



Available For Lease

Star Ranch SH130 | Hutto, TX

SH-130 Retail | Hutto, TX

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Colliers Austin

111 Congress Ave, Suite 750

Austin, TX 78701

Pad Sites & Lease Space Available

Availability

Building 1: 4,331 SF
Building 2: 6,004 SF

Traffic Counts

SH 130: 120,001 VPD
Gattis School Rd: 14,006 VPD

Rate

Contact Broker



Property Highlights

- Excellent frontage along SH 130 with high daily traffic counts, ensuring strong visibility and accessibility.
- Positioned within a thriving retail hub anchored by HEB, attracting steady foot traffic.
- Surrounded by national retailers and service providers, positioning the site for long-term success.
- Diverse Demographics: A mix of young professionals, growing families, and retirees creates a broad customer base with varied retail needs.
- Proximity to Major Employers: Close to large employment hubs and new residential communities driving demand for retail services.

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2024 Estimated Population	11,562	78,035	192,134
2024 Total Daytime Population	7,890	56,445	137,199
2024 Average Household Income	\$146,406	\$156,294	\$145,385

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Nearby Retailers



Star Ranch SH130 Pad Sites

Trade Area Map



Plans & Aerials

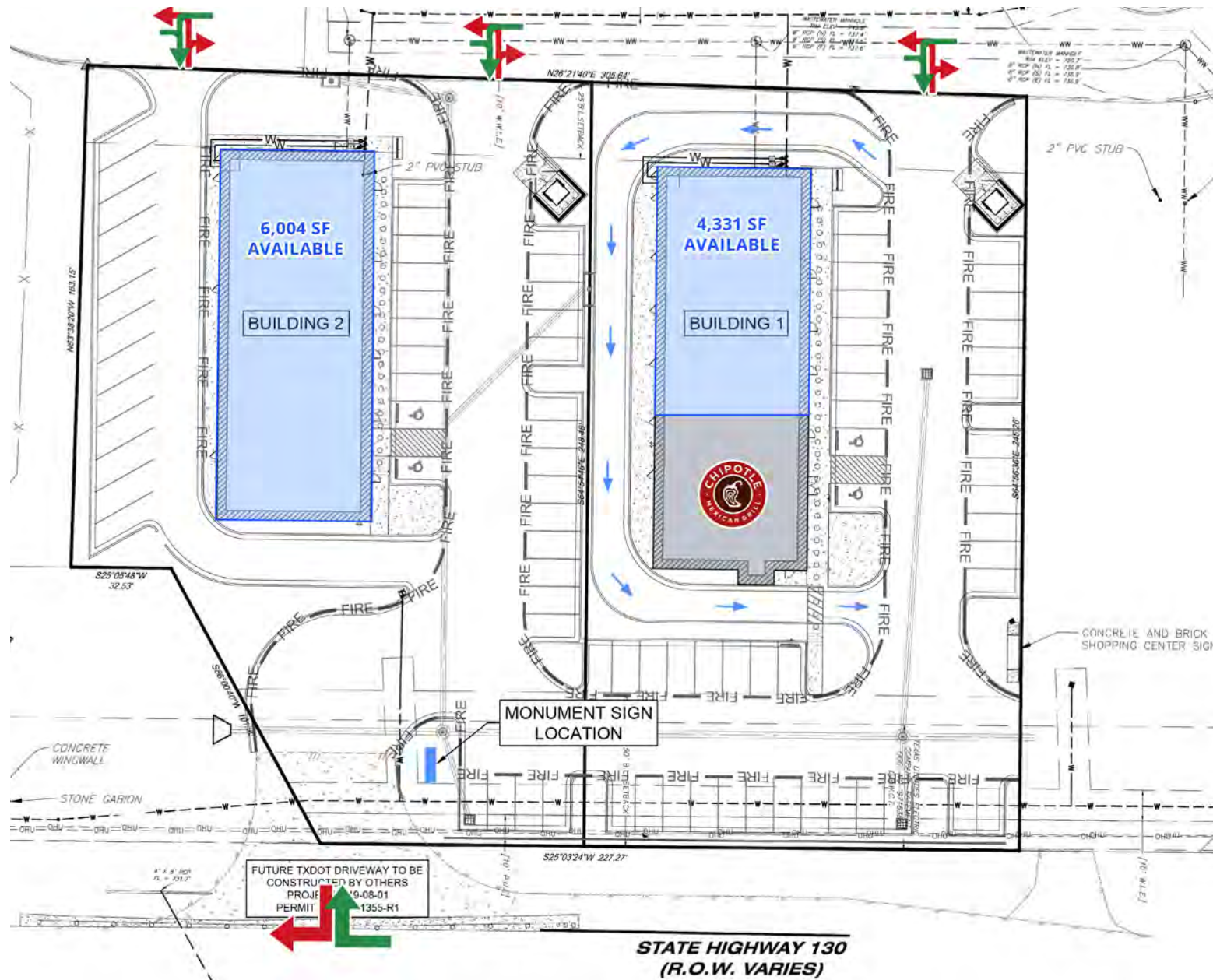
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Star Ranch SH130 Pad Sites

Overall Site Plan



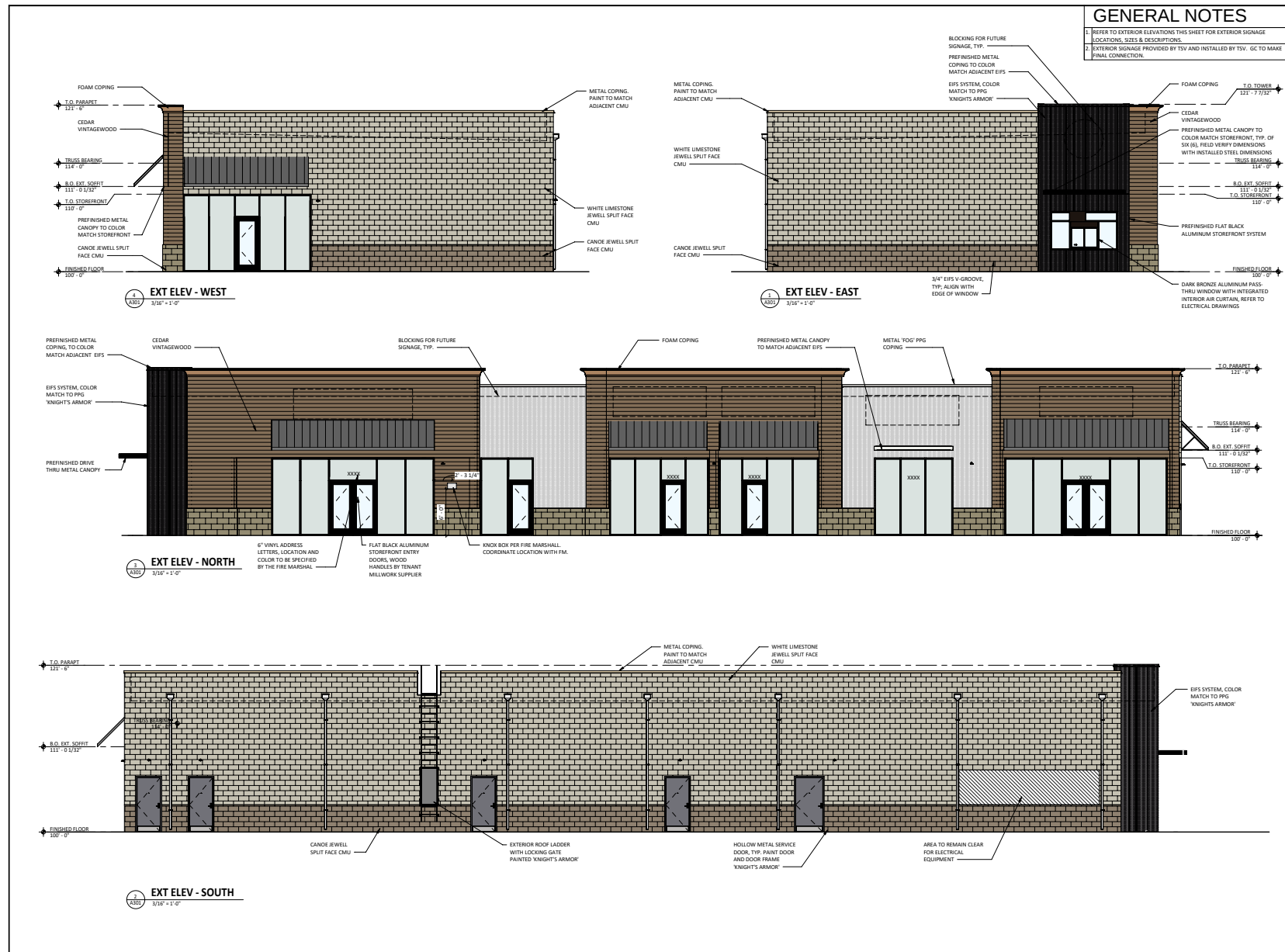
Plans & Aerials

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Star Ranch SH130 Pad Sites

Building 1 Elevations



Plans & Aerials

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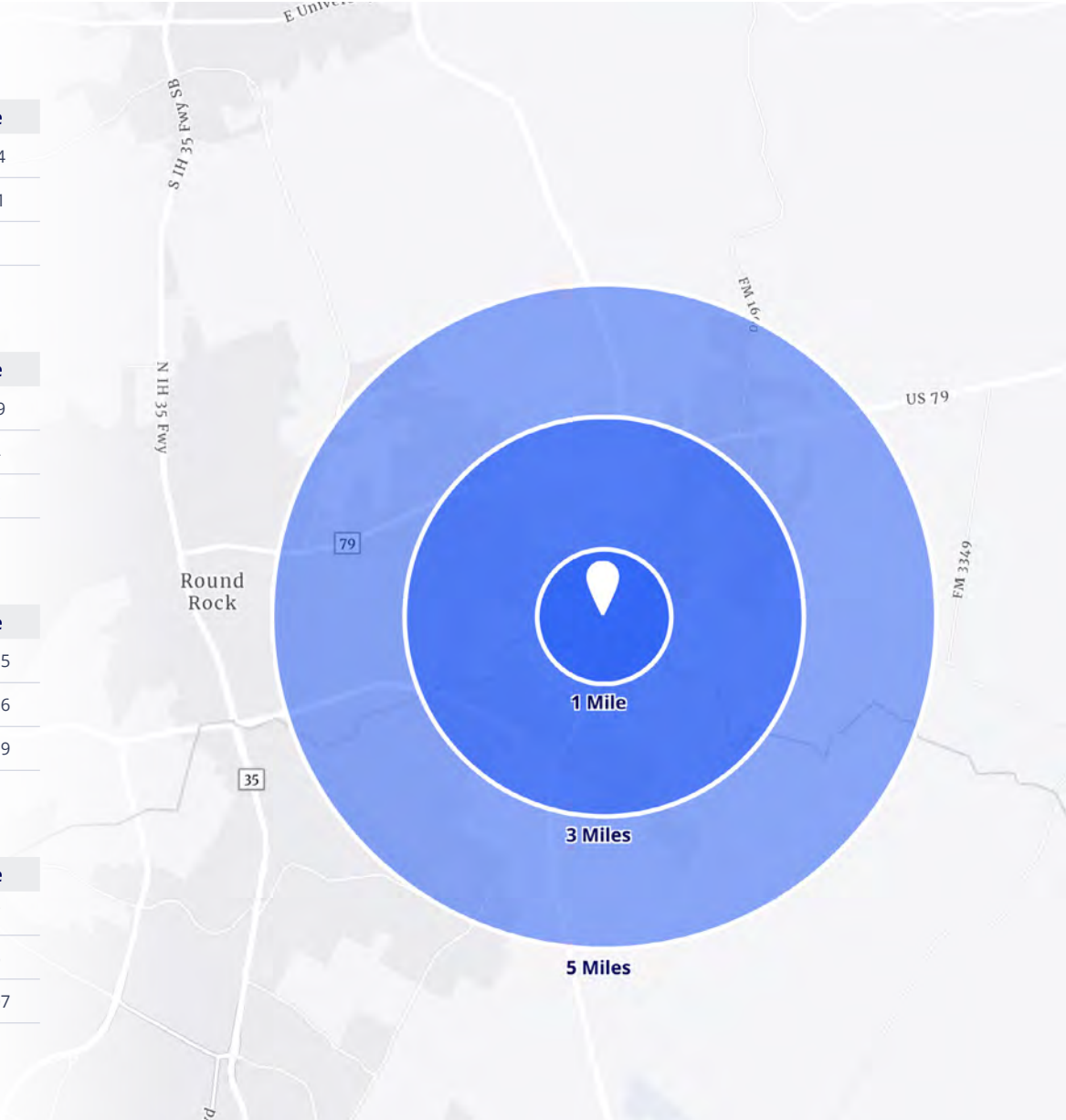


Population	1-Mile	3-Mile	5-Mile
2024 Estimated Population	11,562	78,035	192,134
2029 Projected Population	12,517	82,613	209,801
2023-2028 Annual Pop Change (CAGR)	1.60%	1.15%	1.77%

Daytime Population	1-Mile	3-Mile	5-Mile
Total Daytime Population	7,890	56,445	137,199
Daytime Population: Workers	2,489	21,450	52,604
Daytime Population: Residents	5,401	34,995	84,595

Income	1-Mile	3-Mile	5-Mile
2024 Average Household Income	\$146,406	\$156,294	\$145,385
2024 Median Household Income	\$113,325	\$125,960	\$116,626
2029 Average Household Income	\$166,664	\$176,370	\$164,919

Households	1-Mile	3-Mile	5-Mile
2024 Est Households	4,099	25,405	65,497
2029 Projected Households	4,442	27,217	72,166
2024 Median Home Value	\$437,676	\$486,213	\$465,807



[View Full Demographic Report](#)



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