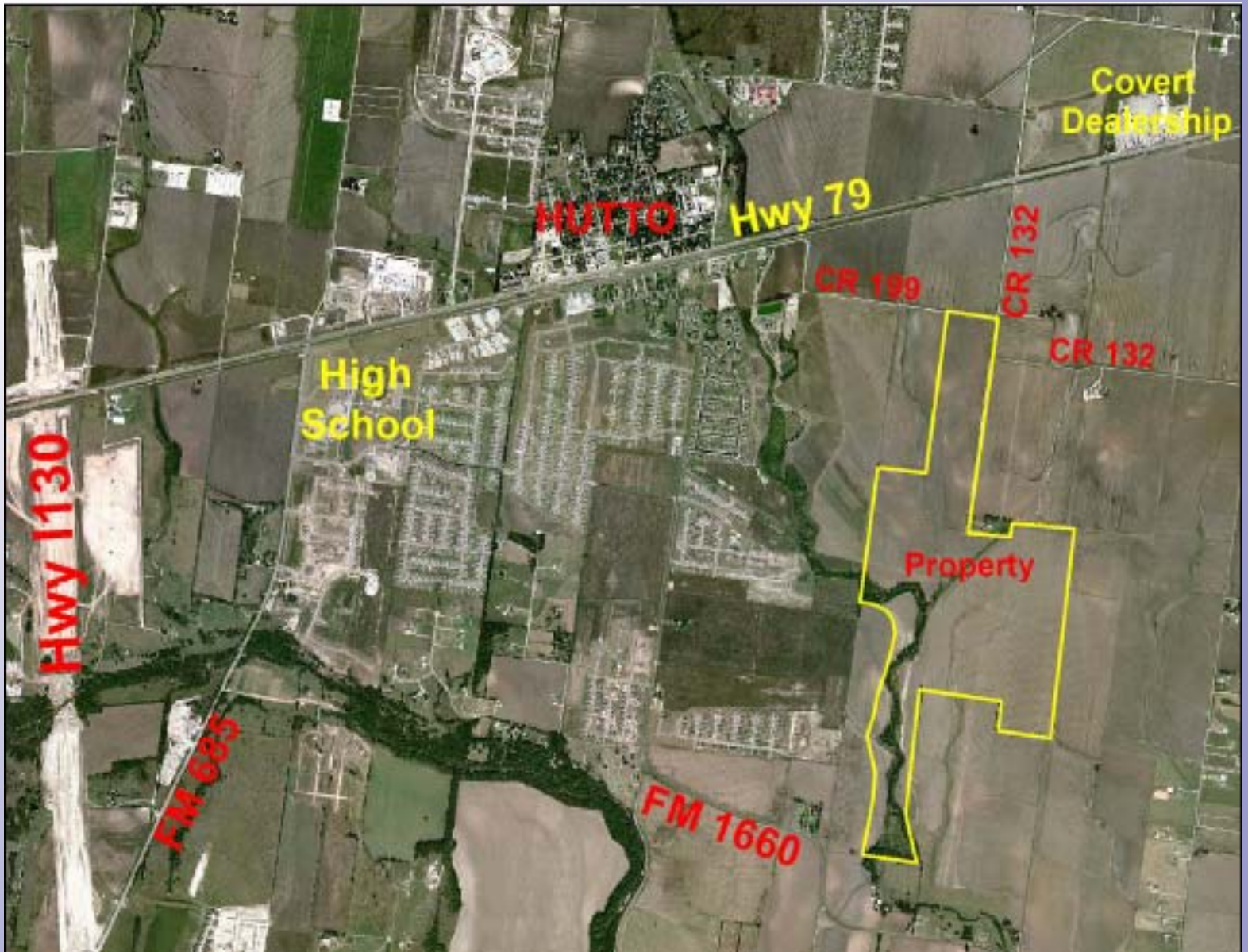


# The Meadows at Cottonwood Creek Hutto, Texas



Presented by

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# **The Meadows at Cottonwood Creek Hutto, Texas**

**Property  
Description:**

Being approximately 2 miles east of the FM 685/Hwy 79 intersection, this irregular shaped tract provides a great location for a residential development. The majority of the property is mostly cleared and has been utilized for agriculture crop purposes. Topography is gently sloping toward the flood plain area on the south end of the property.

**Size:**

Approximately 323 acres.

**Jurisdiction:**

City Of Hutto, Williamson County, Hutto ISD.

**Entitlements:**

Approved Planned Unit Development (PUD) Zoning for 889 single family lots with 50' and 60' fronts. Approved Preliminary Plan.

**Utilities:**

Water and wastewater will be provided by the City of Hutto. A 16 inch waterline is in Hwy 79 and a 12 inch waterline is in Carl Stern Blvd. Wastewater will gravity flow to an existing lift station along the south end of the property.

**Street Frontage:**

Currently, the property has approximately 800 feet on CR 199 and 600 feet on CR 132. CR 132 is planned to run through the property which will provide for over 6,000 feet of frontage. ROW for the extension of CR 132 shall be dedicated by plat.

**Roll Back Taxes:**

Buyer shall be responsible for Roll Back Taxes.

**Price:**

\$5,850,000.00

**HUTTO**

**Hwy 79**

**CR 199**

**CR 132**

**Property**

**FM 1660**

