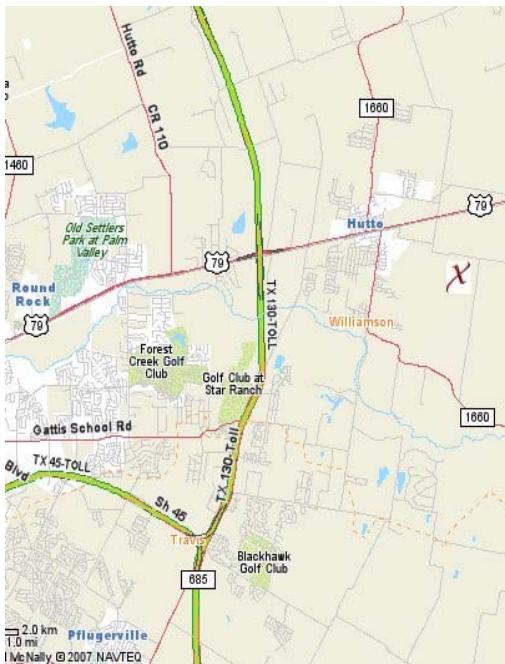
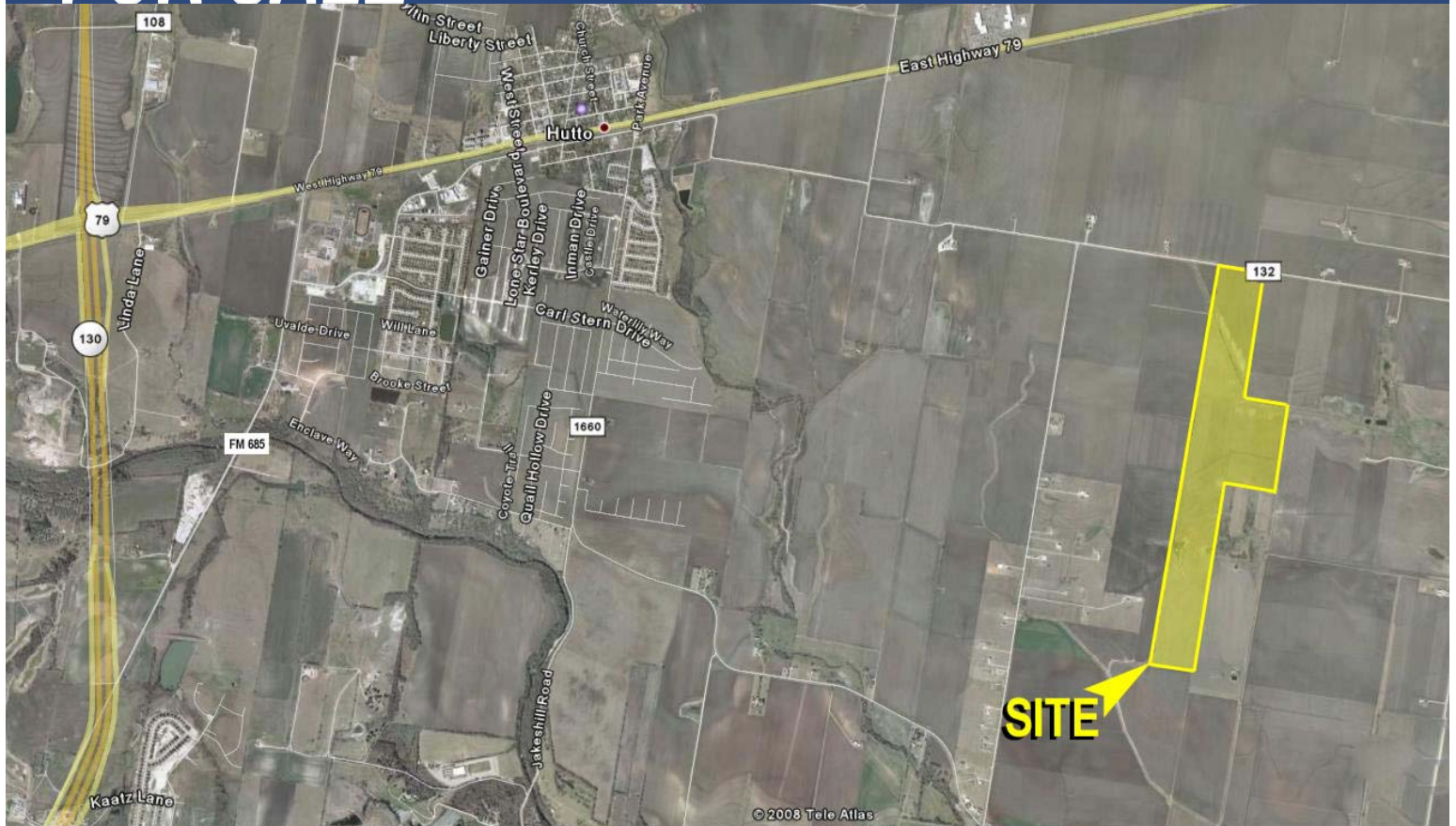


FOR SALE



194.4 Acres on County Road 132 Hutto | Texas | 78634

- This development Land is located on County Road 132, just east of the proposed R.O.W of FM 1660 and west of FM 3349.
- 194.4 acre site would be perfect for the development of future residential or a business park.
- Utilities: City of Hutto Utilities are approx. 1 mile to the west of the property, however tapping the lines would require annexation MSG, LLC, a municipal Groundwater Solutions company has water available via a new pipeline from eastern Williamson County.
- Zoning: the property is neither in the city nor the ETJ, therefore it is not zoned or restricted to certain uses.
- There is an additional 195 acres to the west of this property. Together the tracts total almost 400 acres for development.
- This property has great potential.
- Price: \$3,693,600.00

**DON
QUICK**
& associates, inc.

Contact
Don Quick, Realtor®
512.255.3000
DonQ@donquick.com

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

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.



1000 N. IH-35, Suite A
Round Rock, Texas, 78681
Tel: 512 255 3000
Fax 512 310 0441
E-mail: DonQ@DonQuick.com

FOR SALE *** FOR SALE**

Development Land

Address: County Road 132, Hutto, Texas, 78634

Date Capsule: 194.4 Acres, East of the City of Hutto and South of US 79.

Description: County Road 132, just east of the Proposed R.O.W. of FM 1660 and west of FM 3349. The tract is shaped like a rectangle or near rectangle (see map) and is oriented on a northeast/southwest axis. The property is on the south side of the County Road and is bordered by other farm tracts.

Utilities: City of Hutto Utilities are to the west approx. 1 mile, however, tapping the lines would require annexation. MSG, LLC, a Municipal Groundwater Solutions Company has water available via a new pipeline from eastern Williamson Co.

Zoning: The property is neither in the City nor in the ETJ, and thus is not zoned or restricted for certain uses. Currently the land is in cultivation as a farm.

Potential: The property is in the Long Range Plan of Hutto, Texas as being residential use or possibly Mixed Use Zoning if developed into a Business Park. Depending upon who acquires the property, the use may be acceptable to the City which controls the wastewater and other utilities. It is believed that the tract is ideal for use as a development tract for Mixed uses of Light Industrial and Commercial or all Types of Residential to include single family, and multifamily. Walnut Corner Estates, a 1,825 lot (proposed) subdivision is adjacent to the east of this land.

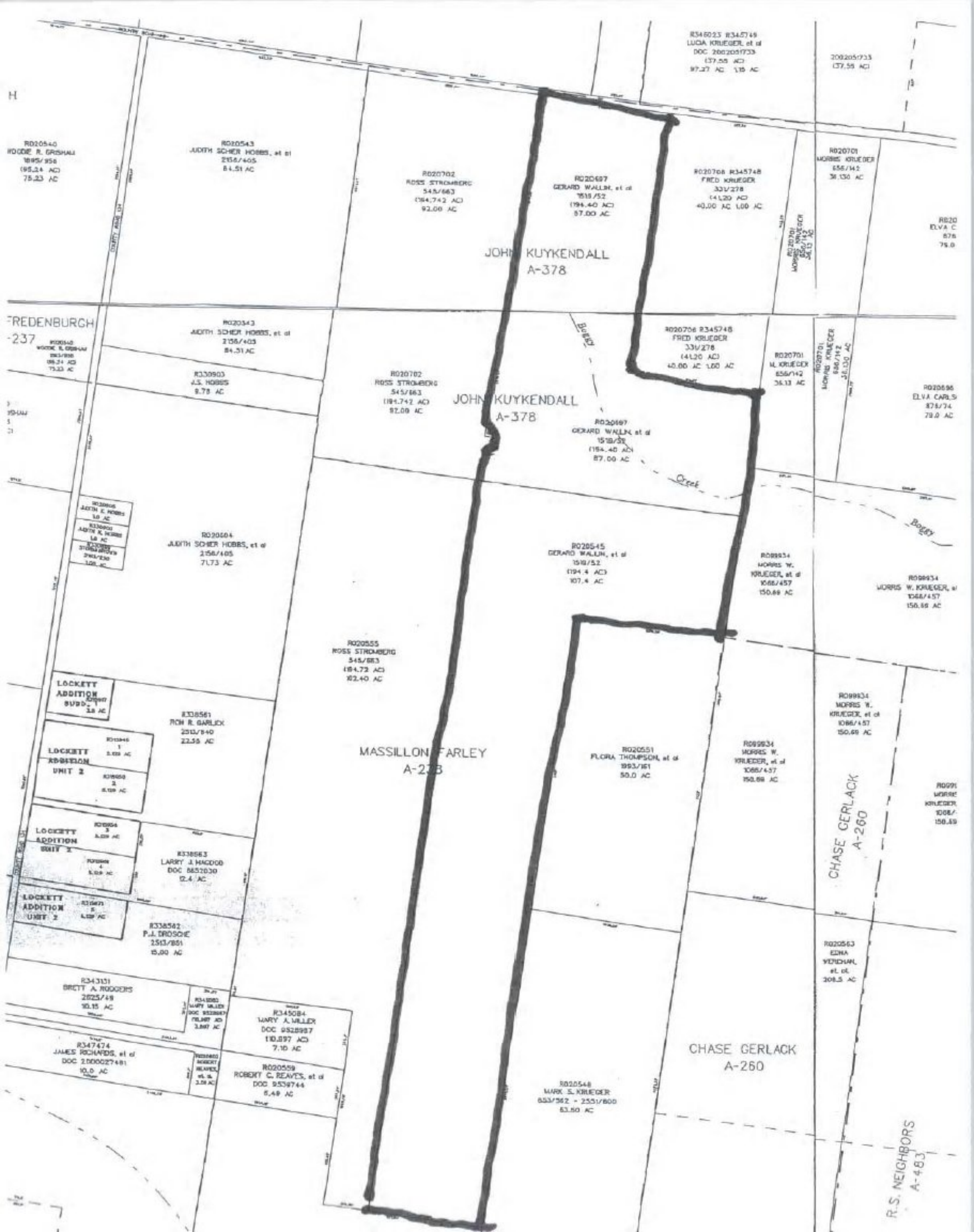
Adjacent Land: 195 acres. This Land joins the entire 194.4 acres on the west side and would make an excellent development tract also. Together the tracts total approximately 400 acres of property that can be developed.

PRICE: \$3,693,600.00

**For more information, please call owner's agent
Don Quick and Associates, Inc., REALTORS®**

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. Wallin/Co. Rd. 132, Hutto, TX, Jan 2006

LEASING & SALES ** COMMERCIAL ** INDUSTRIAL ** PROPERTY MANAGEMENT



RD46023 RD345748
LUCIA KRUEGER et al
DOC 2002051733
137.55 AC
97.27 AC 1.15 AC

RD2051733
137.55 AC

RD20540
WOODIE R. GRISHAM
1895/958
(95.24 AC)
75.23 AC

RD20543
JUDITH SCHER HOBBS, et al
2156/405
84.51 AC

RD20702
ROSS STROMBERG
545/663
(184.742 AC)
92.00 AC

RD20697
GERARD WALLIN, et al
1518/52
(194.40 AC)
87.00 AC

RD20708 RD345748
FRED KRUEGER
331/278
(41.20 AC)
40.00 AC 1.00 AC

RD20701
MORRIS KRUEGER
656/142
38.130 AC

RD20
ELVA C
878
75.0

JOHN KUYKENDALL
A-378

FREDENBURGH
-237

RD20343
JUDITH SCHER HOBBS, et al
2156/405
84.51 AC

RD30903
J.S. HOBBS
9.78 AC

RD20702
ROSS STROMBERG
545/663
(184.742 AC)
92.00 AC

JOHN KUYKENDALL
A-378

RD20706 RD345748
FRED KRUEGER
331/278
(41.20 AC)
40.00 AC 1.00 AC

RD20701
M. KRUEGER
656/142
38.13 AC

RD20596
ELVA CARLSON
878/74
79.0 AC

RD20697
GERARD WALLIN, et al
1518/52
(194.40 AC)
87.00 AC

RD20604
JUDITH SCHER HOBBS, et al
2156/405
71.73 AC

RD20545
GERARD WALLIN, et al
1518/52
(194.4 AC)
107.4 AC

RD99934
MORRIS W.
KRUEGER, et al
1066/457
150.69 AC

RD99934
MORRIS W. KRUEGER, et al
1066/457
150.69 AC

RD20555
ROSS STROMBERG
545/663
(184.72 AC)
92.40 AC

MASSILLON FARLEY
A-233

RD20551
FLORA THOMPSON, et al
1993/161
50.0 AC

RD99934
MORRIS W.
KRUEGER, et al
1066/457
150.69 AC

RD99934
MORRIS W.
KRUEGER, et al
1066/457
150.69 AC

RD999
MORRIS
KRUEGER
1066/
150.69

CHASE GERLACK
A-260

CHASE GERLACK
A-260

RD20548
MARK S. KRUEGER
653/342 - 2551/600
63.80 AC

RD20563
EDNA
VERDIAN,
et al
108.5 AC

R.S. NEIGHBORS
A-483

LOCKETT
ADDITION
SUDD
3.8 AC

RD38561
RON R. GARLICK
2513/840
22.56 AC

LOCKETT
ADDITION
UNIT 2
RD10946
1
5.00 AC
RD10950
2
5.100 AC

LOCKETT
ADDITION
UNIT 2
RD10954
3
5.00 AC
RD10958
4
5.00 AC

RD38563
LARRY J. MAGDOO
DOC 8852030
12.4 AC

LOCKETT
ADDITION
UNIT 2
RD10961
5
5.100 AC

RD38562
P.J. DROSDIE
2513/851
15.00 AC

RD34311
BRETT A. RODGERS
2825/48
10.15 AC

RD34380
WARY WALLIN
DOC 9528987
10.80 AC

RD345084
WARY A. WALLIN
DOC 9528987
110.897 AC
7.10 AC

RD347474
JAMES RICHARDS, et al
DOC 2.000027481
10.0 AC

RD20559
ROBERT C. REAVES, et al
DOC 9539744
8.49 AC

FRAME SWIT

10' Contour

HWY. 79

HUTTO

FM 1660
Realignment

Co 152

FM 1660

Co 132

PROPOSED
M.U.D.

92.27 Ac.

454.41 Ac.

F.M. 1660

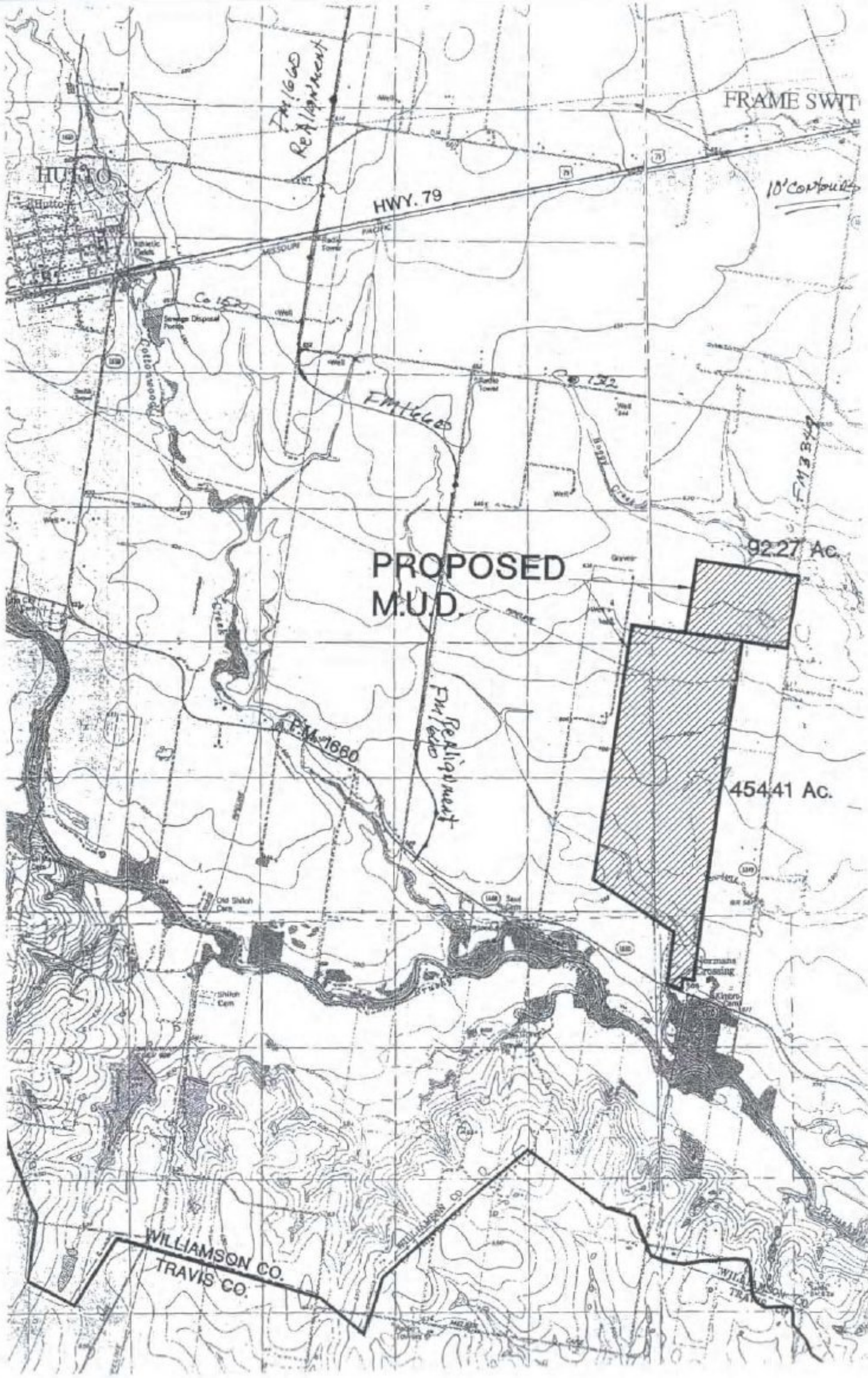
FM 1660
Realignment

Old Shiloh
Cem.

Shiloh
Cem.

WILLIAMSON CO.
TRAVIS CO.

WILLIAMSON CO.
TRAVIS CO.





79

194.4 acres



Date: 2008-04-29

1660

3349



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