



Josh Cook, Broker | Owner

(512) 656-2964 • www.CCRETX.com

5900 Chandler Road, Hutto, TX 78634

Price – \$11,700,000.

Parcel Size – 29.952 Acres.

Zoning – None, providing maximum flexibility for future use.

Water – Jonah Water to site.

Electric – Single Phase electric available throughout the site, 3-Phase available at Chandler Road.

Wastewater – No sewer or septic.

Water Quality Treatment – Not required.

Deed Restrictions – None known, offering enhanced flexibility for ownership, occupancy, and long-term planning.

Key Differentiator – The site is already improved with almost 100% impervious cover and all detention ponds required have been engineered, constructed, and are fully operational.

Current Lease Terms – Immediate cash flow opportunity. The property has a strong history of full occupancy, with current rents below market value, offering potential upside. Financials available upon request.

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City – City of Hutto, one of the fastest-growing communities in Williamson County, recognized for its small-town character, strong sense of community, and the well-known “Hippo Capital of Texas” identity. The city has experienced significant residential and commercial expansion in recent years, attracting new businesses, schools, and housing developments while maintaining its welcoming, family-oriented atmosphere.

Area – Strategically located within the Central Texas growth corridor, Hutto offers direct access to major employment and retail centers including Round Rock, Pflugerville, Georgetown, and Austin. With convenient connectivity to SH-130 and US-79, the area continues to attract both commuters and businesses drawn to its growth trajectory, relative affordability, and proximity to the expanding Austin metropolitan economy.

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MAP



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AERIAL



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