DEVELOPMENT PFLUGERVILLE - HUTTO

Retail follows rooftops along SH 130 in Hutto and Pflugerville



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Over 500 homes are expected to come online in Lakeside Meadows, a new single-family home development in Pflugerville. (Brooke Sjoberg/Community Impact)

As new residential areas continue to spring up along SH 130 in Pflugerville and Hutto, the growing number of single-family homes, apartments and other housing types is drawing retail and commercial developers and bringing better access to goods and services.

The SH 130 corridor provides access to the region, which encourages growth and higher-density development near the toll road and gives real estate professionals a strategic advantage.

Pflugerville Mayor Doug Weiss likened it to "ripples in a pond," explaining that growth begins with a central hub and gradually spreads outward.

The big picture

Lakeside Meadows, Emory Crossing, Skymor Carmel Creek and The Ella are just a few of several new home and apartment projects in varying stages of development along the SH 130 corridor in Hutto and Pflugerville.

These additional rooftops are highly attractive to retail and commercial development, Hutto's Director of Economic Development Cheney Gamboa said.

Per the U.S. Census Bureau, Hutto has a population of 42,661, just under the 50,000 minimum population threshold Gamboa said many national retailers consider when planning new locations. She said the city has likely passed that threshold, as the most recent data is from 2024, and more people have moved to the city.

"That makes [Hutto] much more attractive to some of these larger national brands that our community has been really wanting and asking for," she said.

Much of the development in the Hutto city limits and its extraterritorial jurisdiction on the west side is driven by commercial projects, Mayor Mike Snyder said, as it is adjacent to the toll road.

"We're trying to get ahead of everything," Snyder said. "When [developments] are going to be ready in three years, we start designing today."

Pflugerville also experienced an influx of new housing along SH 130 in recent years, leading to a wave of new retail options in the area as well as different types of homes, such as attached villas.

"I'm really excited about that because I think that young couples, singles, the folks who are looking for a place to land and start building some equity in a house can get in there," Weiss said.

Thousands of single-family homes, condos, townhomes and apartments are in varying stages of development along the SH 130 corridor.

How we got here

Home developers first require infrastructure, including utility connections, Weiss said. Weiss previously served on the Pflugerville Community Development Corporation board for over a decade.

In the early days of SH 130, Pflugerville was one of few cities along the toll road to get utility lines across it, Weiss said. This investment in frontage road infrastructure allowed the city to foster development early on.

"Houses can't be built until the water, wastewater and all the other planning has been done in the area," he said.

Similar planning is happening in Hutto. Snyder said the city is building a wastewater line along SH 130, running from its existing wastewater treatment plant near Hwy. 79 to Limmer Loop, in support of future development.

Following recent housing market trends amid higher interest rates, Snyder, whose professional background is in real estate, said developers in the area are favoring commercial development projects over residential. However, several home building projects are also underway.

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What the experts say

Realtors Alisha and Matthew Wilson said proximity to retail, outdoor amenities and affordability drive many of the decisions made by their clients when looking for a home in Hutto or Pflugerville.

Future development, including retail in the pipeline, is one way the Wilsons have been able to entice buyers in the area. In this case, they speak from personal experience, having purchased a home in Manor before more desirable retail options moved in.

"We bought in a place where we knew development was going to happen, and you just have to be patient," Matthew Wilson said. "Next thing you know, there's H-E-B, a Chipotle, a Chick-fil-A."

This level of growth requires planning infrastructure at scale, Weiss said.

"We've been planning for the last 20 years for where we're at," Weiss said. "We're planning 20, 30, 40 years into the future already. It's not unexpected to see all the development."

He said that when a city invests in infrastructure—water, wastewater and electric lines—early on, developers are willing to pay a premium to locate in an area where they do not have to find utility providers.

Stay tuned

Over the next few years, large developments will continue to take shape along the corridor.

In December, the city of Hutto created a tax increment reinvestment zone spanning about 1,900 acres along SH 130. Gamboa said a portion of property tax revenue from this zone will be earmarked for infrastructure improvements to support growth in that corridor.

In Pflugerville, Weiss said plans are also underway for a large water tank and pump station at the northeast corner of SH 45 and SH 130. This will help meet the needs of future growth in this area.

"There's still a whole lot of developable property along [SH] 130," Weiss said. "You may think there's a lot of stuff that's up, but there's more land than there is developed at this point."