

FOR LEASE



1.734-Acre Commercial Land + Office | Outside ETJ
3462 & 3464 CR 100 Hutto 78634



Headwater Commercial Realty, LLC

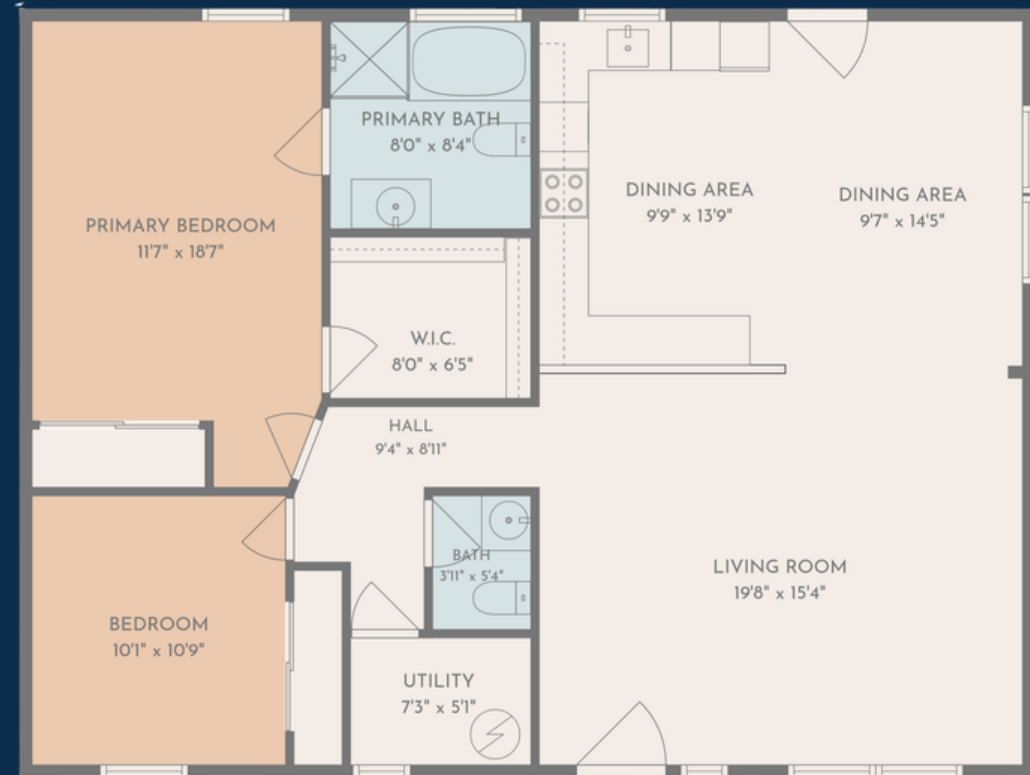
512.763.4444 | info@hw-companies.com | www.hw-companies.com

PROPERTY DETAILS

- ~1.734 acres of usable outdoor storage and operational yard space
- Compacted base yard - ideal for heavy equipment, fleet vehicles, and materials
- Electric service available onsite
- ~1,200 SF office/home included with lease
 - 2 rooms, 1.5 bathrooms, and a full kitchen
- Gated access with paved road frontage on CR 100

IDEAL USES

- Contractor yard & construction staging
- Fleet and vehicle storage
- Equipment and materials laydown
- Construction support operations
- Foreman quarters / onsite management
- Last-mile distribution yard



PROPERTY PHOTOS



LOCATION AND DEMOGRAPHICS



Walmart Supercenter
H-E-B • Academy Sports
Walgreens • PetSmart
Lowe's • Panera Bread
~6 min via US-79 • SH-130

Samsung Austin Semiconductor
Applied Materials
Tokyo Electron
~10 min via SH-130

Kalahari Resorts & Conventions
Dell Diamond
Home2 Suites by Hilton
~8 min via SH-130

Target • Kohl's • TJ Maxx
Old Navy • Marshalls • Sephora
HomeGoods • Best Buy • CAVA
Cinemark Stone Hill Town Center
~8 min via TX-130 Toll

Hutto Co-Op District
HEB Grocery
Tractor Supply Co.
Hutto Parkway Retail
~6 min via SH-130

LOCATION AND DEMOGRAPHICS



42.7%+

2020-2025 Growth Rate



~46,000

Population



~\$118,000

Median Household Income



35

Median Age

MAJOR EMPLOYERS



Samsung
Taylor, Texas



Tesla
Manor, Texas



Dell
Round Rock/Austin, Texas



Apple
Austin, Texas



IBM
Austin, Texas



Home Depot
Hutto, Texas

DISTANCE FROM SUBJECT

Hutto City Center

~2 Miles

SH 130 Tollway

~3 Miles

Round Rock, Texas

~15 Miles

Georgetown, Texas

~20 Miles

Austin, Texas

~30 Miles

Taylor, Texas

~10 Miles

Austin Airport

~33 Miles

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