



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

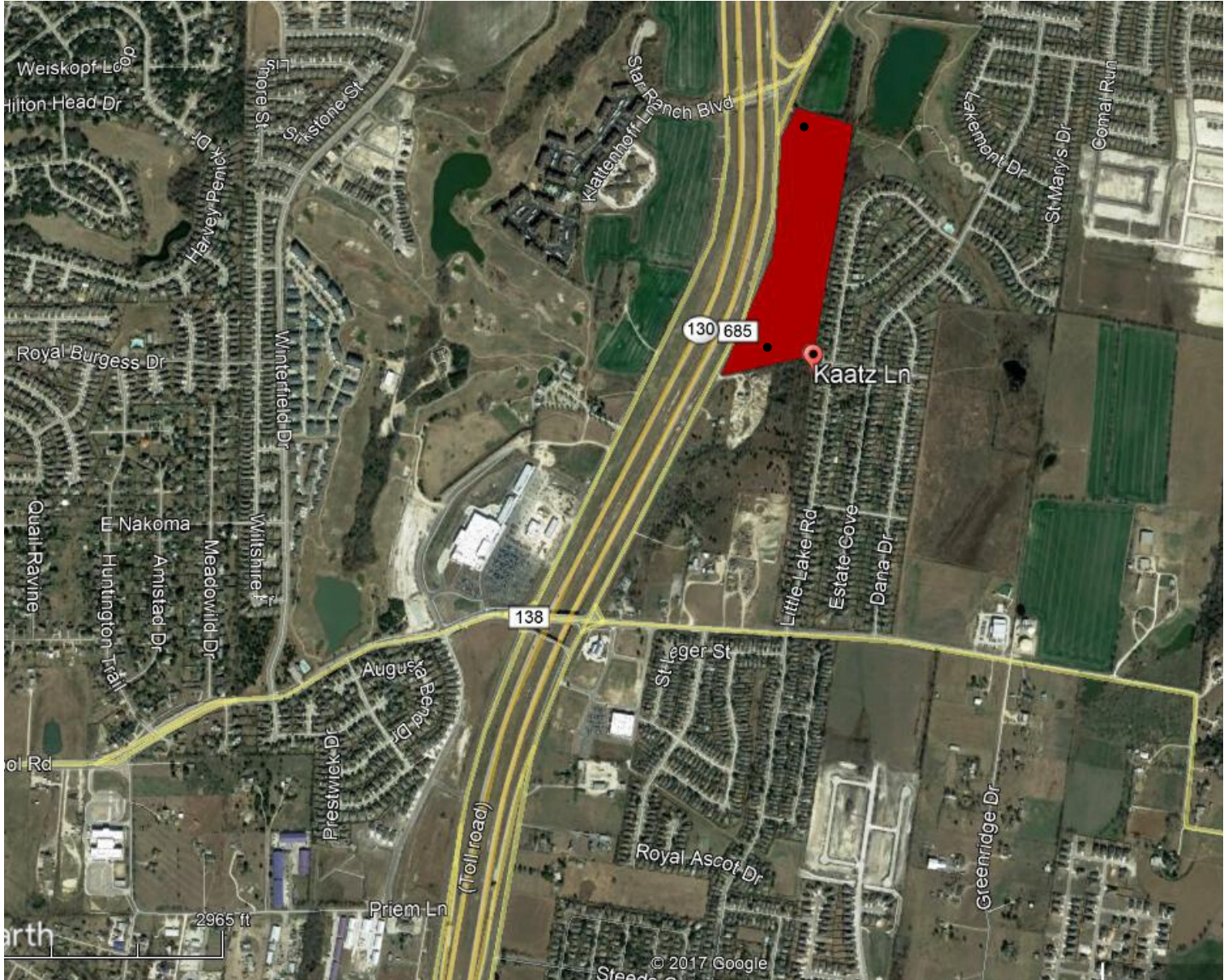
Pfeiffer Tract

FM 685, north of Gattis School Rd
Hutto, TX

+/- 25 Acres

Pricing: \$3.75/ SF

- Hutto ETJ, no zoning required
- Fronts heavily traveled SH 130
- Water on FM 685/130
- Billboards on property marked in black



Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlparkers.com

The information contained herein was obtained from sources deemed reliable; however, Pohl Partners, Inc makes no guarantees, warranties or representation to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.

Demographics

	1 MILE	3 MILE	5 MILE
2020 population	7,522	61,731	156,945
Average HH Income	\$113,254	\$125,775	\$113,680



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	8,577		70,426		179,785	
2020 Estimate	7,522		61,731		156,945	
2010 Census	4,995		41,832		99,770	
Growth 2020 - 2025	14.03%		14.09%		14.55%	
Growth 2010 - 2020	50.59%		47.57%		57.31%	
2020 Population by Hispanic Origin	2,061		15,363		42,496	
2020 Population	7,522		61,731		156,945	
White	5,829	77.49%	45,729	74.08%	114,261	72.80%
Black	1,103	14.66%	8,546	13.84%	22,356	14.24%
Am. Indian & Alaskan	53	0.70%	477	0.77%	1,423	0.91%
Asian	280	3.72%	4,755	7.70%	13,223	8.43%
Hawaiian & Pacific Island	10	0.13%	126	0.20%	321	0.20%
Other	247	3.28%	2,097	3.40%	5,360	3.42%
U.S. Armed Forces	15		99		254	
Households						
2025 Projection	3,148		22,997		60,041	
2020 Estimate	2,757		20,189		52,513	
2010 Census	1,759		13,395		32,890	
Growth 2020 - 2025	14.18%		13.91%		14.34%	
Growth 2010 - 2020	56.74%		50.72%		59.66%	
Owner Occupied	1,977	71.71%	16,773	83.08%	41,709	79.43%
Renter Occupied	780	28.29%	3,416	16.92%	10,804	20.57%
2020 Households by HH Income	2,757		20,189		52,514	
Income: <\$25,000	120	4.35%	825	4.09%	2,601	4.95%
Income: \$25,000 - \$50,000	184	6.67%	1,571	7.78%	6,186	11.78%
Income: \$50,000 - \$75,000	752	27.28%	3,778	18.71%	9,584	18.25%
Income: \$75,000 - \$100,000	320	11.61%	2,832	14.03%	8,305	15.81%
Income: \$100,000 - \$125,000	425	15.42%	3,552	17.59%	8,704	16.57%
Income: \$125,000 - \$150,000	306	11.10%	2,384	11.81%	6,105	11.63%
Income: \$150,000 - \$200,000	468	16.97%	2,746	13.60%	6,439	12.26%
Income: \$200,000+	182	6.60%	2,501	12.39%	4,590	8.74%
2020 Avg Household Income	\$113,254		\$125,775		\$113,680	
2020 Med Household Income	\$100,147		\$107,661		\$98,738	

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F 512.335.1309
www.pohlparters.com

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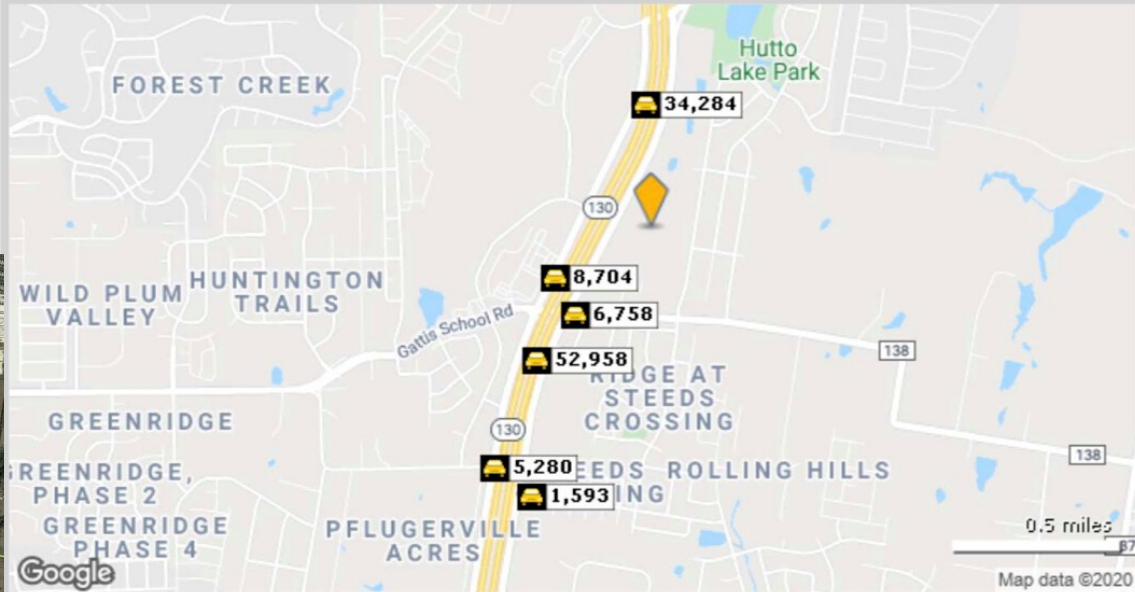
Pfeiffer Tract

FM 685, north of Gattis School Rd
Hutto, TX

+/- 25 Acres

2535 FM 685, Hutto, TX 78634

Building Type: **Industrial**
RBA: **61,300 SF**
Land Area: **8.3 AC**
Total Available: **9,800 SF**
Warehouse Avail: **9,800 SF**
Office Avail: **-**
% Leased: **84.01%**
Rent/SF/Yr: **\$9.60**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	FM 685	Gattis School Rd	0.12 SW	2018	8,704	MPSI	.32
2	Co Rd 138	Tx 130 Svc Rd	0.03 W	2018	6,758	MPSI	.34
3	State Hwy 130	FM 685	0.26 N	2018	34,284	MPSI	.38
4	State Hwy 130	State Hwy 45	1.25 S	2013	52,958	AADT	.52
5	State Hwy 130	FM 685	1.90 S	2014	5,081	MPSI	.86
6	FM 685	Priem Ln	0.01 W	2018	5,280	MPSI	.86
7	Steeds Xing	FM 685	0.04 W	2018	1,593	MPSI	.88

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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.

11-2-2015



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.

Pohl Partners, Inc	160729	bpohl@pohlbrown.com	512-335-5577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
Designated Broker of Firm	License No.	Email	Phone
William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date