track/click?u=982bc65a76b40d9b51cfa8cd3&id=52091e9468&e=f06142f4da>



Information About Brokerage Services

11-2-2015



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:
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date