

HUTTO PLAZA - INVESTMENT SALE

SEC of Chris Kelley Blvd (FM 685) & Uvalde Dr.
525 Chris Kelley Blvd (FM 685), Hutto, TX 78634

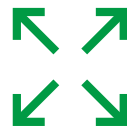


525 Chris Kelley Blvd
GLA: 7,699 SF
Cap Rate: 5.95%
Price

SOLED



525 CHRIS KELLEY BLVD SOLD



22,592 SF
GLA

ALAN RUST, CCIM
Principal, Investment Sales
512.373.2814
alan@resolutre.com

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



Hutto High School

525 Chris Kelley Blvd

Chris Kelley Blvd

19,747 VPD

HUTTO PLAZA

- Very attractive newer (2018) construction in booming Hutto TX
- Annual population growth thru 2026 projected to be 4+% a year within 1, 3 and 5 miles of the site
- Located 8 miles from the \$17B Samsung plant being built in Taylor
- Less than 10 minutes to the Dell headquarters and approximately 20 minutes +/- to the Tesla Gigafactory and Austin Airport
- Excellent Demographics: 52,906 population with Avg. HH Income over \$109k within 3 miles and 114k+ with Avg. HH Income over \$112k within 5 miles
- Excellent tenant mix with staggered lease expirations
- Three strong medical and dental tenants occupy nearly 8k SF
- Excellent NNN leases with rent escalations & tenants responsible to reimburse property mgmt. and pay administration fee.

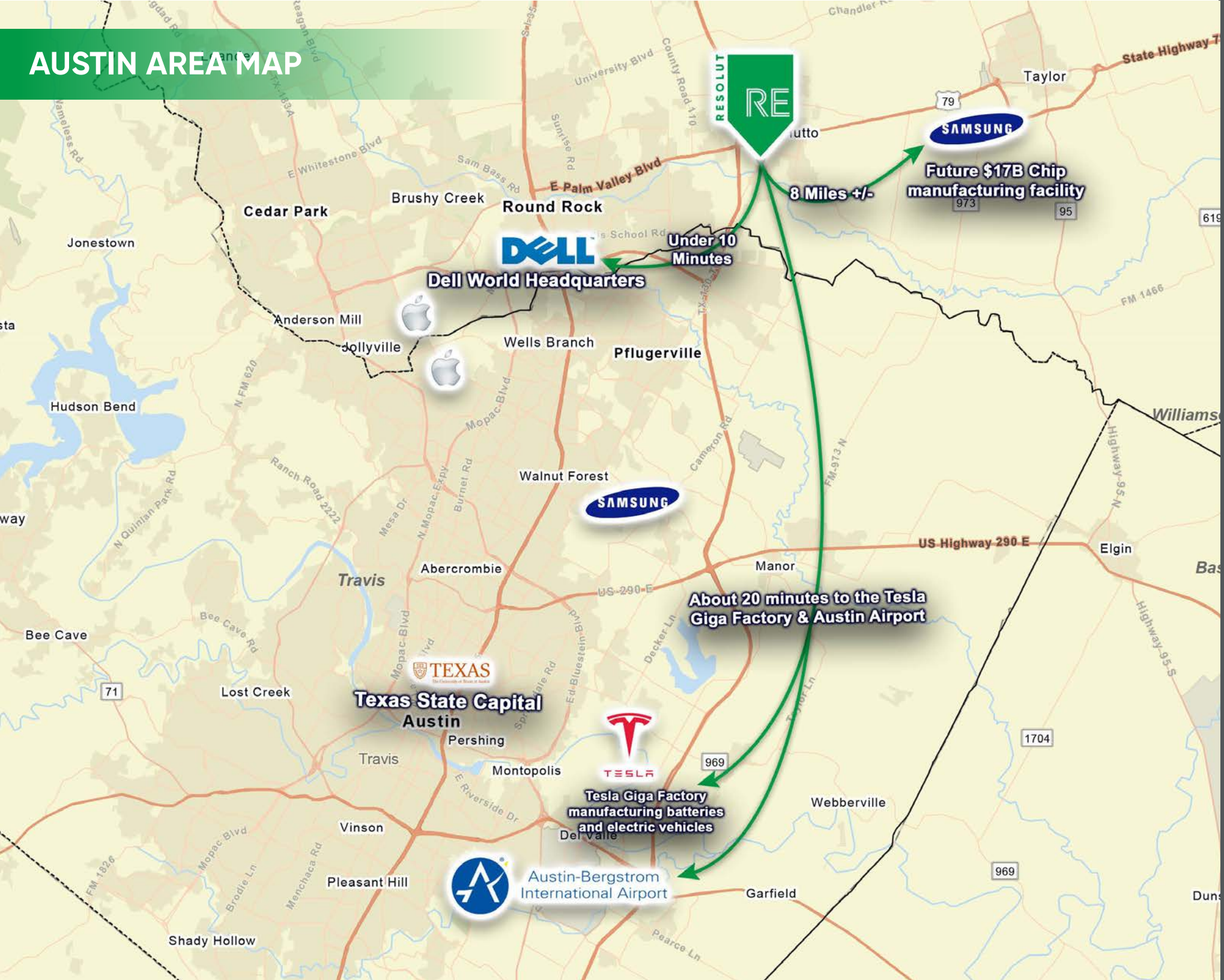
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AUSTIN AREA MAP



LOCATION OVERVIEW

AERIAL FACING NORTHWEST

North Creek Apartments



Hutto High School
2,400+ Students

19,747 VPD

525 Chris Kelley Blvd

Chris Kelley Blvd



525 CHRIS KELLEY BLVD (1-STORY)



PROPERTY HIGHLIGHTS

Property Address	525 Chris Kelley Blvd (FM 685), Hutto, TX 78634
Location	SE corner of Chris Kelley Blvd (FM 685) & Uvalde Dr.
County	County Williamson
Property ID	R444537
Gross Leasable Area	7,699 SF
Lot Size	1.052 Acre (45,825 SF)
Year Built	2018
Occupancy	100%
Lease Type	NNN
Number of Tenants	6



**PRICE:
SOLD**

AREA TRAFFIC GENERATORS



525 Chris Kelley Blvd

HUTTO LIQUOR

3sixty5 Nail Studio

VIP GALLERY

525

1

HUTTO PLAZA

3sixty5 Nail Studio



HUTTO LIQUOR

FOR LEASE



REGIONAL MAP



BIRDSEYE AERIAL



525 Chris Kelley Blvd

Chris Kelley Blvd

19,747 VPD

LOCATION OVERVIEW

AERIAL FACING SOUTHEAST



525 Chris Kelley Blvd

Chris Kelley Blvd

19,747 VPD

DEMOGRAPHICS

525 Chris Kelley Blvd Hutto, TX 78634	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2022)	8,551		52,906		114,868	
Projected Population (2027)	9,696		60,559		130,252	
Census Population (2020)	8,116		48,925		108,315	
Census Population (2010)	5,286		28,011		63,825	
Projected Annual Growth (2022-2027)	1,145	2.7%	7,653	2.9%	15,384	2.7%
Historical Annual Growth (2020-2022)	435	-	3,981	4.1%	6,554	3.0%
Historical Annual Growth (2010-2020)	2,830	5.4%	20,913	7.5%	44,490	7.0%
Estimated Population Density (2022)	2,723 <i>psm</i>		1,872 <i>psm</i>		1,463 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2022)	2,857		17,525		37,578	
Projected Households (2027)	3,362		20,807		44,121	
Census Households (2020)	2,720		16,098		35,192	
Census Households (2010)	1,669		9,052		20,427	
Projected Annual Growth (2022-2027)	506	3.5%	3,283	3.7%	6,544	3.5%
Historical Annual Change (2010-2022)	1,187	5.9%	8,472	7.8%	17,150	7.0%
Average Household Income						
Estimated Average Household Income (2022)	\$75,846		\$109,836		\$112,689	
Projected Average Household Income (2027)	\$78,148		\$120,519		\$122,595	
Census Average Household Income (2010)	\$71,616		\$84,459		\$90,876	
Census Average Household Income (2000)	\$100,975		\$105,494		\$93,789	
Projected Annual Change (2022-2027)	\$2,302	0.6%	\$10,683	1.9%	\$9,905	1.8%
Historical Annual Change (2000-2022)	-\$25,129	-1.1%	\$4,342	0.2%	\$18,900	0.9%
Daytime Demographics (2022)						
Total Businesses	265		1,367		3,162	
Total Employees	1,618		7,666		18,851	
Company Headquarter Businesses	5	2.1%	29	2.1%	73	2.3%
Company Headquarter Employees	112	6.9%	519	6.8%	1,072	5.7%
Employee Population per Business	6.1 to 1		5.6 to 1		6.0 to 1	
Residential Population per Business	32.3 to 1		38.7 to 1		36.3 to 1	
Adj. Daytime Demographics Age 16 Years or Over	3,282		18,744		42,152	

*Source: SitesUSA

LISTING AGENT



ALAN RUST, CCIM

Principal, Investment Sales
512.373.2814
alan@resolutre.com

Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the international CCIM community.

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science and a minor in Business Administration.

FOR MORE INFORMATION PLEASE VISIT

resolutre.com

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DALLAS

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SOUTH TEXAS

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McAllen, Texas 78505

SAN ANTONIO

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Lafayette, Louisiana 70501

ALBUQUERQUE

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Albuquerque, NM 87110



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.

<u>Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>603091 OR 9003193</u> License No.	<u>leads@resolutre.com</u> Email	<u>512-474-5557</u> Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____