



REPUBLIC COMMERCIAL

Land & Brokerage

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:

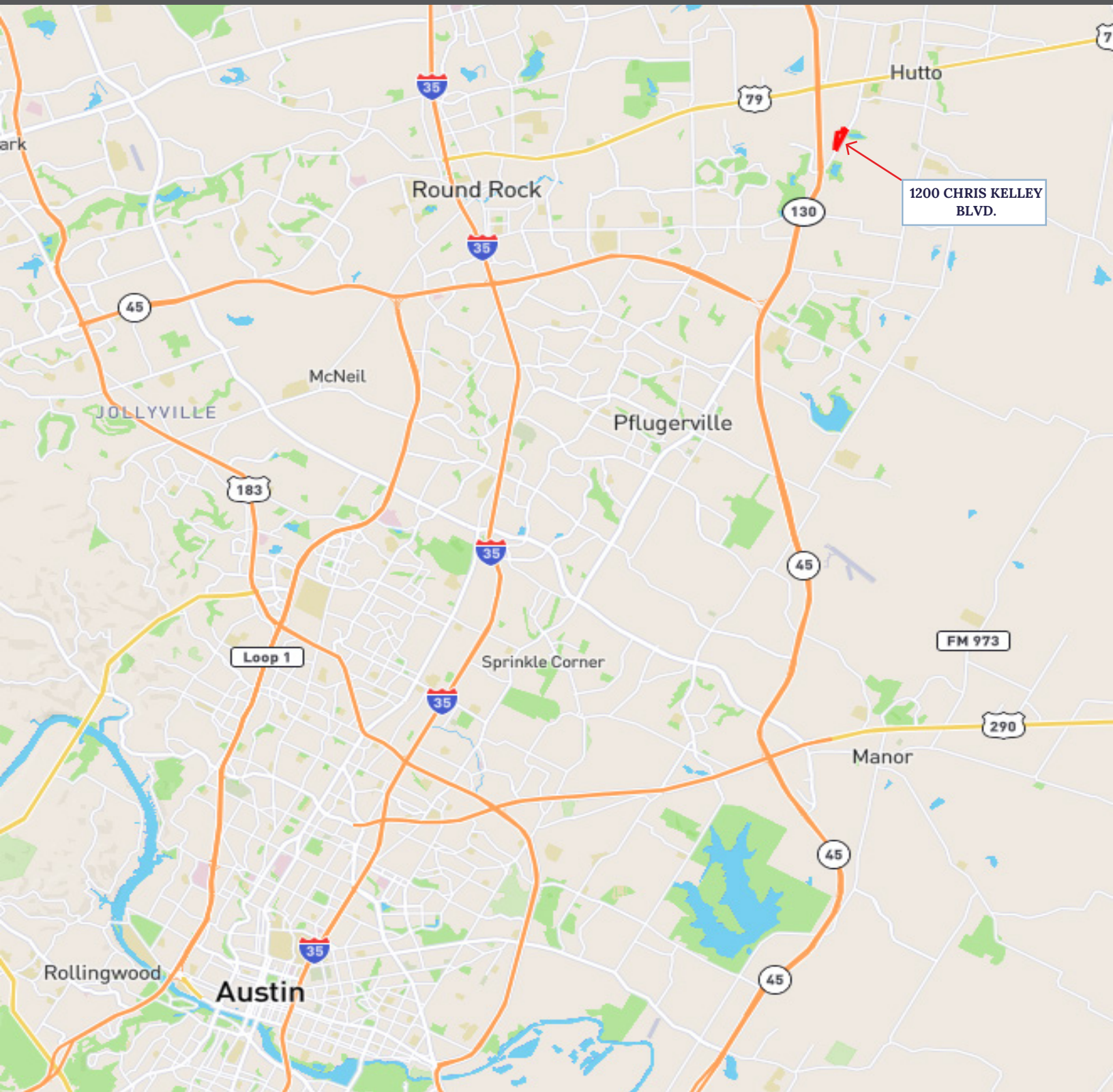
There are two access points onto the property, coming off of Chris Kelley Blvd./FM 685. The site was previously used for a ready-mix concrete site.

DISTANCES:

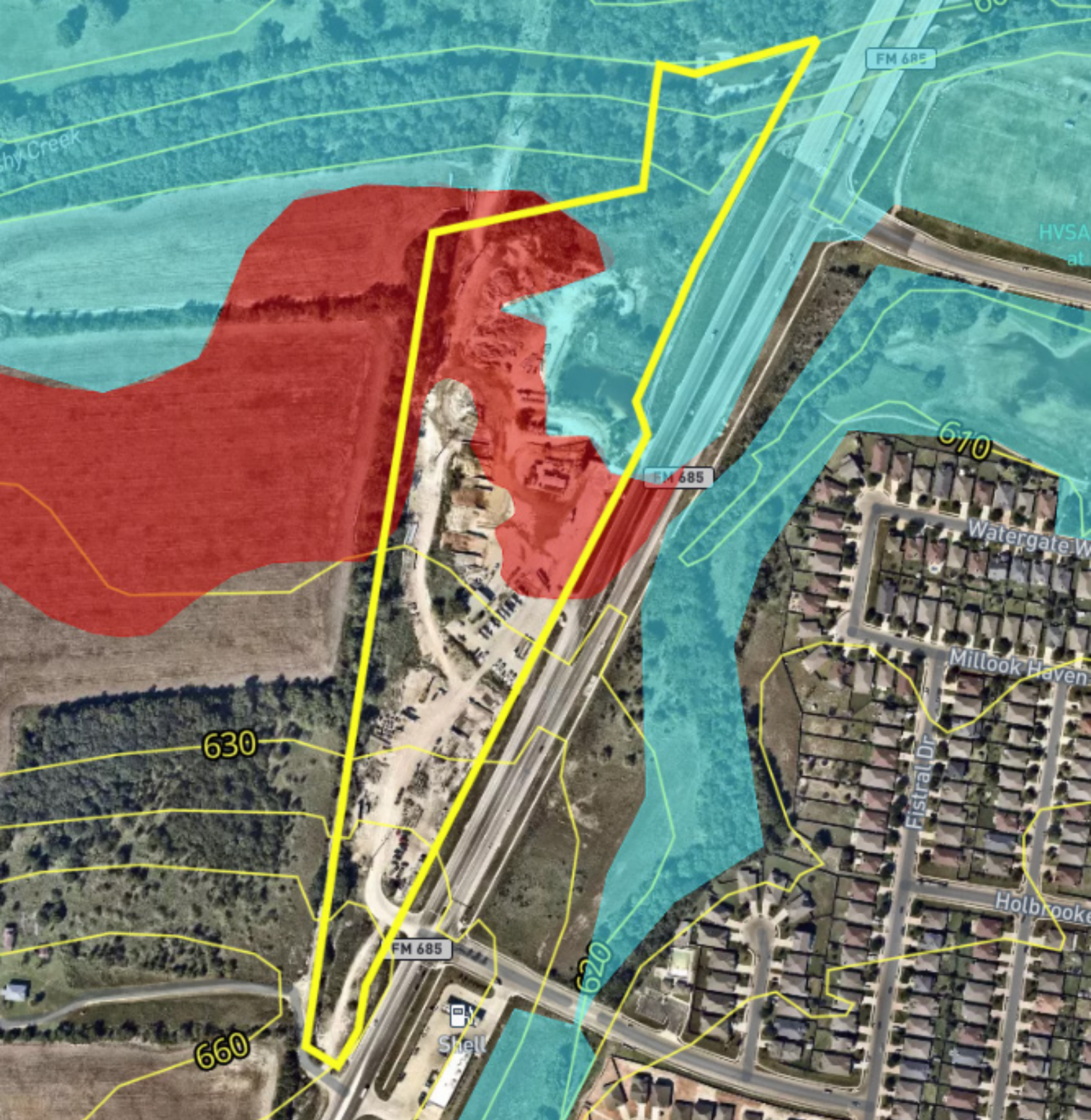
Hutto 2.2 miles
Round Rock 9 miles
Taylor 11 miles
Downtown Austin 26 miles
ABIA 28 miles



1200 CHRIS KELLEY BLVD.



LOCATION MAP



DETAIL MAP

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



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

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Agent's Supervisor's Name	License No.	Email	Phone
Margaret Riggins	679476	margaret@rclb.com	(830) 431-2772
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date