

38± ACRES MIXED-USE READY FOR DEVELOPMENT
 SWC FM 1660 & CR 137 | Hutto, TX

LAND FOR SALE



SUBJECT

Farley Middle School

Ray Elementary School

Brooklands

Brushy Creek Ampitheater



COMMERCIAL
 INDUSTRIAL
 PROPERTIES

Lee Ellison, ALC
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512 682 1000

9130 Jollyville Rd., Suite 300
 Austin, TX 78759
 cipaustin.com

SUMMARY

FOR SALE: The Narrows SWC FM 1660 & CR 137 | Hutto, TX

Property Information:

- 38.6± Acres can be subdivided into tracts as small as 1.5 acres
- Zoned Planned Unit Development (PUD)
- The PUD allows retail, office, industrial, multifamily and single family zoning
- All utilities are located nearby
- Across from new Brushy Creek Amphitheater, a 65 acre park with a 10,000 capacity lawn style seating, currently home to KOKEFEST
- Across from the new 82 lot single family subdivision Brooklands
- Across from Farley Middle School and Ray Elementary

Size: 38.6± Acres

Minimum Divisible: 1.5± Acres

Max Contiguous: 38.6± Acres

Zoning: PUD

Utilities: Water and electric to the site, wastewater nearby.

Frontage: Approximately 810' on FM 1660, 3,708' on CR 137

Sale Price: Please call agent for details.

For More Information Contact:

Lee Ellison, ALC

Senior Vice President

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All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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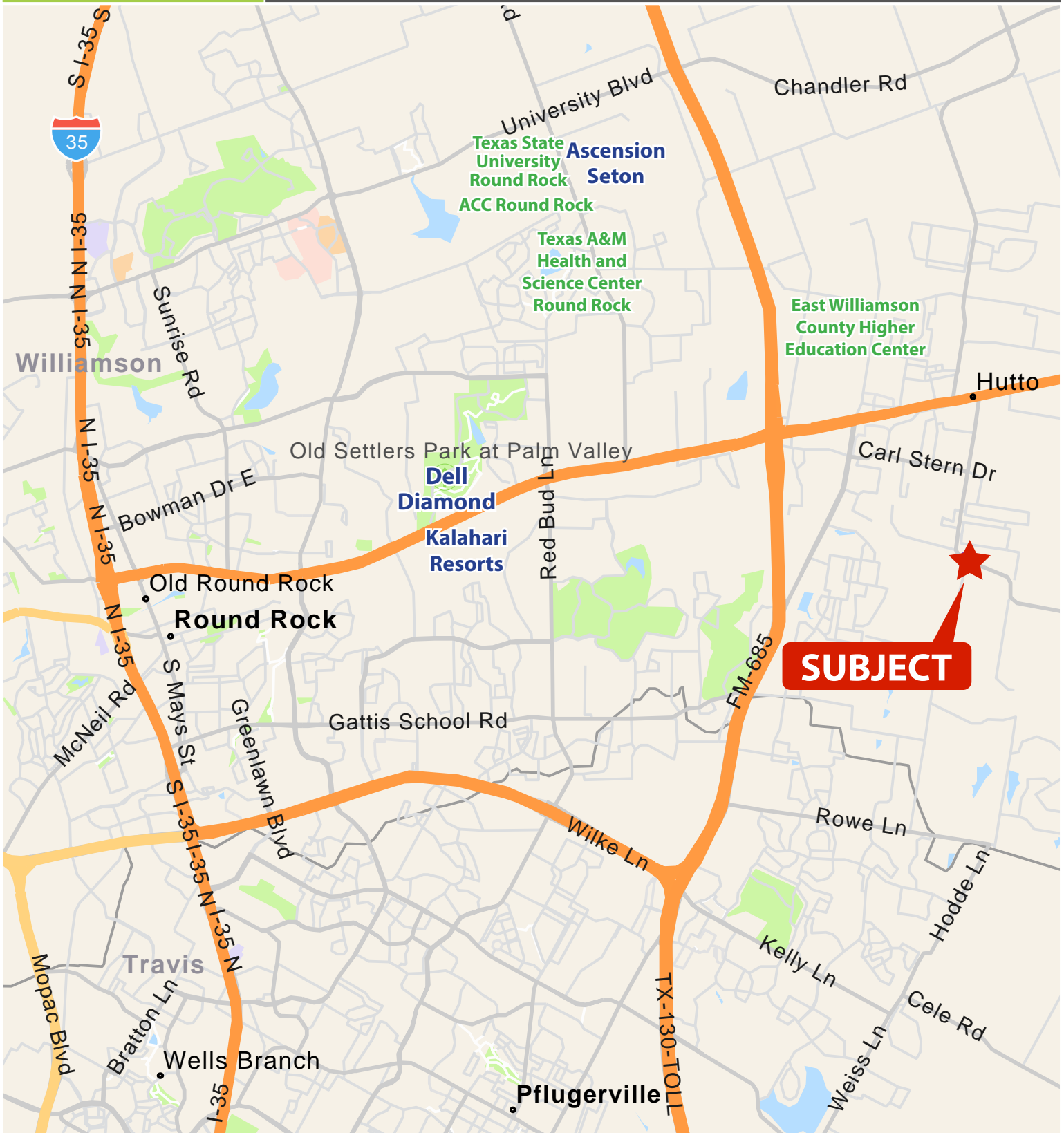
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REGIONAL MAP

FOR SALE: The Narrows
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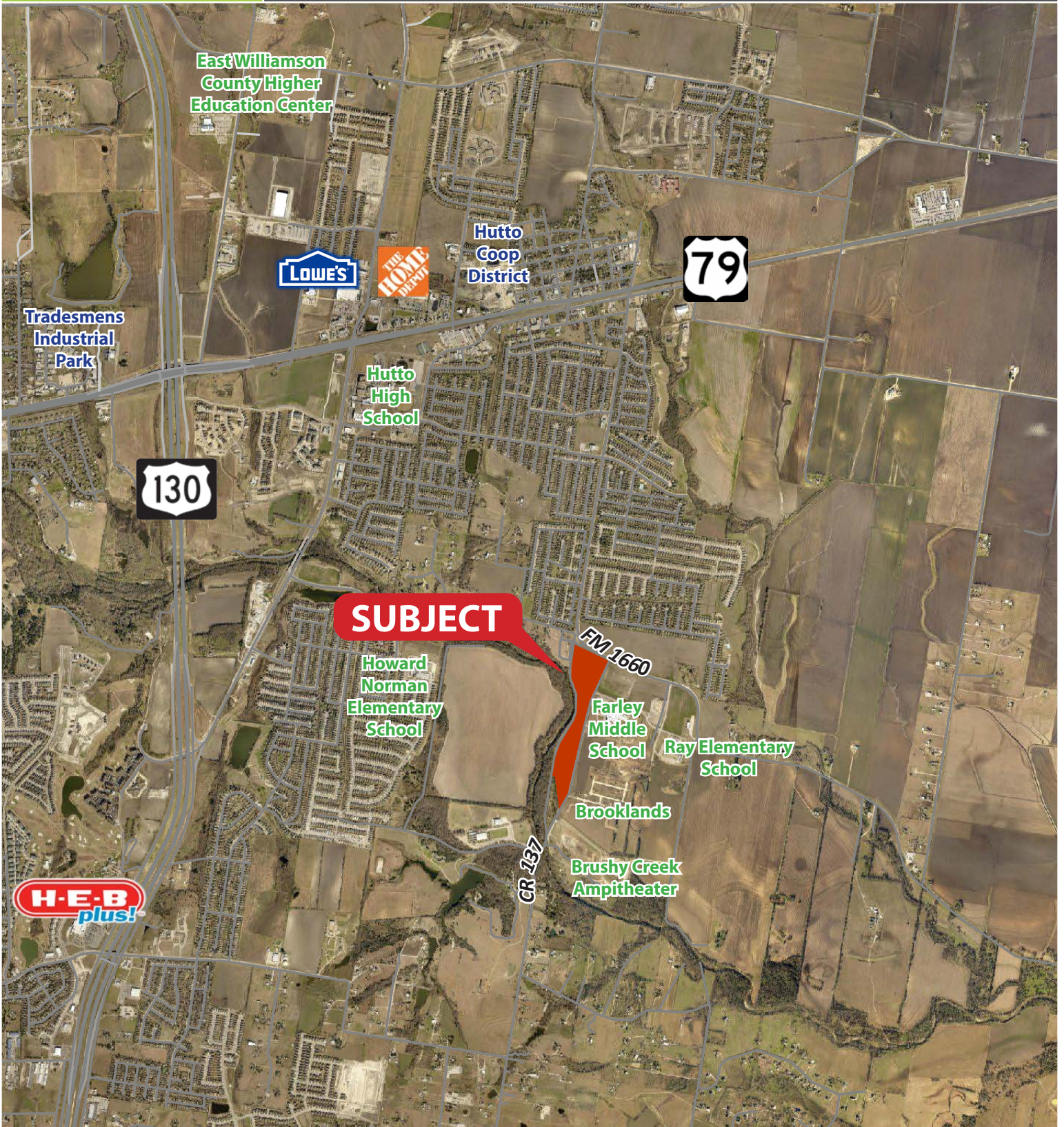
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AERIAL MAP

FOR SALE: The Narrows
SWC FM 1660 & CR 137 | Hutto, TX



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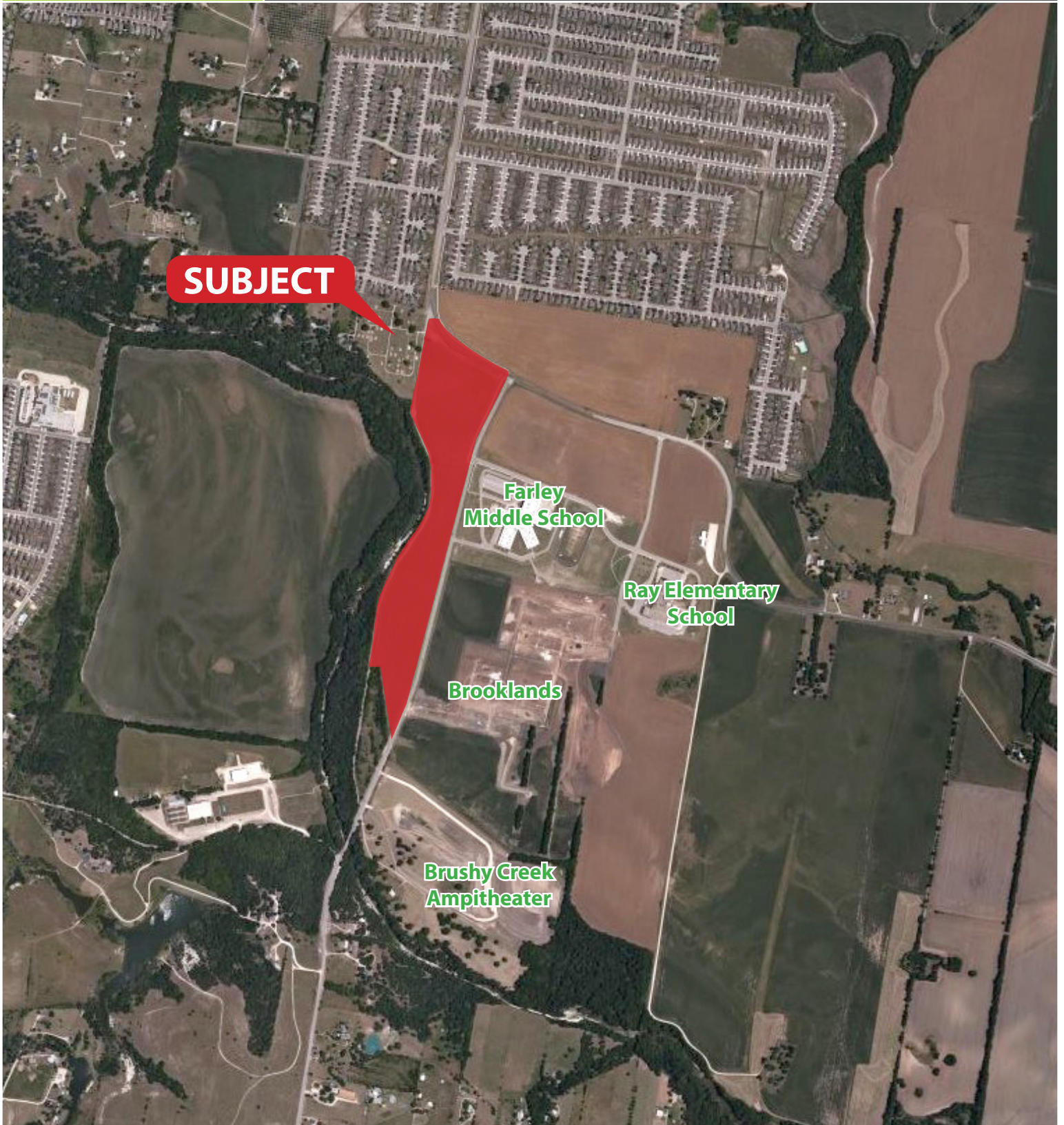
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**CLOSE UP
AERIAL MAP**

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SUBJECT

**Farley
Middle School**

**Ray Elementary
School**

Brooklands

**Brushy Creek
Amphitheater**



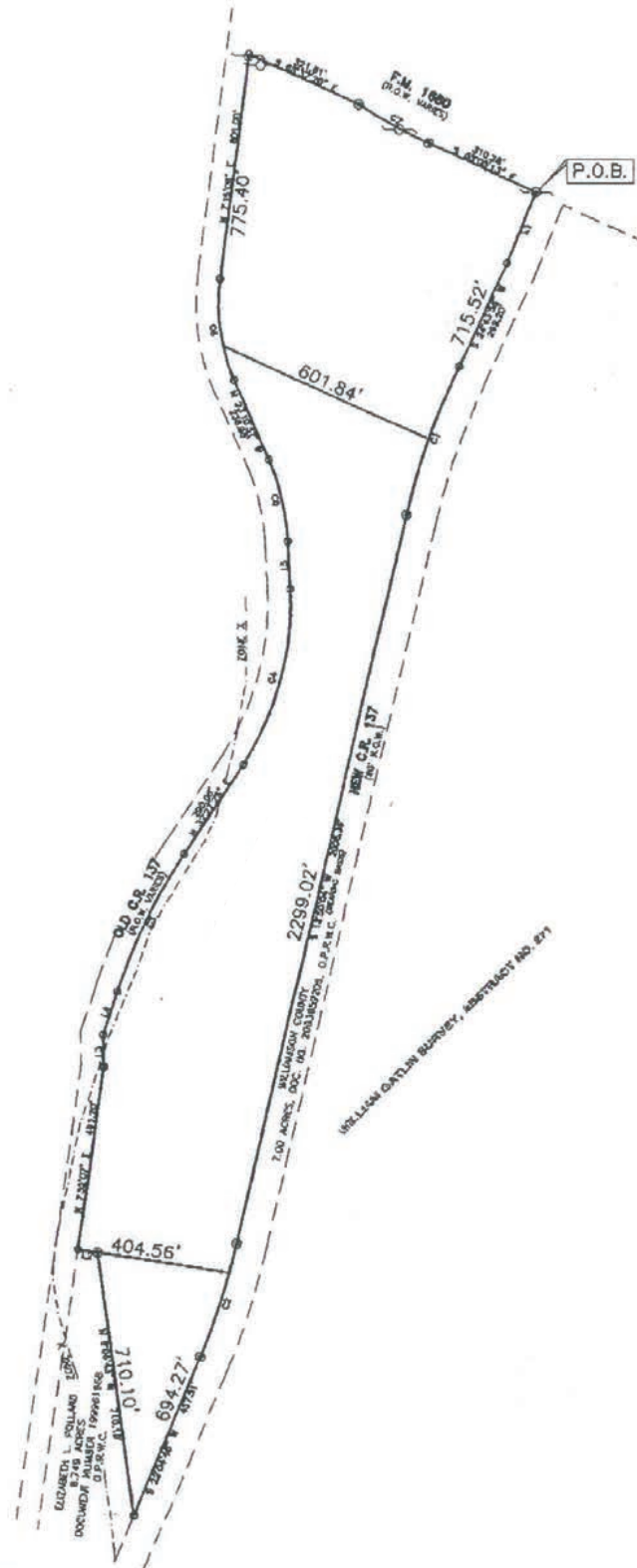
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SURVEY

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PERMITTED USES

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RESIDENTIAL USES

Assisted living facility	P
Boarding and rooming house	-
Dwelling: live-work	P
Dwelling: accessory unit	'
Dwelling: manufactured	-
Dwelling: multiple unit	P
Dwelling: single household attached (townhouse)	P
Dwelling: single household detached	P
Dwelling: single household village	P
Dwelling: single household zero lot line	P
Dwelling: two to four household	-
Group home	C
Halfway house	S
Independent living facility	P
Manufactured home park	-
Nursing Home	P

COMMERCIAL AND RETAIL USES

Adult oriented use	-
Bakery: retail	P
Bank	P
Campground, recreational vehicle park	-
Car wash	P(1)
Club/lodge facility	P
Convenience store	P
Convenience store: with gasoline sales	P(2)
Day care: child (1-6 children)	P
Day care: child (greater than 6 children)	P
Day care: adult (1-4 persons)	P
Day care: adult (greater than 4 persons)	P
Day care: pet	P
Day labor agency	-
Entertainment facility, theater	P
Farm product sales	P
Food catering	P
Funeral home	P
Gas station	P(2)



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COMMERCIAL AND RETAIL USES

Grocery store	P
Indoor recreation facility	P
Instructional facility	P
Kennel	P(3)
Large item sales and rental: class 1	S
Large item sales and rental: class 2	S
Large item sales and rental: class 3	S
Lodging establishment	P
Lodging establishment: bed and breakfast	P
Manufactured home sales	-
Nightclub	S
Office: medical	P
Office: special medical	S
Office: professional	P
Outdoor recreation facility	P
Personal and business service shop	P
Print shop	P
Restaurant, bar	P
Retail store (no more than 5,000 SF)	P
Retail store (greater than 5,000 SF)	P
Special services	-
Travel plaza, truck stop	-
Vehicle auction	-
Veterinary clinic	P

INDUSTRIAL USES

General industrial use	-
Heavy industrial use	-
Junkyard	-
Light industrial use	P
Research laboratory	P
Self-storage facility	P(4)
Trade use	P
Vehicle minor repair facility	P
Vehicle major repair facility	S
Vehicle storage facility	S(5)
Warehouse and distribution facility	P



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INSTITUTIONAL AND CIVIC USES

Amenity center	P
Aquatic facility	P
Athletic facility	P
Cemetery	-
Community facility	P
Golf course	-
Hospital	P
Park	P
Park and ride lot (as principal use)	S
Place of worship or assembly	P
Public utility substation	S
School: no more than 5 students	P
School: at least 6 students	P

TEMPORARY USES

Construction equipment storage lot	P
Construction field office	P
Garage sale	P
Model Home / lot sales	P
Portable storage container	P
Temporary building	P



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ACCESSORY USES

Antenna, radio hobbyist (no more than max hgt in district)	C
Antenna, radio hobbyist (greater than max hgt in district)	S
Antenna, non-residential use: no more than 15 ft above roofline	C
Antenna, non-residential use: other	S
Wireless facility: attached	P(6)
Wireless facility: concealed	P(6)
Wireless facility: freestanding	P(6)
Donation drop -off box	S
Drive through facility	P
Home occupation	P
Residential accessory structure	P
Satellite dish	C
Swimming pool	P
Vending machine (outdoor)	P
Free-standing cisterns	P
Wind energy system	S

PUDNotes

1) Carwashes are permitted as an accessory use to a convenience store or other retail use. A Special Use Permit is required for any other car washes.

2) A Convenience Store with Gas Sales or Gas Station shall be limited to a maximum of (12 Multiple Pump Dispensers (MPD)) and shall be located a minimum of 300 feet from another Gas Station.

3) A Kennel as an accessory use to a Pet Day Care or Veterinary Clinic is a permitted use. A free standing Kennel shall require a Special Use Permit.

4) The PUD shall be limited to a combined maximum of 240 Units of Self Storage with a maximum of 80 Units allowed per story.

5) Vehicle Storage shall maybe allowed as an accessory use provided that the storage area is screened from FM 1660 and CR 137 and shall require a Special Use Permit.

6) The maximum height of a wireless facility shall be 40 feet, and shall not be a primary use in a Residential Area.



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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:
 - 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Leland Ellison	430895	lee@cipaustin.com	(512) 682-1008
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date