

# **\$35,000,000 - 1500 Chris Kelley Boulevard, Hutto**

MLS® #5230796

## **\$35,000,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 92.70 Acres

N/A, Hutto, TX

92.7 acres for sale directly off Toll 130 and Chris Kelley Blvd in Hutto with tons of frontage. The MUD has efficiently operated its own sewer treatment plant since 2010. MUD allows an extremely attractive density potential. The ingress/egress to the property will be greatly benefited with the addition of Tollway 130 frontage roads in the near future - the location between Chris Kelly Blvd and Tollway 130 could not be better. Dirt from the high points of this property can be used to reclaim a lot of the flood plain on this property as well. Manville Water Corp has its main waterline immediately in the southern most point of the 93 acres. This waterline now services all of Star Ranch Subdivision on the west side of Tollway 130. There are no livestock tanks on the tract that sometimes cause trouble for developers. The tract is currently 100% cultivated (except for the 1 acre farmhouse) and has an AG exemption. An additional 11.5 acres is also for sale across Chris Kelley Blvd.

Built in 1930

## **Essential Information**

MLS® #	5230796
Price	\$35,000,000
Bathrooms	0.00
Acres	92.70
Year Built	1930



Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	1500 Chris Kelley Boulevard
Area	HU
Subdivision	N/A
City	Hutto
County	Williamson
State	TX
Zip Code	78634

### Amenities

Utilities	Electricity Available
Parking	See Remarks

### Interior

Interior	See Remarks
Heating	Central

### Exterior

Construction	See Remarks
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### Additional Information

Date Listed	July 13th, 2021
Days on Market	110

### Listing Details

Listing Office	Keller Williams Realty-RR
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