



FOR SALE

213 Fm 1660 Hutto Texas 78634

Zone OT4T

PROPERTY FEATURES

- Corner Lot of 1 Acre
- Rezoned to OT4T
- High Visibility with Heavy Traffic
- Excellent Location
- Mixed-Use Property

DETAILS

- House 1: 1,918 square feet
- Rooms/Bathrooms: 2 bedrooms, 2.5 bathrooms
- Year Built: 1960
- Garage: 2 spaces
- Workshop: 1
- Outbuildings: 2

Contact Information

Agent: Christian Dubon

📞 512-731-1780

✉️ Teamdubon@gmail.com

Integrity ♦ Transparency ♦ Market Expertise ♦ Result

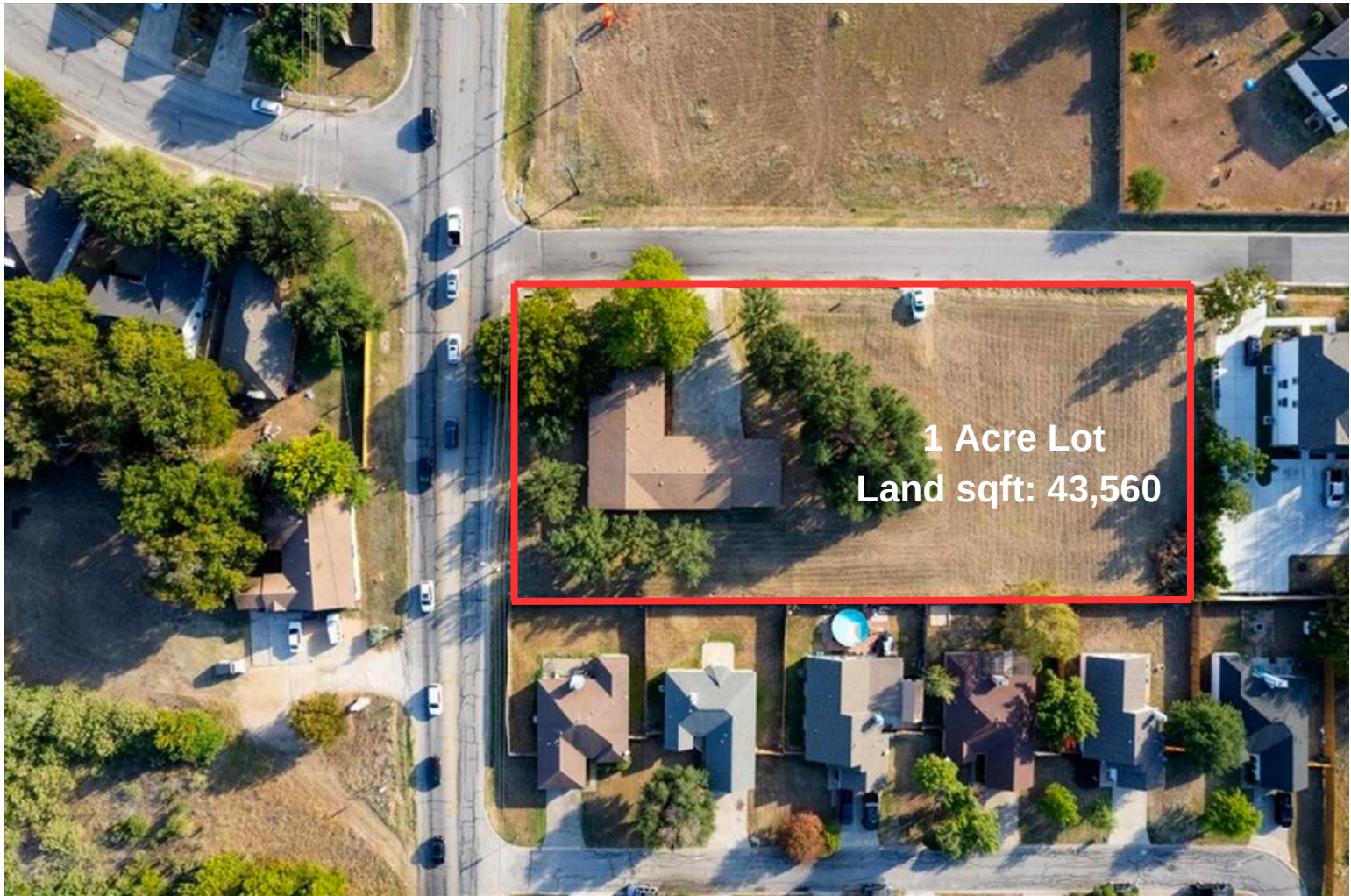
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Versatile 1 Acre Lot
Available



This unique opportunity is in the heart of Hutto's vibrant OT-4T zoning district. This property offers the perfect blend of residential comfort and commercial flexibility, ideally located between Hutto's historic downtown and peaceful residential neighborhoods. Currently utilized as a residence, this property provides a warm and inviting home environment with the added potential for future business endeavors. The OT-4T district allows for various uses, from cozy residential living to select commercial activities, making this property a versatile investment. Nearby Major Developments, including the Hutto Co-Op District, Kalahari Resort, Samsung Semiconductor Plant, Dell Diamond, Stone Hill Shopping Center, and many more.

Matterport

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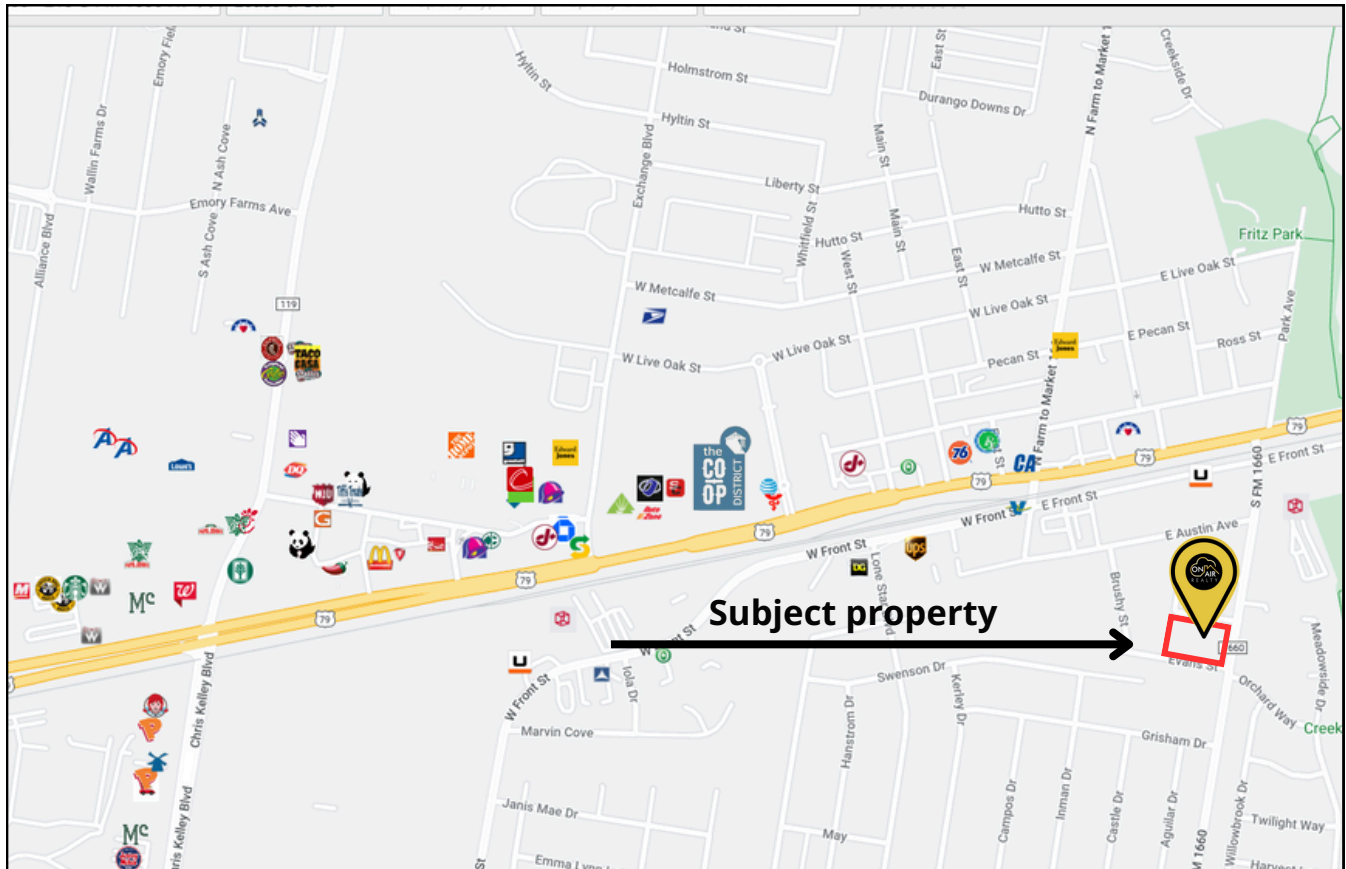
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Development Potential



Demographics

1 Mile

- Population: 10,097
- Households: 3,165
- Median Age: 35
- Median Household Income: \$93,006
- Daytime Employees: 2,200
- Population Growth (2024 - 2029): 26.81%
- Household Growth (2024 - 2029): 27.33%

3 Miles

- Population: 36,955
- Households: 11,986
- Median Age: 34.60
- Median Household Income: \$97,917
- Daytime Employees: 6,574
- Population Growth (2024 - 2029): 27.01%
- Household Growth (2024 - 2029): 27.59%

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