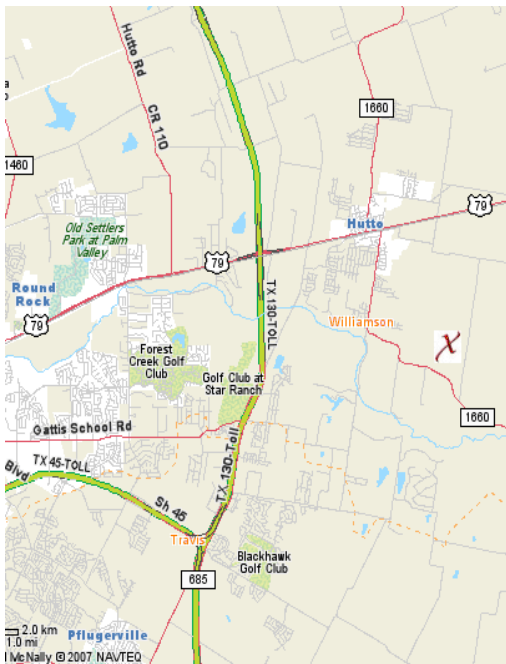


FOR SALE



Commercial Land on FM 1660 South Hutto | Texas | 78634

- The property is south of County Road 132 and has access from FM 1660, to the south of the tract via an unpaved farm access road easement. The tract is east/southeast of Hutto, TX.
- The tract is 63.3 acre that is rectangular in shape with a north/south orientation. Improvements consist of fencing and a small barn or shed for hay storage.
- The surrounding land uses include farming operations as well as a proposed multi-use sub division to the east. The commercial uses for this property include office use, a church, a day care facility, or the ability for construction for light manufacturing.
- Zoning: None; this property is in the Hutto ETJ.
- Price: \$1,202,700.00

1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 **www.DonQuick.com**

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**DON
QUICK**
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E-mail: DonQ@DonQuick.com

******* FOR SALE *******
63.3 acres. Vacant Land Tract

ADDRESS: FM 1660 South, Hutto, Texas.

IMPROVEMENTS: The improvements consist of fencing and a small barn or shed for hay storage.

SIZE: 63.3 acres, rectangular in shape with a north/south orientation.

ZONING: None. The property is in the ETJ of Hutto, Texas

LOCATION: The property is south of Co. Rd. 132 and has access from the FM 1660, to the south of the tract via an unpaved farm access road easement. The tract is east, southeast of Hutto, Texas. Hutto is one of the fastest growing cities of its size in Texas.

SURROUNDING LAND USES: The property is surrounded by farming operations and a proposed multiuse subdivision to the east.

PROPOSED FM 1660: The rerouting of FM 1660 thru the tract is proposed and public hearings in February, 2007 are being held to determine the final route thru the area. The current owner of this tract has proposed to sell, at a very reasonable sum the r. o. w. thru the tract. See attached TexDot map for reference.

UTILITIES: None. Koch oil and gas pipeline passes across the property.

POTENTIAL: The property should be able to be used "where-is, as-is" for residential, commercial or mixed uses. The commercial uses includes, office use for the residence, public service (church or day care), ability for construction for light manufacturing facilities, or similar uses as currently exist in the subdivision as the area is not currently regulated by any ordinance.

PRICE: \$1,202,700.00

For More Information, please call owner's agent
Don Quick and Associates, Inc.
Don Quick, REALTOR

Disclaimer: No warranty or representation, either expressed or implied, is made as to the accuracy of the information and same is submitted subject to error, omission, change in price, lease, withdrawal from the market, or any other condition imposed by our principals. Krueger Tract 2007