



THE RJF TEAM COMMERCIAL

828 CR 132, Hutto, TX 78634

Ryan Owens, 512-426-8771
Ryan@RJFteam.com



FOR SALE

828 CR 132
Hutto, TX 78634

INVESTMENT HIGHLIGHTS

Excellent 4.75-acre development opportunity located in the Hutto ETJ. This property sits in the direct path of growth as Hutto expands north toward Chandler Road and is surrounded by existing and future residential communities. Its location makes it an ideal candidate for multi-family, condo, mixed-use, or neighborhood commercial development. The property offers strong infrastructure support with electric and Jonah Water on-site. City of Hutto wastewater lines are nearby within surrounding subdivisions including Highlands North, Mustang Creek, and Lidell Walker. The site is directly across from the new Flora Subdivision, adding additional rooftops and visibility for future commercial or residential use. A cell tower located at the northwest corner of the property provides additional income, generating approximately \$1,600 per month. The site offers convenient connectivity — just 1.5 miles from Highway 79 and Chandler Road, and approximately 8 miles from the Samsung facility in Taylor. This is a rare opportunity to secure a versatile tract positioned in one of Williamson County's fastest-growing corridors. All information is deemed reliable. Buyers to verify all information.

CONTACT INFO

 Ryan Owens, CCIM,
Broker Associate

 512-426-8771

 Ryan@RJFteam.com

PROPERTY INFO

PRICE: \$1,850,000

GROSS ACREAGE: 4.75

ZONING: Hutto ETJ

UTILITIES: Jonah Water,
Electric Available



www.RJFcommercial.com

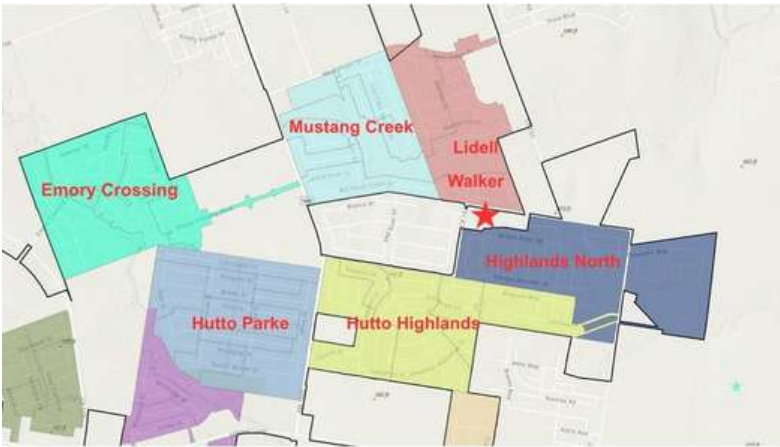


THE RJF TEAM

COMMERCIAL

828 CR 132, Hutto, TX 78634

Ryan Owens, 512-426-8771
Ryan@RJFteam.com





THE RJF TEAM

COMMERCIAL

828 CR 132, Hutto, TX 78634

Ryan Owens, 512-426-8771
Ryan@RJFteam.com

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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>Keller Williams Realty</u>	<u>486695</u>		<u>(512)255-5050</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Avis Wukasch</u>	<u>284667</u>	<u>avis@kw.com</u>	<u>(512)255-5050</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert J Fischer</u>	<u>538860</u>	<u>Robert@RJFteam.com</u>	<u>(512)-537-4977</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Ryan Owens</u>	<u>670789</u>	<u>ryan@RJFteam.com</u>	<u>(512)-426-8771</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date
Listing Template

Robert Fischer

Phone: 512.791.8229 Fax: 512.623.6068
Produced with zipForm® by zipLogix 15070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com