

CENTURY 21

Judge Fite Company



828 COUNTY ROAD 132

HUTTO, TX 78634



\$2,000,000



1 acres

DESCRIPTION

Excellent 4.75-acre development opportunity located in the Hutto ETJ. This property sits in the direct path of growth as Hutto expands north toward Chandler Road and is surrounded by existing and future residential communities. Its location makes it an ideal candidate for multi-family, condo, mixed-use, or neighborhood commercial development. The property offers strong infrastructure support with electric and Jonah Water on-site. City of Hutto wastewater lines are nearby within surrounding subdivisions including Highlands North, Mustang Creek, and Lidell Walker. The site is directly across from the new Flora Subdivision, adding additional rooftops and visibility for future commercial or residential use. A cell tower located at the northwest corner of the property provides additional income, currently generating approximately \$1,600 per month. Ownership has received multiple offers in excess of \$400,000 for the purchase of the cell tower lease, presenting a potential opportunity for a buyer to monetize the asset upfront to help fund development, or alternatively, retain the income stream to offset holding costs. The site offers convenient connectivity—just 1.5 miles from Highway 79 and Chandler Road, and approximately 8 miles from the Samsung facility in Taylor. This is a rare opportunity to secure a versatile tract positioned in one of Williamson County's fastest-growing corridors. All information is deemed reliable. Buyer to verify all information.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 1979625
YEAR BUILT:
COUNTY: Williamson
TRACT OR SUBDIVIION: Canutillo Colony Ditch Co Surv
LIST DATE: 11/22/2025

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800.451.8055

AREA: HU
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 4.75
LOT SIZE (SQFT): 206,888

EXTERIOR FEATURES

LOT DESCRIPTION:

- SeeRemarks

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None

LISTED BY: Robert Fischer

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BROKERED BY: Keller Williams Realty-RR