



In Association with Scott Reid & ParaSell, Inc.
A Licensed Texas Broker #9009637

Offering Memorandum

Permit-Ready Development Site for Gas Station or Retail

Austin (Hutto), Texas

2535 FM 685, Hutto, TX 78634 [View Map](#)

Prime 1.5-Acre Development pad
Part of a new development including medical & apartments
Across freeway from H-E-B anchored center
Adjacent to Highway 130 (51,000 VPD)

Advisory Team

Joshua Berger

Managing Partner
JBerger@centurypartnersre.com
(310) 270-3308 | CA DRE LIC #01984719

Kelvin Zhou

Vice President
KZhou@centurypartnersre.com
(909) 618-5680 | CA DRE License # 02045670

Kyle Gulock

Managing Partner
KGulock@centurypartnersre.com
(818) 493-0493 | CA DRE LIC #01861385

Matt Kramer

Managing Partner
MKramer@centurypartnersre.com
(818) 601-4595 | CA DRE LIC #01995909

Scott Reid

ParaSell, Inc. - Broker of Record
Scott@parasellinc.com
(949) 942-6578 | TX LIC #739436

✉ [Contact Team](#)



Century Partners Real Estate, Inc.
Los Angeles, California
(310) 362-4303 | CA DRE LIC #02235147

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Permit-Ready Development Site for Gas Station or Retail



Representative of
Subject Site

Price

\$2,300,000

Land Size

1.5 Acres

Investment Highlights

- Permit-ready development site approved for $\pm 4,500$ SF convenience store, $\pm 1,500$ SF office space, 1 drive-thru unit, and ± 35 parking spaces
- 1.5 Acre retail or gas pad adjacent to new highway development
- 51,493+ daily vehicles at TX 130
- 3-mile avg. household income of \$135,629
- H-E-B anchored shopping center across the highway

Market Highlights

- Adjacent to State Highway 130 highway on/off ramps
- 10-12 mins from future Samsung head quarters
- Consumer Spending Power:
 - \$141.5M annual spending within 1 mile
 - \$1B within 3 miles



130 Crossing Development

This development site is part of a larger project led by CSW Development. The overall project includes 15 acres of multifamily development (336 units), a medical office building with shared driveway access to this site ($\pm 35,000$ SF), a Public Storage climate-controlled facility (3 stories, $\pm 40,000$ SF), and two retail pads ($\pm 6,000$ SF)

[MORE INFO !\[\]\(666e09182d4cd268646ea700ea60dcdf_img.jpg\)](#)



Right of Way for
Future Highway

Development
Site

Subject
Property

SKYVIEW
NORTH
330+ Units

Positioned at the heart of thriving retail activity, the Subject Property benefits from direct ingress and egress off both Pickle Parkway (70,000 VPD) and Gattis School Rd (40,000 VPD)

Star Ranch
1,000-acre master-planned community

The Golf Club
STAR RANCH



Lakeside Estates
200+ Units

Subject Property

Public Storage




SKYVIEW
NORTH
330+ Units

Development Site

Right of Way for Future Highway

FM-685 @ TX-130 – 50,700 VPD

Gattis School Rd – 14,000 VPD



Ridge at Steeds Crossing

About Austin, Texas

Austin, Texas, is a commercial real estate powerhouse, fueled by explosive growth, a business-friendly environment, and unmatched demographics. Just outside the city, Hutto—a thriving Austin suburb—has seen its population surge over 40% since 2010, with no signs of slowing down. Demand for retail, industrial, and multifamily space has reached an all-time high, creating unparalleled opportunities. Strategically positioned just north of Austin, it offers immediate access to major employers like Dell, Samsung, and Tesla, while top-tier schools and a median household income of \$113K+ attract high-earning residents.

Key retail corridors—think The Domain, Round Rock Premium Outlets, and the 620/183 intersection—deliver strong sales per square foot, making this a prime market for investors and developers. If you're looking for high-performing assets in Central Texas, Williamson County is where you need to be.



Demographic Highlights

88,995

3-Mile Population by 2029 (+3.9% annual growth)

\$117,630

1-Mile Average Income

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	10,581	74,590	183,553
Average Household Income	\$117,630	\$135,629	\$125,378
Households	3,808	24,345	61,855

Major Employers in Austin



A WILSONART COMPANY





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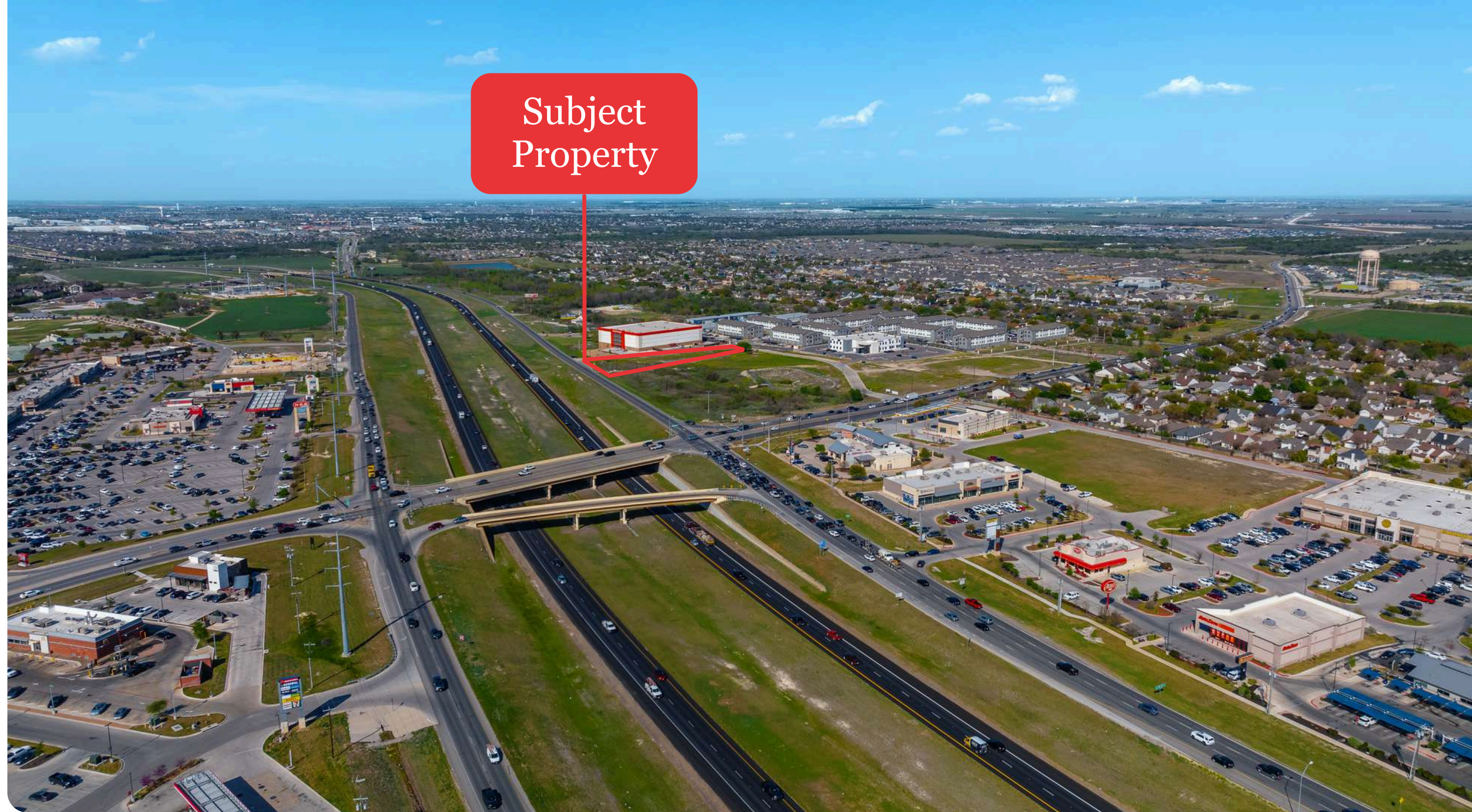
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Information About Brokerage Services

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

11-2-2015



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 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 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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

ParaSell, Inc.	9009637	broker@parasellinc.com	949.942.6585
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Reid	739436	broker@parasellinc.com	949.942.6585
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date