



RILEY-MCLEAN

Central

LAND

Texas

1200 CHRIS
KELLEY
BLVD.

19.84 Acres
Williamson County
Hutto, Texas



1200 CHRIS KELLEY BLVD.

19 ACRES ONLY 2.2 MILES FROM DOWNTOWN HUTTO

LOCATION:

This property is located only 2.2 miles from downtown Hutto and +/- 26 miles from downtown Austin on Chris Kelley Boulevard in Hutto, Williamson County, Texas. The property address is 1200 Chris Kelley Blvd., Hutto, TX 78634.

SIZE:

19.84 acres

PRICE:

See Broker

UTILITIES:

12 inch Manville waterline in 685, 8 inch in City of Hutto sewer line directly across FM 685 inch Great Wester Dr.

FRONTAGE:

1,647.36 ft of frontage on FM 685

ZONING:

General Commercial

TAXES:

2020 Williamson County Taxes - \$32,771.86

SCHOOL DISTRICT:

Hutto Independent School District
Norman Elementary, Farley Middle School, Hutto High School

PARCELS:

R325497

TERRAIN:

Varies between level and gently sloping. Wooded areas near the creek.

WATER:

Property is situated on Brushy Creek for approximately 369 ft of creek frontage. A medium-sized pond (approx. 0.21 acres) is located near one of the entrances off of FM 685. Partial floodplain, see Broker.

COMMENTS:

There are two access points onto the property, coming off of Chris Kelley Blvd./FM 685. The site was previously used for a ready-mix concrete site.

DISTANCES:

Hutto 2.2 miles
Round Rock 9 miles
Taylor 11 miles
Downtown Austin 26 miles
ABIA 28 miles

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The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

505 Walsh Street, Austin, TX 78703 | 512-960-4676 | RileyMcLean.com

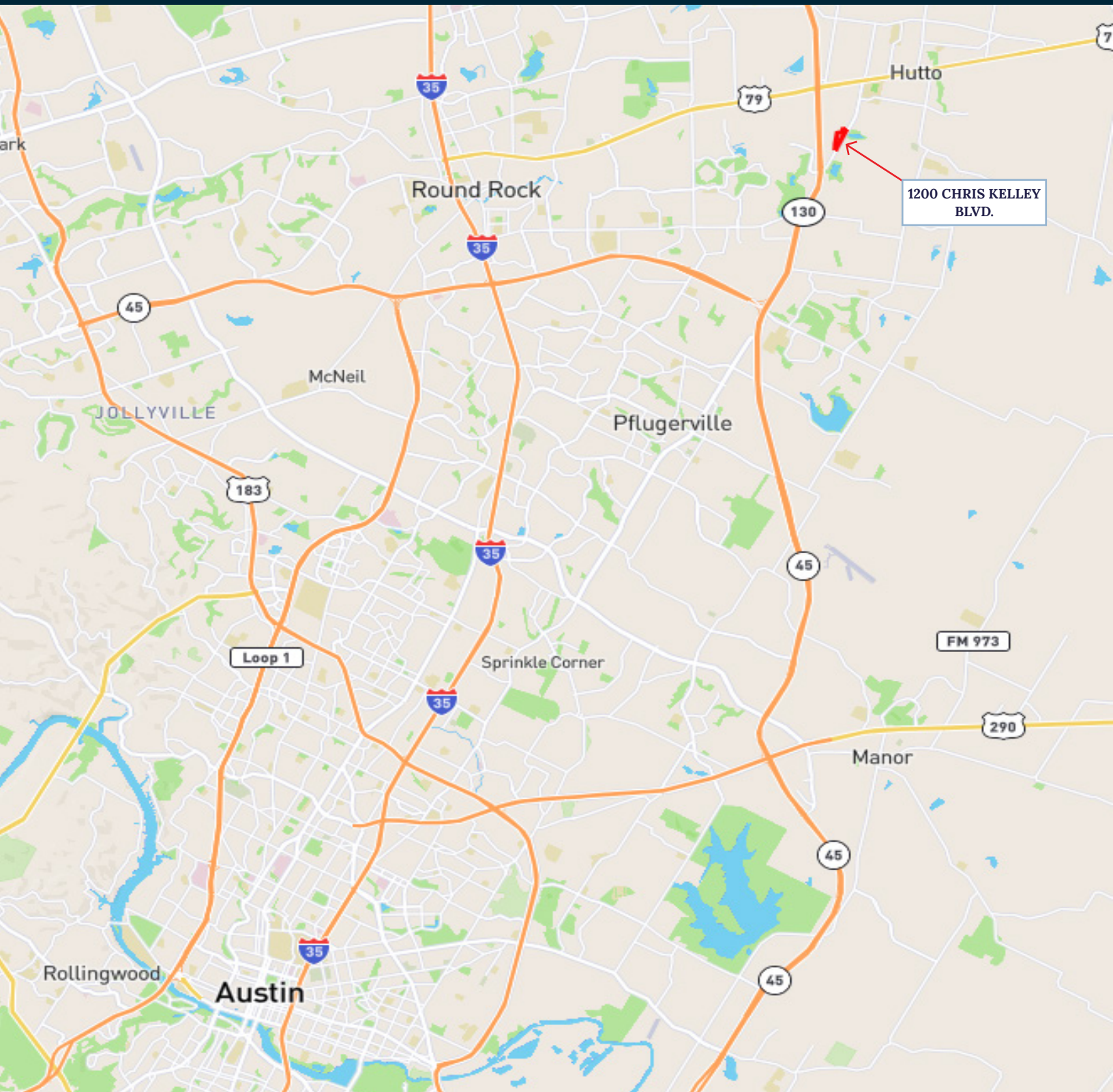


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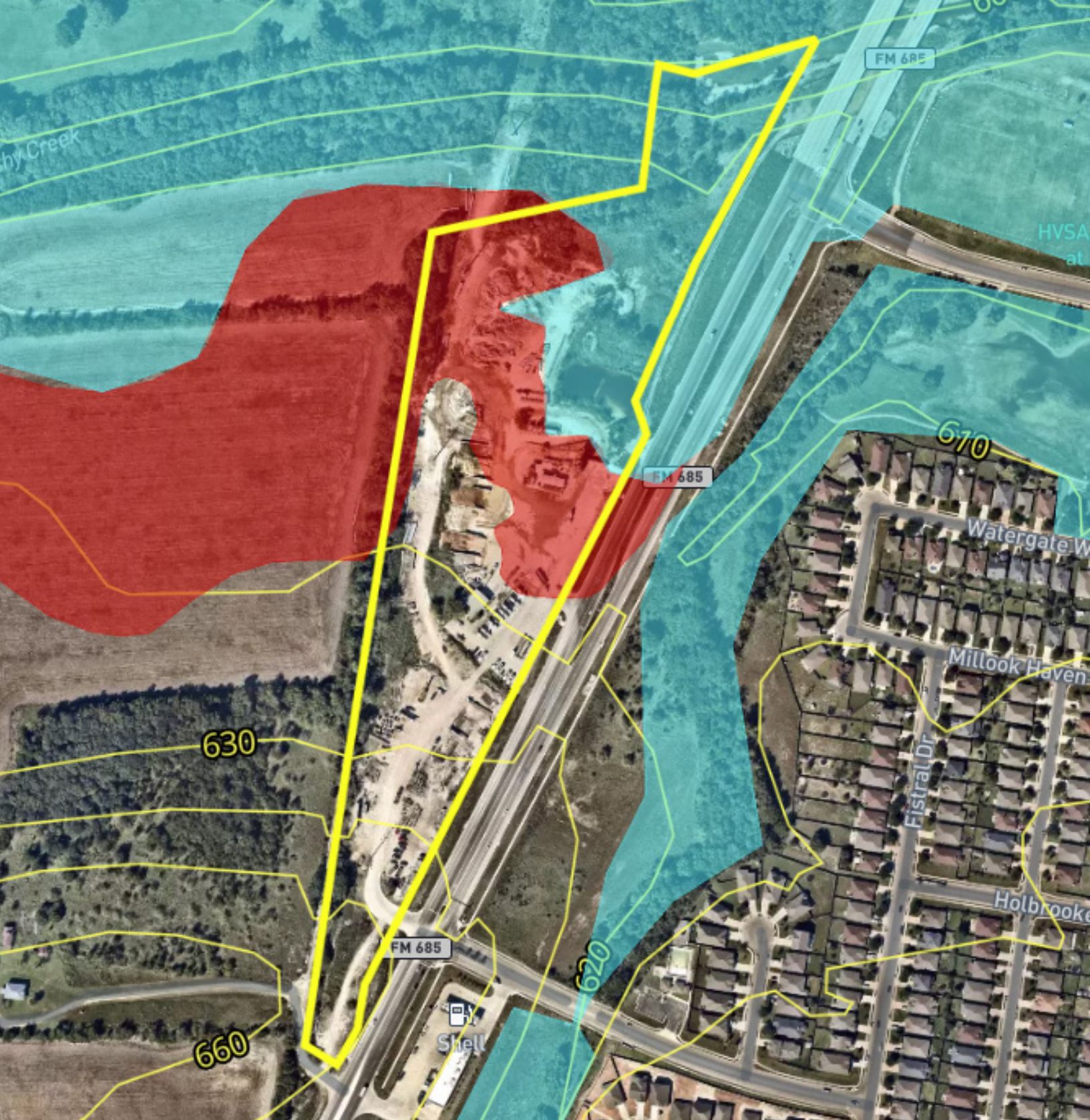


LOCATION MAP


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DETAIL MAP

-  1200 CHRIS KELLEY BLVD.
-  10 FT CONTOUR LINES
-  FEMA FLOODPLAIN

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ABOUT RILEY-McLEAN LAND

Riley-McLean Land is committed to industry-leading practices and standards. We serve our clients' best interests through honesty, diligence, and market knowledge.

We view land brokerage as a relationship business that requires a long-term approach.

As brokers, we strive to serve as a valued resource to our clients with assurance of full advocacy and support. Our core business is assisting clients with the acquisition, disposition, and valuation of land assets.

With more than 45 years of combined experience in Central Texas, we have brokered approximately 55,000 acres and developed key relationships with landowners, homebuilders, land developers, and industry experts.



CARLOTTA C. McLEAN

ccm@rileymclean.com
512-750-3943

Carlotta is a fifth-generation Austinite and a graduate of the University of Texas at Austin. Prior to co-founding Riley-McLean Land, she gained valuable experience working with Land Advisors Organization, Wilson & Goldrick Realtors, Allen Real Estate and the Austin White Lime Company. Carlotta has represented every category of land buyer and seller, attributing her success to dedication, hard work, and integrity. Carlotta is active in the community, serving as a member of the Austin Board of Realtors, the Real Estate Council of Austin, Texas Alliance of Land Brokers, Austin Commercial Real Estate Society and Colorado River Land Trust, and as Chair of the Board for Robinson Family Management.



TIM W. RILEY

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512-944-5045

Tim has been a land broker licensed in Texas since 2005. His transaction history involves various land-asset classes, including recreational ranches, conservation properties, investment properties, REO assets and residential development projects. With an extensive client list ranging from master-planned community developers to ranch owners, Tim specializes in large and complex transactions and prides himself on developing long-term relationships with his clients. Tim earned a Business Administration degree from Ithaca College. He is a member of the Austin Board of Realtors, Real Estate Council of Austin, Texas Alliance of Land Brokers, Urban Land Institute, and Austin Commercial Real Estate Society. Tim is also a current board member of the Hill Country Land Trust.



MARGARET C. RIGGINS

mcr@rileymclean.com
830-431-2772

Margaret has worked for Riley-McLean Land since her graduation from Baylor University and has been a licensed real estate agent since October 2016. She has represented a range of clients looking for recreational ranch land to investment and development opportunities. Margaret continues to be a valuable asset in overseeing the GIS mapping process that aides clients in creating informed decisions based off of market data. She is an active member of Austin Board of Realtors, Real Estate Council of Austin, Texas Alliance of Land Brokers, and serves on the Membership Committee for Urban Land Institute and on the Development Council for Texans CAN Academy – Austin.

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APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K

