

The Parker/Saul Ranch

Master Planned New Construction Residential Community

Approximately 1134 single family, garden home and town home lots.

Hutto | Texas



David Cavalier, Broker
Cavalier Real Estate

(512) 656-5787 | dpcavalier@earthlink.net



Patrick Renfrew, Owner/Broker
Renfrew Real Estate, L.L.C.

(512) 775-7921 | patrick@renfrewrealestatetx.com

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The Parker/Saul Ranch is a Master Planned new construction residential community consisting of approximately 1134 single family, garden home and town home lots. The community is located within 2 miles of the Toll Road 130 & Toll Road intersection, as well as the planned Sunshine Village center, which will have retail, office, hotels and become the new town center of Pflugerville. This is a great location for all buyer types, from first time home buyers, to move up buyers with families, to empty nesters.

According to the Urban Land Institute, new statistics indicate that Texas is expected to have the second largest demand for new housing units between 2014 – 2030. The projected demand for Texas is over 5 million new housing units by 2030. Austin is the capital of Texas and ranks 11th in the nation in population and is the 2nd fastest growing city in the US. According to a recent article in Forbes, Austin is the Number 1 city to do business and to advance your career. There are no state or local taxes for corporations or individuals. And Austin is home to the University of Texas, one of the largest universities in America.

Hutto is a bustling community bordering Austin and is just twenty-five minutes north of downtown along Interstate 35. There is excellent access to I-35, I-30 & toll road 45. Hutto's pro-business climate, supportive city government and industry partnerships make it a perfect place for businesses and new communities. Dell, Inc. is one of the world's largest producer of personal computers and is headquartered less than 4 miles from the subject property. Additionally, Hutto Independent School District has a number of exemplary schools. There are also numerous parks, four golf courses and 4 lakes within a 5-mile radius of the subject property.

The 378-acre Parker/Saul Ranch is just 2 miles from the toll road 130 and toll road 45 intersection. Toll road 130 runs from Georgetown, through Austin and south to Kyle. Currently there are several new big box retail centers that have been built at this major intersection, including Home Depot, Walmart, HEB super center, Office Depot, Dick's Sporting Goods, and a stadium-style movie complex. We believe that this connection will increase the demand for single family housing in the Pflugerville area.

Highlights

- Master Planned Community
- Lake, Dock and Equestrian Center
- Fantastic Amenity Center
- Health Conscious Lifestyle
- Pedestrian & Bicycle Friendly Neighborhood
- Close to all major roads
- Minutes to Down Town Austin
- Close to hundreds of Major Employers



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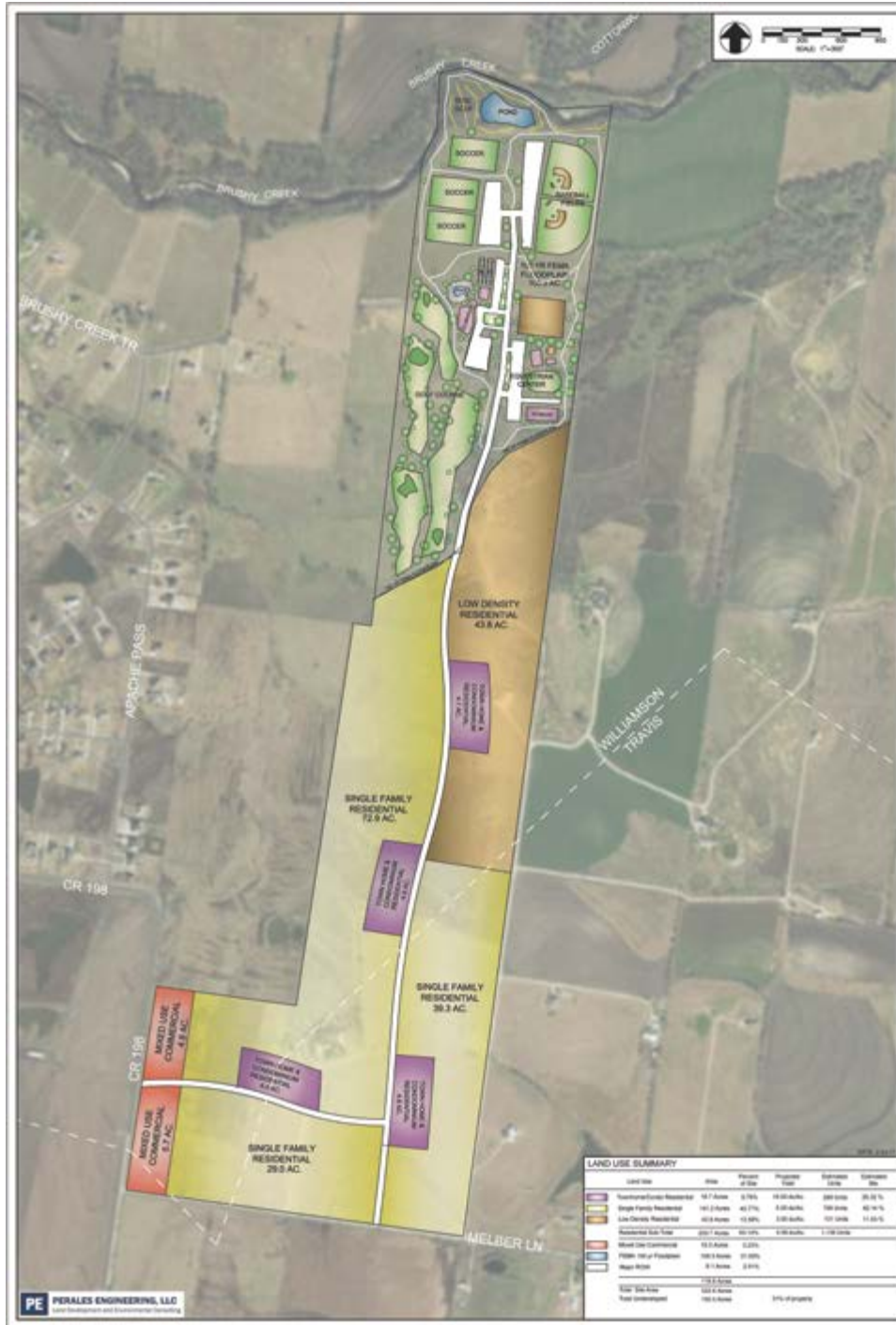


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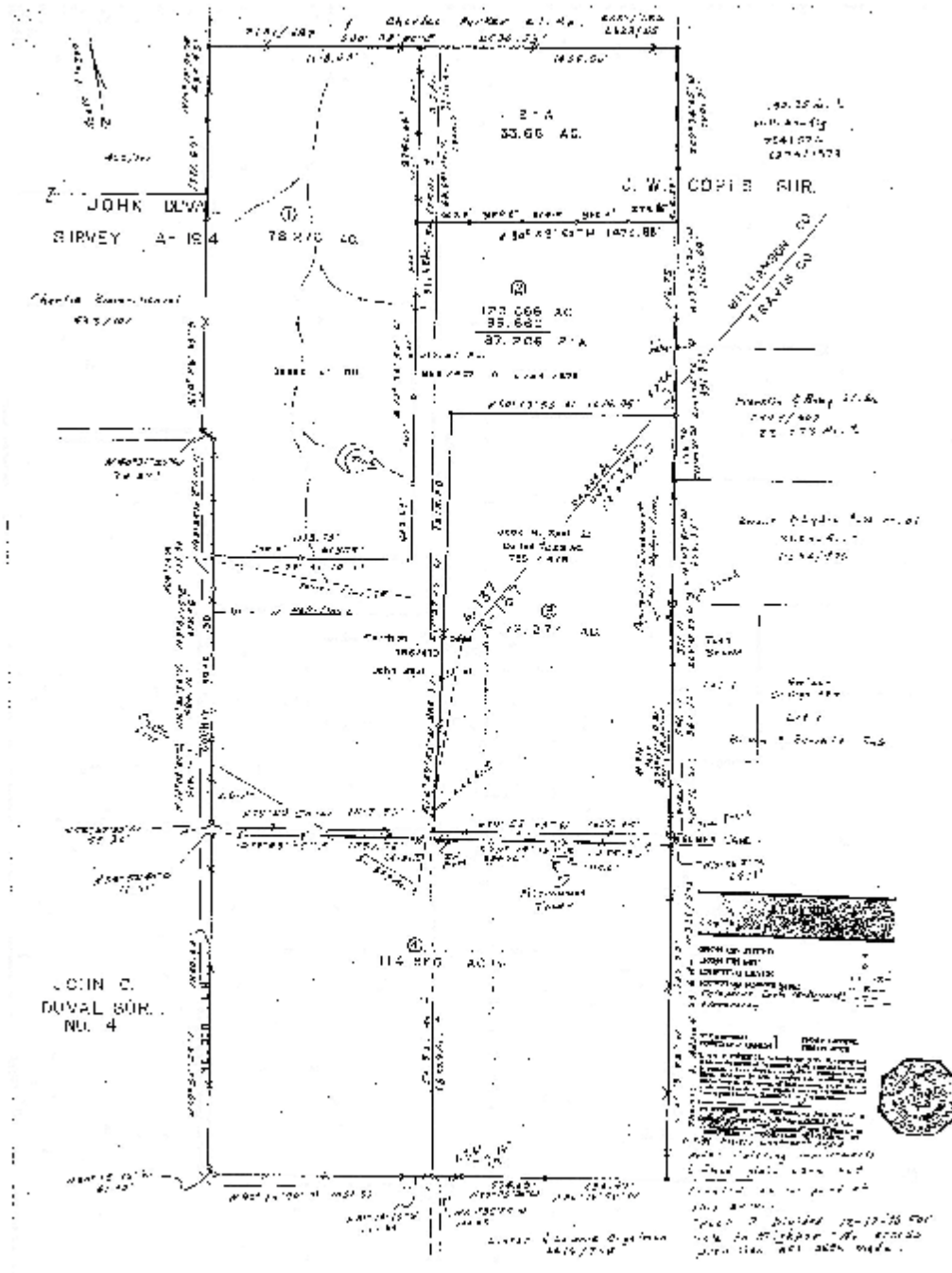


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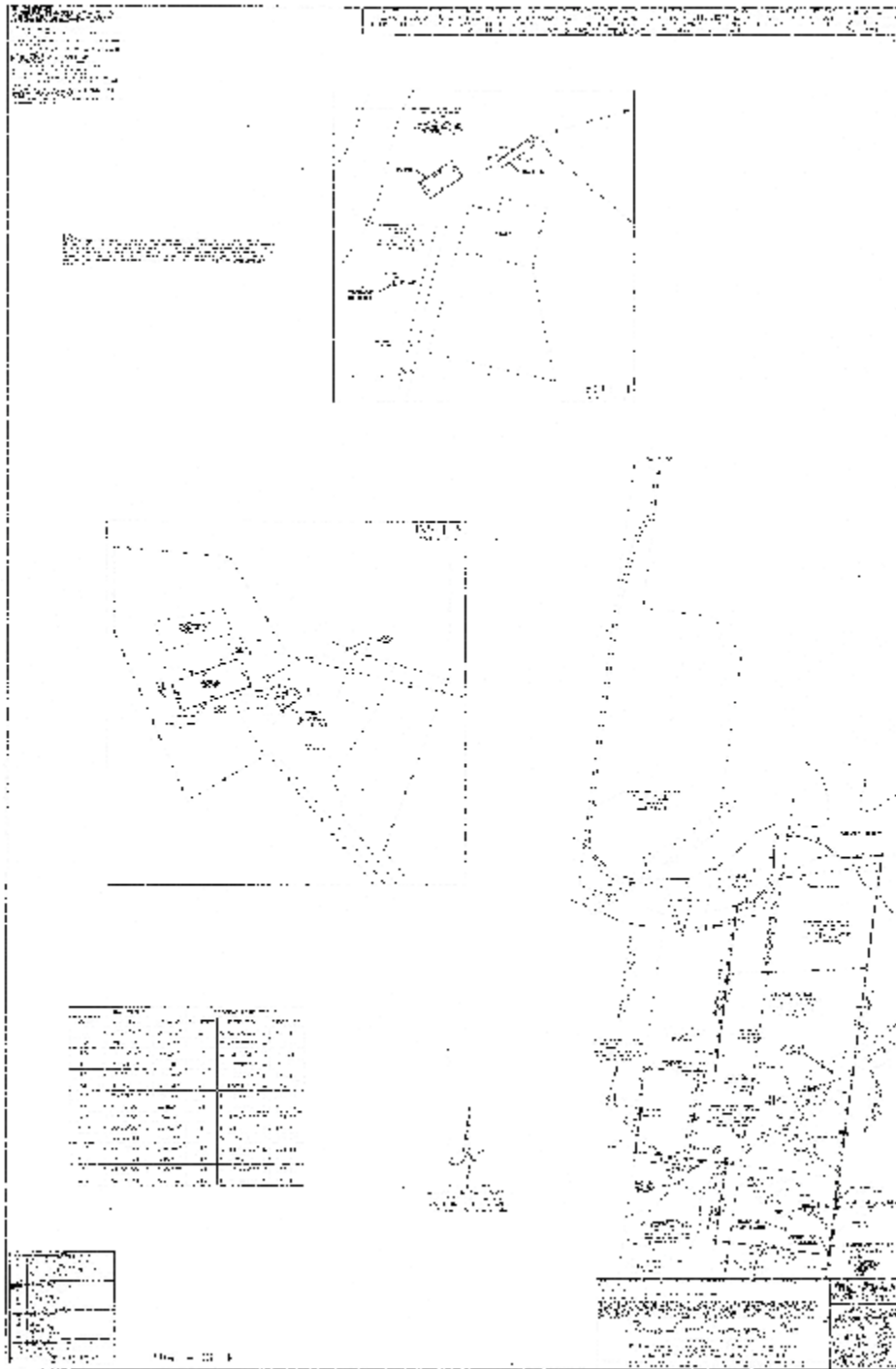


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