

# Innovation Business Park 8

## INDUSTRIAL FOR LEASE

2100 Limmer Loop  
Hutto, Texas 78634



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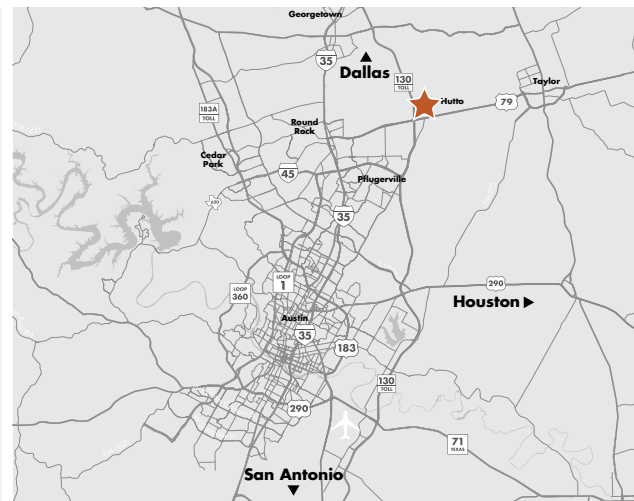
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**Innovation Business Park, Building 8** is a versatile 196,523 SF rear-load facility featuring newly installed energy-efficient LED lighting throughout. There are two spec offices on either end of the building. The property boasts seamless access via both SH-130 and SH-79, placing it just minutes from Samsung's Taylor plant and other major area corporate neighbors.



## Availability

- 196,523 SF rear load
- Divisible to 43,680 SF
- ~2,350-SF spec office in NE corner
- ~2,570-SF spec office in SE corner

## Excellent Proximity and Access

- Easy ingress/egress via SH-130 & SH-79
- Minutes to Samsung's Plant in Taylor
- Hundreds of feet of frontage along SH-130

## New LED Lighting

Energy-efficient LED lighting has been installed throughout the building. These upgrades provide better illumination while reducing electricity costs and maintenance need.

## An Established Industrial Location

This building is part of Innovation Business Park, a premier Hutto industrial development, with excellent proximity to major corporate neighbors.



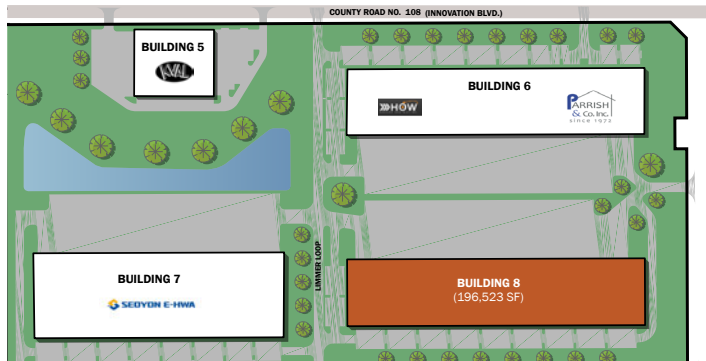
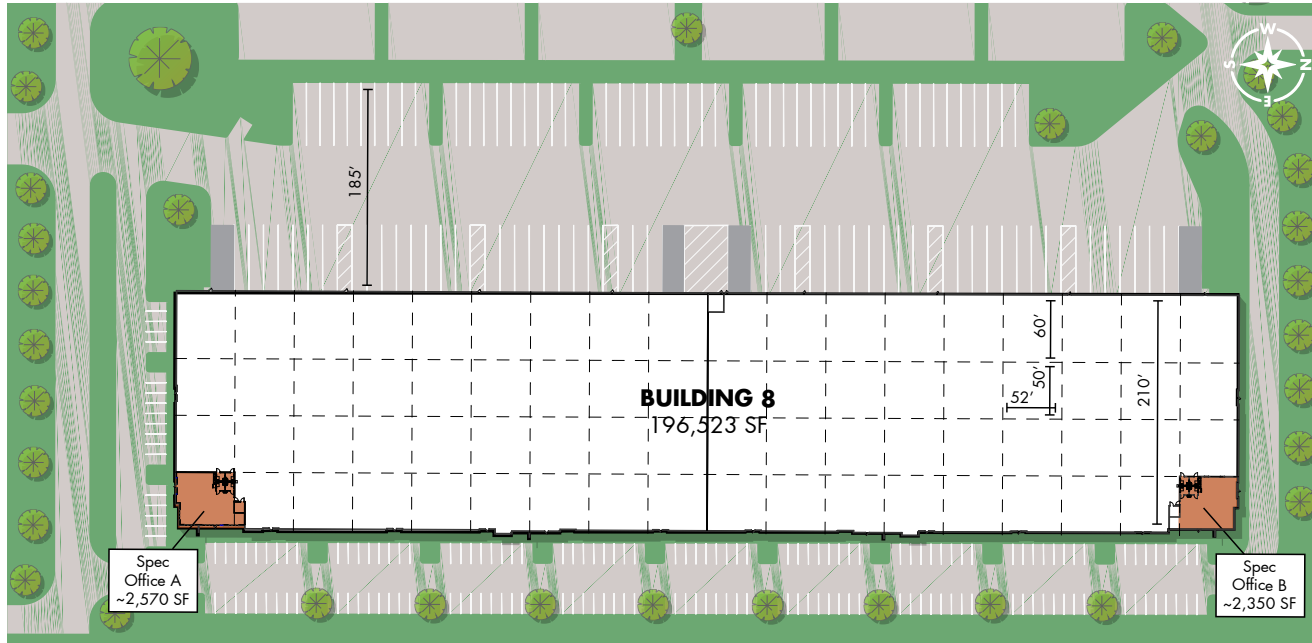
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## SITE PLAN AND PROJECT SPECIFICATIONS



### PROJECT SPECIFICATIONS

<b>TOTAL SIZE</b>	43,680 SF - 196,523 SF
<b>SPEC OFFICE A</b>	~2,570 SF
<b>SPEC OFFICE B</b>	~2,350 SF
<b>BUILDING TYPE</b>	Rear Load
<b>BUILDING SIZE</b>	936' x 210'
<b>COLUMN SPACING</b>	52' x 50' Typical Bay 52' x 60' Speed Bay
<b>CLEAR HEIGHT</b>	32'
<b>RAMPS</b>	Four 12' x 14' ramps
<b>DOCK DOORS</b>	52
<b>TRUCK COURT DEPTH</b>	185'
<b>PARKING</b>	200 auto / 50 trailers
<b>TRIPLE FREEPORT TAX EXEMPT</b>	Yes
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	2,500 Amps, 3 Phase 480v



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## INCREDIBLE ACCESS VIA SH-130



## REGIONAL OVERVIEW



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## INNOVATION BUSINESS PARK SITE PLAN + TENANTS



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## HUTTO LABOR FORCE & DEMOGRAPHICS

**Hutto is one of the fastest-growing cities in Texas.** Hutto is one of the fastest-growing cities in Texas. This thriving Austin suburb boasts award-winning school districts and ample affordable housing, which leads many people to move to the city to start families and build careers. The majority of Hutto's population falls within the working age range, between 18 and 65 years old, with a median age of 33 years old. Hutto's growth has earned it a positive reputation for being family-friendly and an excellent city for successful business development. For those who desire access to Austin and all the benefits of a small, close-knit community, Hutto is the perfect place for your company and its employees..



### Household Income

**\$88,161**

median household income

**43%**

of residents make greater than \$100,000

**61%**

of residents make greater than \$75,000

### Home Ownership

**82.9%**

homeownership

**Most Affordable Place to Live**

in the Austin MSA; median homes are \$440,000



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## WITHIN 5 YEARS, WILLIAMSON COUNTY'S NET ANNUAL POPULATION GROWTH WILL OVERTAKE THAT OF TRAVIS COUNTY.

### Jobs by Worker Age (Hutto)

Age	25 miles	50 miles
Age 29 or younger	139,428 (23%)	262,424 (24%)
Age 30 to 54	347,432 (58%)	633,205 (57%)
Age 55 or older	111,072 (19%)	215,467 (19%)

Sources: U.S. Census Bureau

### Jobs by Worker Educational Attainment (Hutto)

Education	Within 50 Miles
Less than high school	128,586
High school equivalent, no college	208,103
Some college or Associate degree	266,587
Bachelor's degree or advanced degree	245,398
Educational attainment not available (workers aged 29 or younger)	262,424

Sources: U.S. Census Bureau

### Growth Rates (Williamson County)

Year	Growth Rate
2010 - 2020	39.6%
2020 - 2030	40.8%
2030 - 2040	41.5%
2040 - 2050	40%

Sources: Texas State Data Center, 2018

### Population Projections (Williamson County)

Year	Projection
2010	422,679
2020	589,914
2030	830,421
2040	1,175,338
2050	1,645,982

Sources: Texas State Data Center, 2018



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## DRIVE TIMES + NEARBY AMENITIES

### Major Retail

Barnes & Noble  
HomeGoods  
Lowe's Home Improvement  
Target  
The Home Depot  
Walmart Supercenter

### Dining

Casa Jalisco Sports Bar & Grill  
Chick-fil-A  
Chili's Grill & Bar  
Chopsticks  
Cork & Barrel Craft Kitchen +  
Microbrewery  
East St. Pizzeria  
Golden Chick  
Hat Creek Burger Company  
Jack Allen's Kitchen  
Julio's Mexican Restaurant  
KFC  
Mahalakshmi's Foods  
Marco's Pizza  
Mi Vida Comida  
Panera Bread  
Rio Grande Tex Mex Restaurant  
Salad and Go  
Smokey Mo's BBQ  
Snuffy's Bar & Grill  
Southside Market & Barbeque - Hutto  
Taqueria Jaguar's  
The Downtown Hall of Fame

### Convenience + Grocery

CVS  
Dollar General  
H-E-B  
Hutto Grocery Store  
Hutto Mart  
QuikTrip  
Walgreens

### Coffee

7 Brew Coffee  
Black Rock Coffee Bar  
Dutch Bros Coffee  
Spokesman Coffee  
Starbucks  
Teapioca Lounge

### Entertainment + Recreation

Brushy Creek Amphitheater  
Brushy Creek Park Trail Trailhead  
Cinemark Pflugerville 20 and XD  
Cinemark Stone Hill Town Center  
Hutto Family YMCA  
Kalahari Indoor Water Park  
Sky Ridge Plaza  
The Co-Op District





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**AQUILA Commercial LLC** 567896 **info@aquilacommercial.com** 512-684-3800

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

**Christopher Perry** 428511 **perry@aquilacommercial.com** 512-684-3803

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_