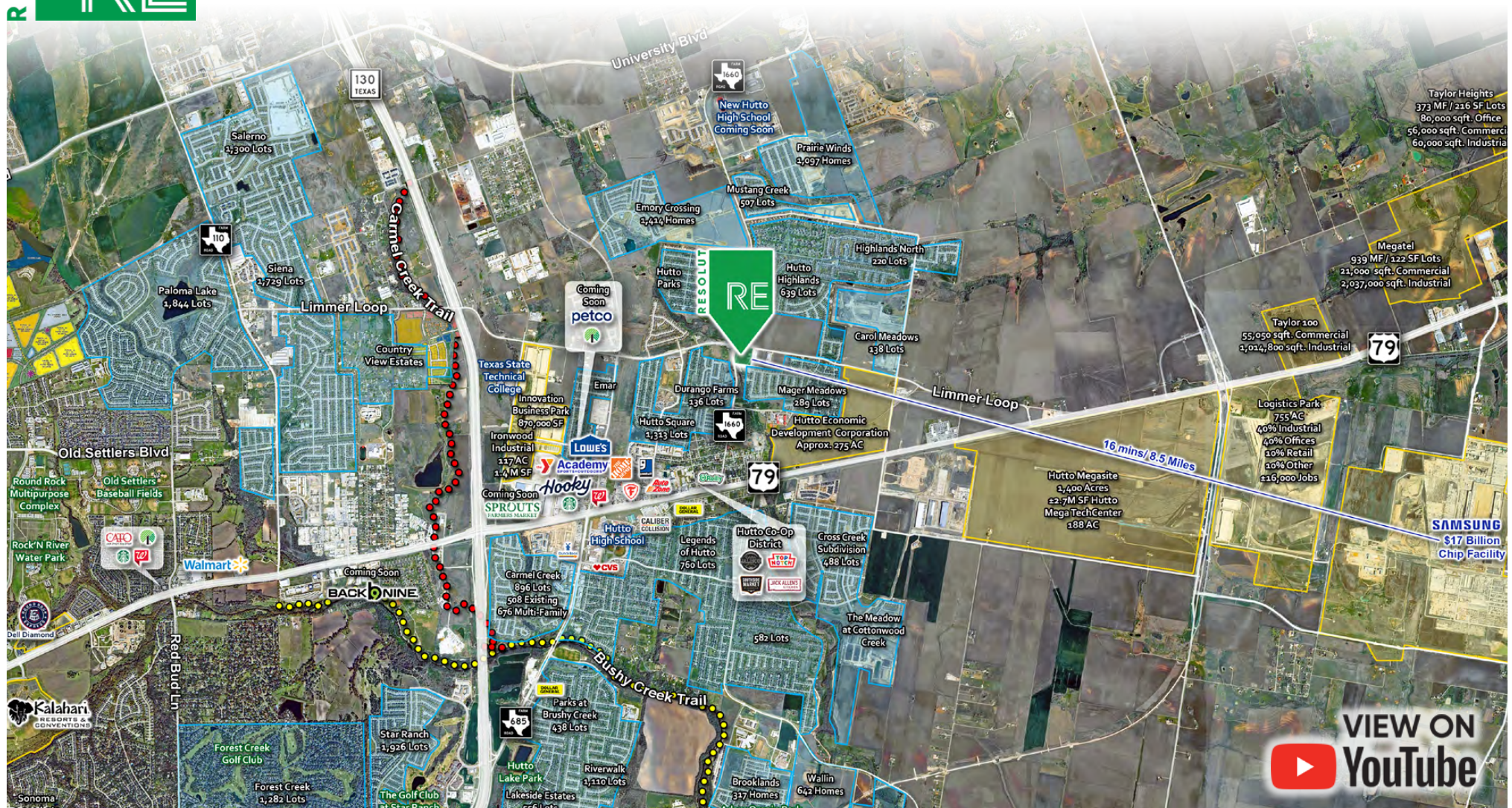


3700 LIMMER LOOP - HUTTO

SEC LIMMER LOOP & N FM 1660

3700 LIMMER LOOP LOT 5 HUTTO TX 78634



**FOR
SALE**

AVAILABLE SPACE
1.291 AC

SALE PRICE
\$12 PSF | \$674,831.52

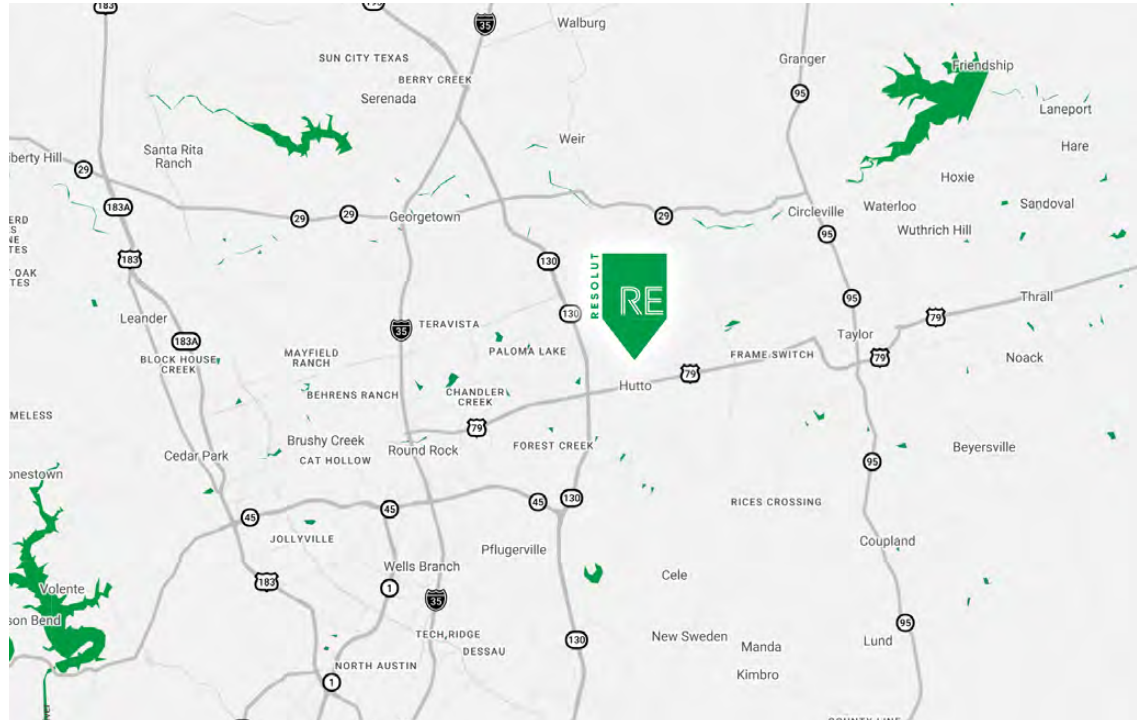
Janice Landers, CCIM
janice@resolutre.com
512.535.0262

Christopher Hernandez
chernandez@resolutre.com
512.998.3662



PROPERTY HIGHLIGHTS

- ±1.291 Acres Zoned LI (Light Industrial)
- All Utilities in Place – Water, Sewer & Electric
- Final Plat Recorded – Ready for Development
- Driveway and curb cuts already in place
- High Visibility & Easy Access to US 79 & SH 130
- Perfect for Automotive Uses, Veterinary Clinic, Pet Daycare, Contractor Shops ,Commercial Kitchen, Food Catering, Research Facility, Flex and Office Warehouses
- Strong Surrounding Residential Rooftops Driving Service Demand
- Attractive Price Point – Build Equity Instead of Paying Rent
- [View on YouTube](#)



AREA TRAFFIC GENERATORS



Janice Landers, CCIM

janice@resolutre.com | 512.535.0262

Christopher Hernandez

chernandez@resolutre.com | 512.998.3662

DEMOGRAPHIC SNAPSHOT 2025



38,488
POPULATION
3-MILE RADIUS



\$154,726.00
AVG HH INCOME
3-MILE RADIUS



12,395
DAYTIME POPULATION
3-MILE RADIUS

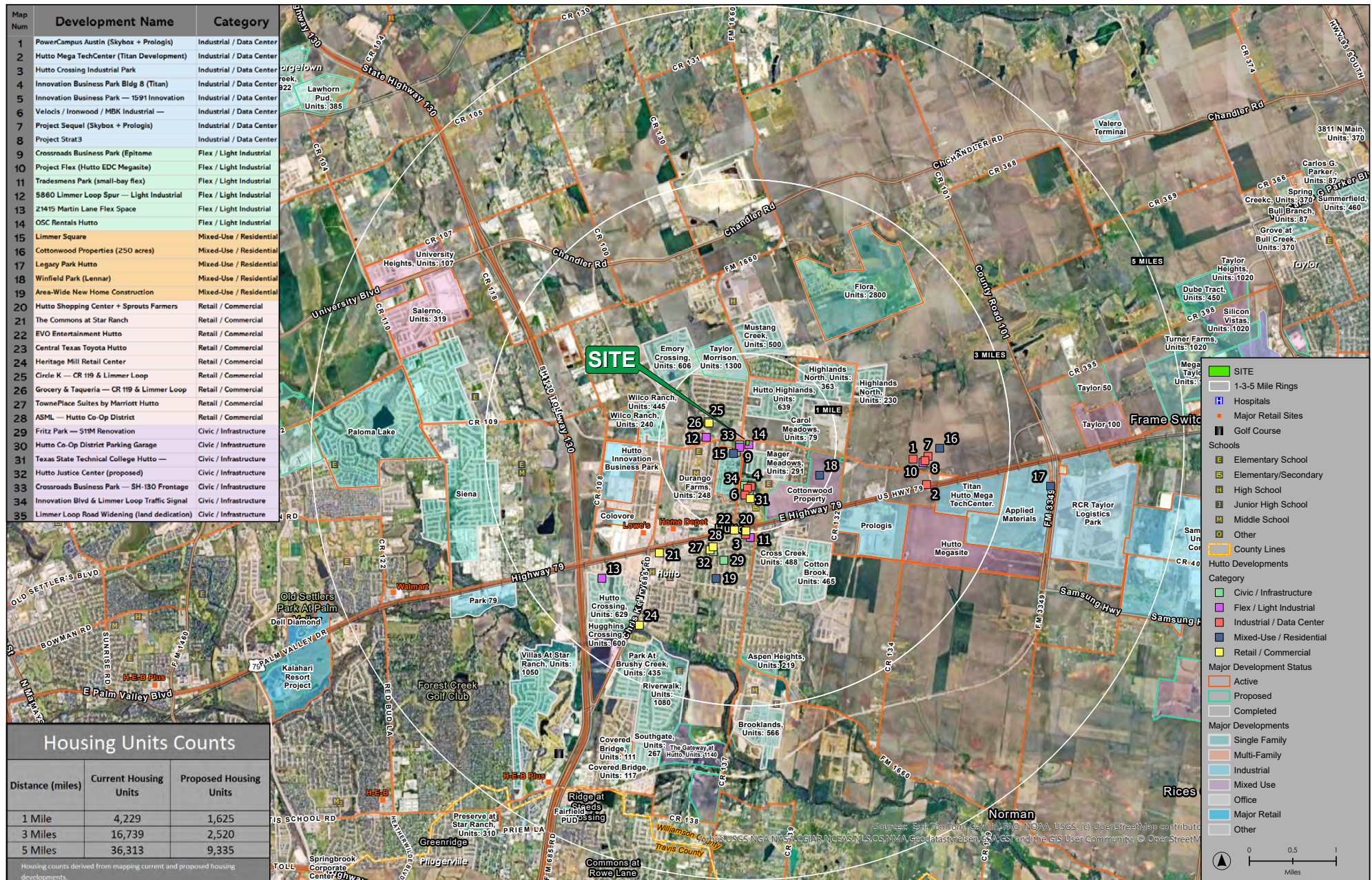


TRAFFIC COUNTS
FM 1660: 6,688 VPD
Limmer Loop: 9,781 VPD
(SitesUSA 2025)

3700 LIMMER LOOP - HUTTO | 3700 LIMMER LOOP LOT 5 HUTTO TX 78634



3700 LIMMER LOOP - HUTTO | 3700 LIMMER LOOP LOT 5 HUTTO TX 78634



CANUTILLO COLONY DITCH COMPANY SURVEY
ABSTRACT NO. 693

50' 0' 50' 100'
SCALE 1" = 100'

LIMMER LOOP
(R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE

WILLIAMSON COUNTY, TEXAS
DOC. NO. 2003118255
O.P.R.W.C.T.
(8.2970 ACRES)
NOVEMBER 21, 2003

S82°43'00"E 1,700.17'

15' R.O.W. DEDICATION
DOC. NO. 2018110845
O.P.R.W.C.T.

121+00

"HEJL LEE"

P.O.B.
PARCEL 6
N = 10,178,553.70
E = 3,175,052.26
STA. 118+86.22
60.00' RT

LJDL INVESTMENTS, LLC
DOC. NO. 2020059124
O.P.R.W.C.T.
(LOT 6)
MARCH 26, 2020

LOTS 6, 8, & 9, BLOCK A,
NORTH TOWN COMMONS
DOC. NO. 2018110645
O.P.R.W.C.T.

LOT 6
BLOCK A

118+89.39
60.01' RT

ANT,
U.E.
298
.TX.

L1 PROPOSED R.O.W.

35' BLDG. LINE & P.U.E.
DOC. NO. 2009027013
O.P.R.W.C.T.X.

⑥

0.0678 AC.
2,953 SQ. FT.

ACTION PLUS ENTERPRISES LLC
DOC. NO. 2021188211
O.P.R.W.C.T.X.
(1.359 AC.)
DECEMBER 9, 2021

30' JOINT ACCESS EASEMENT
EASEMENT TRACT 3
DOC. NO. 2008004883
O.P.R.W.C.T.X.

10' BLDG. LINE, P.U.E., & DRAINAGE EASEMENT

307°30'17"W 284.90'

307°18'25"E 285.23'

P.O.C.
PARCEL 6

WITH TOWN COMMONS, LLC
DOC. NO. 2007062953
O.P.R.W.C.T.X.
(28.449 AC.)
REMAINDER
JULY 20, 2007

T.C.E. TEMPORARY CONSTRUCTION EASEMENT
R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
N.T.S. NOT TO SCALE
OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
PLAT RECORDS WILLIAMSON COUNTY, TEXAS
PROBATE RECORDS
WILLIAMSON COUNTY, TEXAS

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING
PARCEL 6
LIMMER LOOP @ F.M. 1660
WILLIAMSON COUNTY, TEXAS

Commercial and Retail Uses	Permitted Status
Adult oriented use	S
Car wash	C
Day care: pet	P
Food catering	P
Indoor recreation facility	S
Instructional facility	S
Kennel	S
Large item sales and rental: class 1	P
Large item sales and rental: class 2	P
Large item sales and rental: class 3	S
Office: professional	S
Print shop	P
Special services	P
Veterinary clinic	P

Industrial Uses	Permitted Status
Data Center	S
Light industrial use	P
Research laboratory	P
Self-storage facility	P
Trade use	P
Vehicle minor repair facility	C
Vehicle major repair facility	C
Vehicle storage facility	P
Warehouse and distribution facility	P
Institutional and Civic Uses	Permitted Status
Aquatic facility	P
Athletic facility	P
Community facility	S
Park	P

Permitted Status Legend:

P = Permitted Use | S = Special Use Permit Required | C = Conditional Use | P/S or P/C = Varies based on specific sub-criteria or transect zones

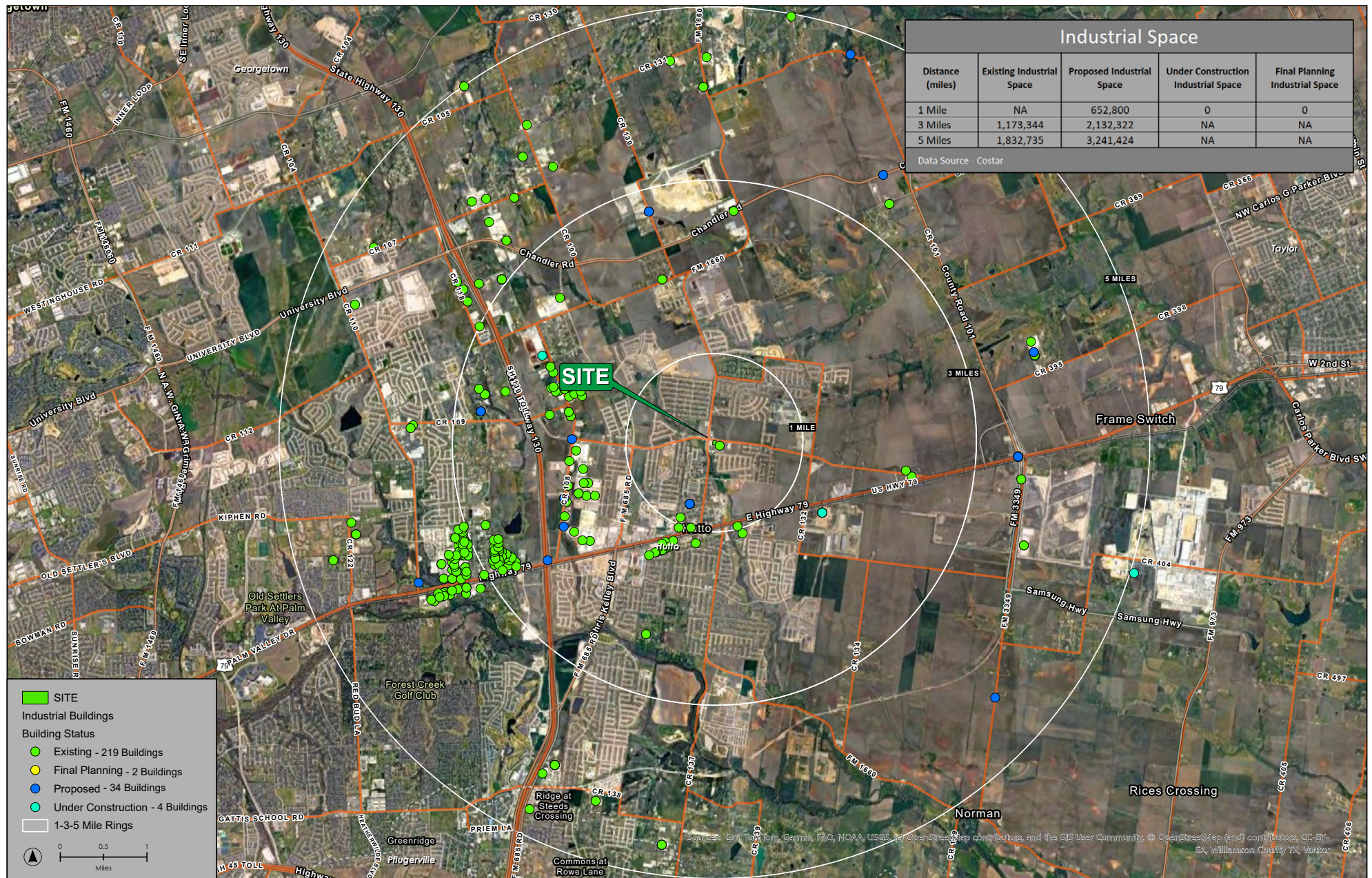
Place of worship or assembly	C
Public utility substation	S
Temporary Uses	Permitted Status
Construction equipment storage lot	S
Construction field office	P
Mobile Food Vendor	C
Portable storage container	P
Temporary building	S
Accessory Uses	Permitted Status
Antenna, radio hobbyist (no more than max hgt in district)	C
Antenna, radio hobbyist (greater than max hgt in district)	S
Antenna, non-residential use: no more than 15 ft. above roofline	C
Antenna, non-residential use: other	S

Wireless facility: attached	P
Wireless facility: concealed	P
Wireless facility: freestanding	S
Donation drop-off box	S
Residential accessory structure	P
Satellite dish	C
Swimming pool	S
Vending machine (outdoor)	P
Free-standing cisterns	P
Wind energy system	P

Permitted Status Legend:

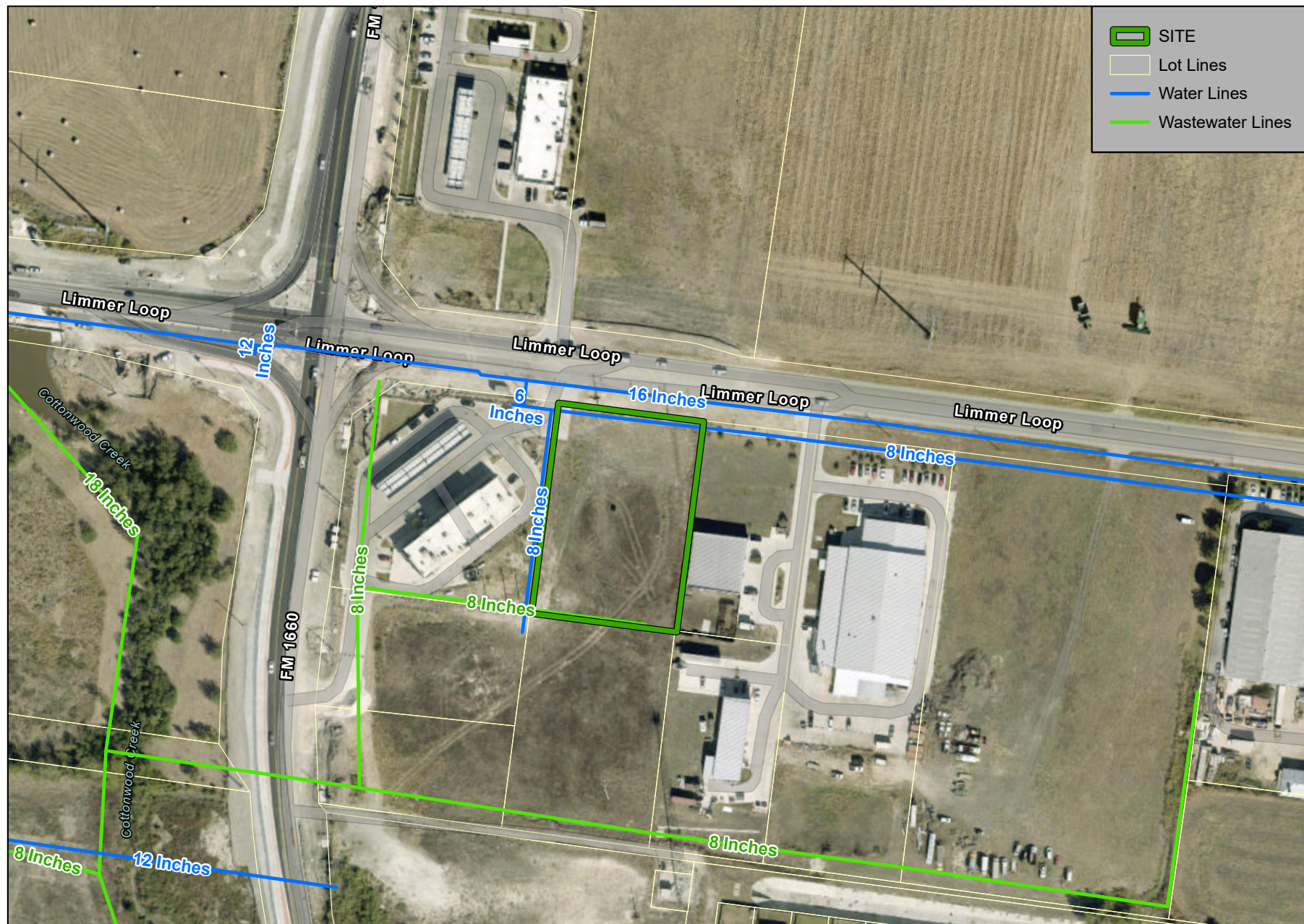
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3700 LIMMER LOOP - HUTTO | 3700 LIMMER LOOP LOT 5 HUTTO TX 78634

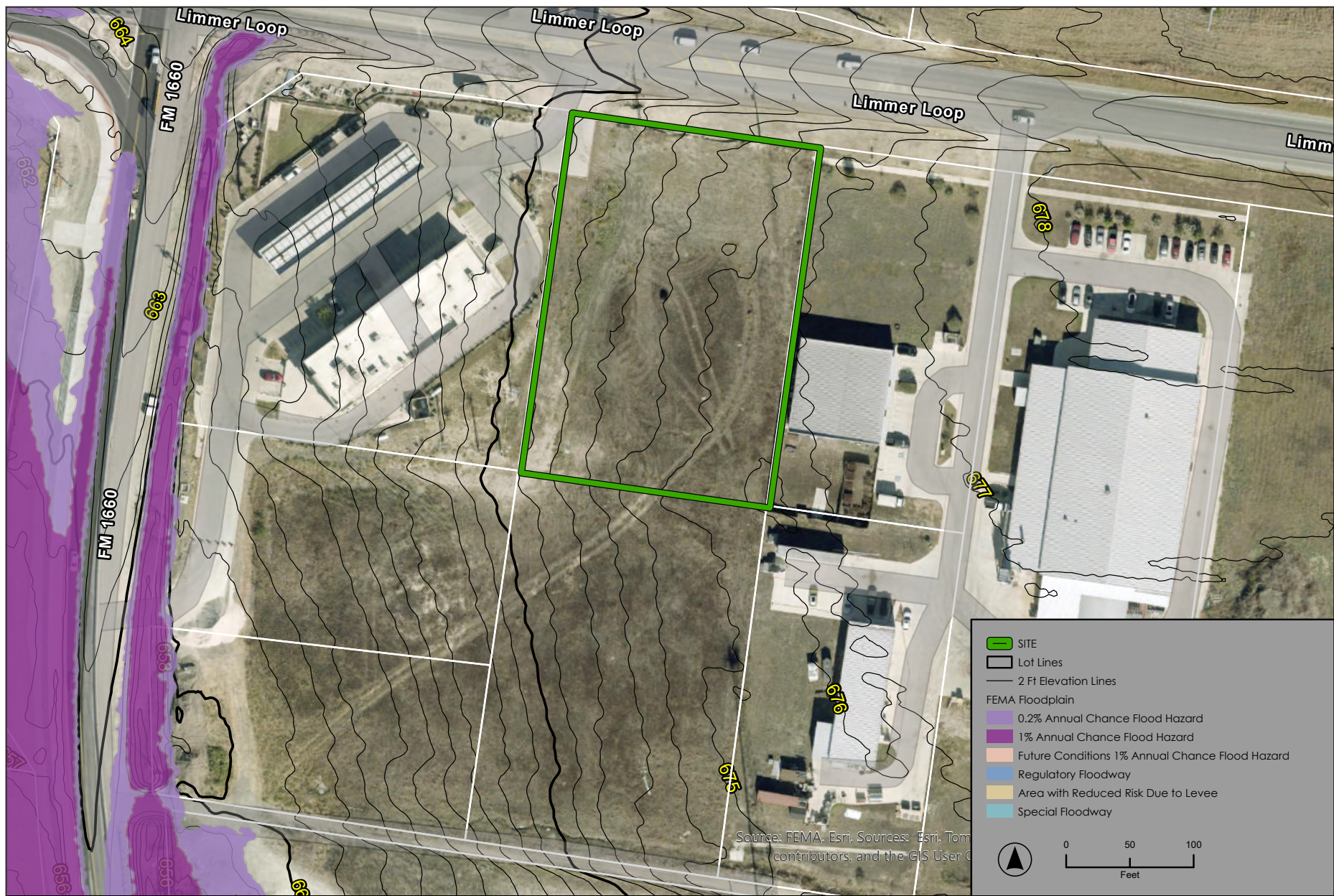


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3700 LIMMER LOOP - HUTTO | 3700 LIMMER LOOP LOT 5 HUTTO TX 78634



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WHY HUTTO IS BOOMING

- The numbers are staggering. Hutto ranked #13 among the fastest-growing cities in the entire U.S., with population surging 9.4% in a single year to 42,661 people – the highest growth rate of any Austin suburb. The city has grown over 2,500% since 2000. Median household income sits at \$115,149 – these are high-earning households that need services. Within a 4-mile radius, Hutto projects a 46% population increase within 5 years, with 7,256 active and future residential lots in the pipeline.
Biggest US Cities | World Population Review | RESOLUT RE Research

- The catalyst behind Hutto's industrial momentum is the Samsung \$45 billion semiconductor fabrication facility in neighboring Taylor – the largest foreign direct investment in Texas on record. Samsung's fab is on track to be operational by end of 2026, bringing thousands of jobs and a wave of supplier demand across the corridor.
Community Impact | Taylor Press

- That **Samsung effect** is already transforming Hutto. Within 5 miles of this site there are 219 existing industrial buildings, 34 proposed, and 4 under construction – representing over 3.2 million SF of proposed industrial space.
CoStar | RESOLUT RE Industrial Map (page 7) Major projects include:

Hutto Megasite (1,400 Acres)

Manufacturers & semiconductor users; includes the 2.7M+ SF Mega TechCenter – a 9-building Class A industrial park on 188 acres

Skybox / Prologis PowerCampus

3.9M SF data center campus, 6 buildings – \$10B+ capital investment

Hutto Crossing (SH 130 & Hwy 79)

7 state-of-the-art industrial buildings totaling 1.68M SF Velocis / Ironwood / MBK JV
1M+ SF warehouse & distribution on 118 acres at SH 130 & US 79

Limmer Square (SH 130 & Limmer Loop)

111-acre mixed-use: 725 residential units + 60,000 SF commercial
– \$249M projected value

The Gateway at Hutto

257-acre destination development – residential, commercial & recreational

OSC Rentals – Limmer Loop East of SH 130

Industrial equipment rentals for oilfield, construction & industrial
– validates LI demand in this corridor

Central Texas Toyota

Broke ground on Innovation Blvd (no city incentives); Sprouts Farmers Market targeting 2027–2028

Texas State Technical College

\$47M campus expansion for semiconductor manufacturing & precision machining (2027)
Huttotopia | Williamson County EDP | Southern Business & Development | Community Impact

INDUSTRIAL SPACE WITHIN REACH

Distance	Existing	Proposed	Under Constr.
1 Mile	N/A	652,800 SF	0
3 Miles	1,173,344 SF	2,132,322 SF	N/A
5 Miles	1,832,735 SF	3,241,424 SF	N/A

Total Industrial Buildings (5-Mile Radius)

- 219 Existing
- 34 Proposed
- 4 Under Construction
- 2 Final Planning

Data Source: CoStar | RESOLUT RE Industrial Map

IDEAL FOR OWNER/USERS:

- SMALL FLEX / OFFICE-WAREHOUSE
- AUTO SERVICE / VEHICLE REPAIR
- COMMERCIAL KITCHEN / FOOD CATERING
- CONTRACTOR / TRADE SHOP
- (HVAC, PLUMBING, ELECTRICAL)
- VETERINARY CLINIC
- PET DAYCARE
- RESEARCH LABORATORY
- SMALL BUSINESS OWNER BUILD-TO-SUIT



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.

11-03-2025



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 sponsored by a broker 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 on 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT 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. 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 by the buyer or buyer's agent.

An owner's agent fees are not set by law and are fully negotiable.

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone