



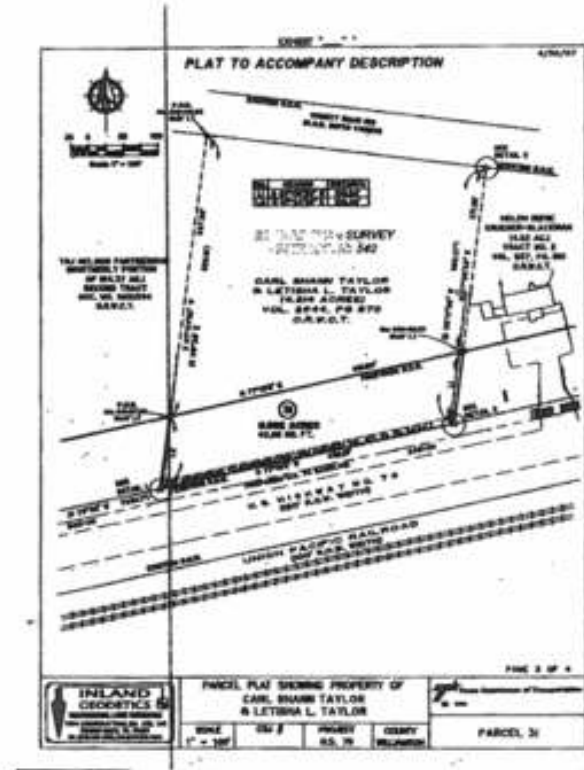
Neuhaus Land Lease

2450 CR 136, Hutto, TX 78634

Listing ID: 14653011
 Property Type: Vacant Land For Lease
 Possible Use(s): Industrial, Mobile Home Park
 Rental Rate: \$2,950 (Monthly)
 Monthly Rent: \$2,950
 Lease Types: Net Lease
 Land Available: 3.202 Acres

Property Overview

- *Property offers 431 ft on Hwy 79 E. facing south and 404 ft on CR 136 bordering the north side.
- *Adjacent property on the west is the TRJ Nelson 124 ac. tract which abutts Covert Auto Sales in Hutto.
- *On the east side is the undeveloped 4 ac. Blackman tract.
- *The railroad runs east and west on the south side of Hwy 79 at this location.



Property Details

General Information

Listing Name:	Neuhaus Land Lease	Land Area:	3.20 Acres
Development Name:	Neuhaus - Hutto	Gross Land Area - Minimum:	
Possible Use(s):	Industrial, Mobile Home Park, Retail-Pad, Self Storage	Lease Rate:	\$2,950 (Monthly)
Zoning:	ETJ	Lease Type:	Net Lease

Area & Location

Market Type:	Medium	Feet of Frontage:	431
Property Located Between:	Hutto and Taylor on Hwy 7 and CR 136	Transportation:	Highway
Side of Street:	North	Highway(s) Access:	Hwy 79 E.
Road Type:	Highway	Rail Access:	Yes
Property Visibility:	Excellent	Site Description:	This property is located at the nexus of Hwy 79 E and CR 136 in Hutto. It is flat and very easily accessed from two roadways.
Legal Description:	AW0542 E. RYAN SURVEY, 3.22 ACRES IN WILLIAMSON COUNTY.		
Street Name:	2450 CR 136.		

Area Description: Located in Hutto's ETJ this property is a destination site for an industrial roadway developer with large equipment or a landscaping company. A 30 ft x 50 ft metal building is available with the property. Zoning - Hutto ETJ Utilities - Jonah Water, TXU Electric. Higher Education in Area -

Texas State Campus, Austin Community College, IKEA, Simon Round Rock Premium Mall, Southwestern University, Temple Junior College of Central Texas.
Medical in Area - Scott & White Hospital, Seton Hospital, Texas A & M Medical School

Land Related

Lot Frontage (Feet):	431	Easements:	Electric Lines, Other
Lot Depth:	417 & 272	Soil Type:	Clay
Zoning Description:	ETJ	Available Utilities:	Electric, Water
Topography:	Level		

Location

Address:	2450 CR 136 Hutto, TX 78634	County:	Williamson
		MSA:	Austin-Round Rock-San Marcos



Property Contacts



Larry Locke
McAllister & Associates
201 Barton Springs Rd.
Austin, TX 78704
512-619-8232 [M]
512-536-7820 [O]
larry@matexas.com