

# Innovation Business Park 10

**102,060 SF Industrial Building  
For Sale in Hutto, Texas**



DEVELOPED BY

LEASED BY





**102,060**  
SQUARE FEET

**±10.2**  
ACRES

## ABOUT THE BUILDING

### BUILDING SIZE

102,060 SF on +/- 10.2 acres

### CONSTRUCTION TIMING

Groundbreaking: Q4 2023

Est. Delivery: Q3 2024

### STANDALONE OPPORTUNITY

Excellent opportunity for a single-building user

### AN ESTABLISHED INDUSTRIAL LOCATION

This building is part of Innovation Business Park, a premier Hutto industrial development

### EASY ACCESS & GREAT VISIBILITY

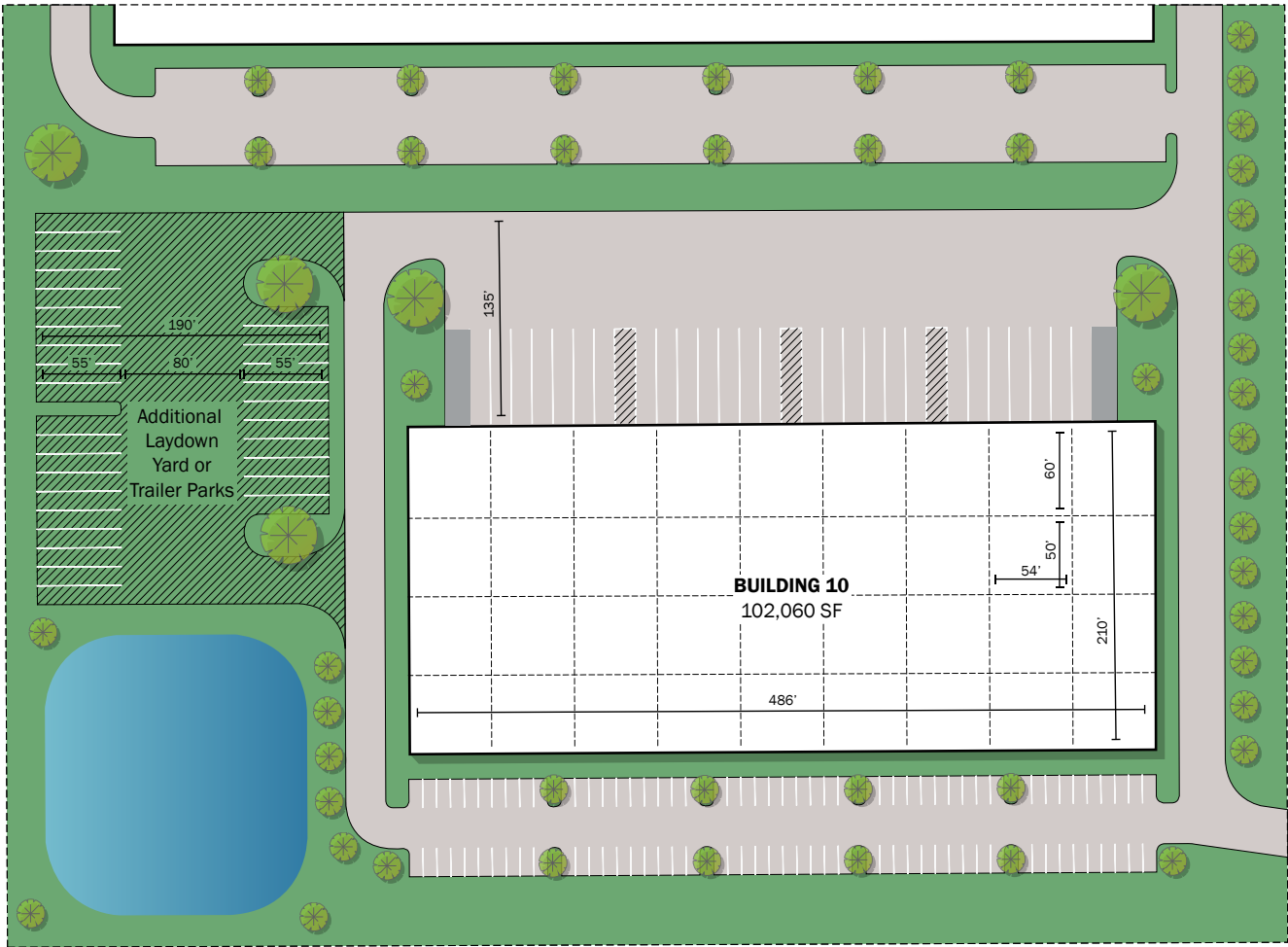
Easy ingress and egress on both SH-130 and SH-79; high visibility with hundreds of feet of frontage along SH-130; minutes to Samsung's Plant in Taylor

### PRICING

Inquire with broker for pricing



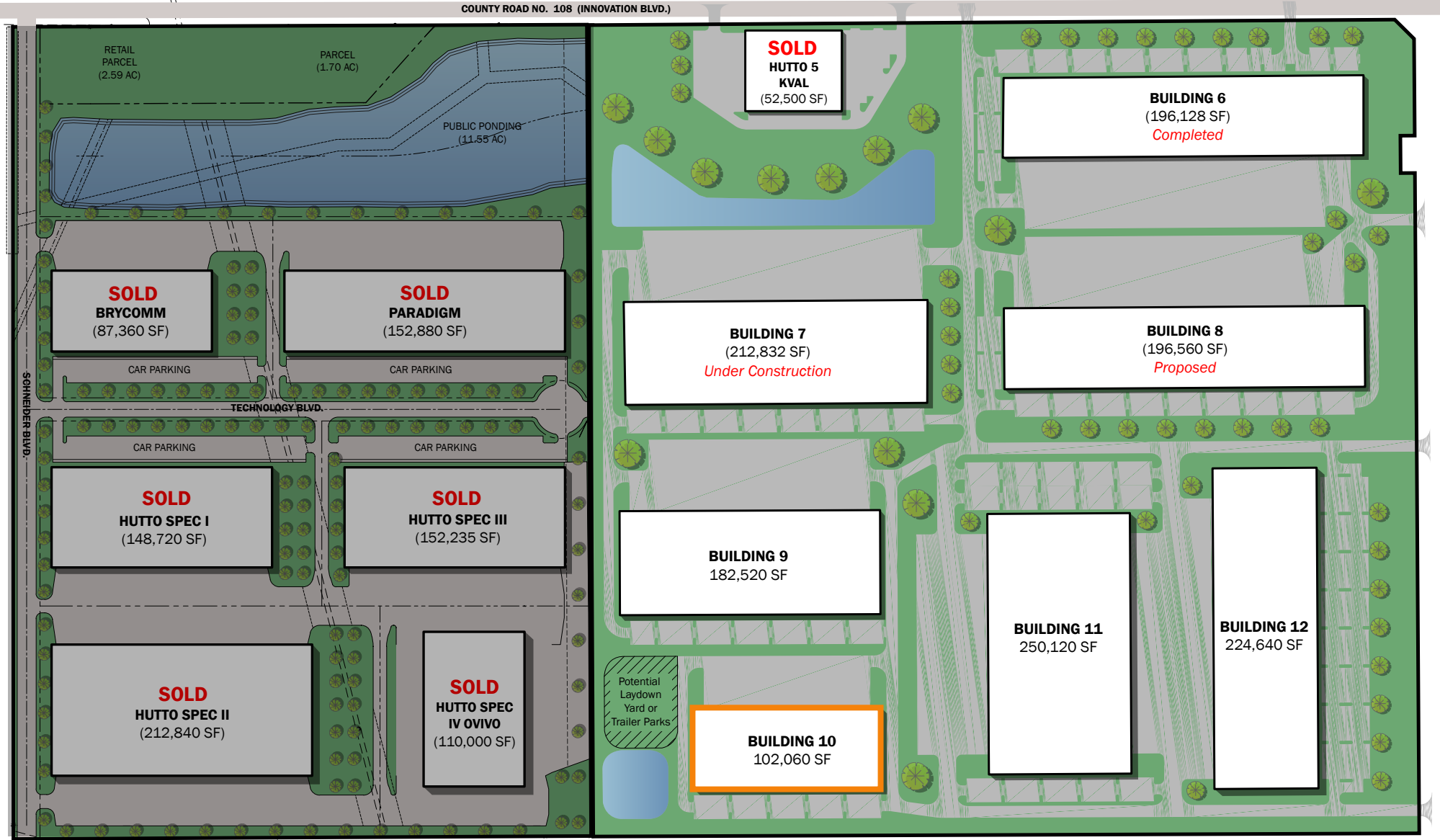
# BUILDING 10 SPECIFICATIONS



|                            |                                                |
|----------------------------|------------------------------------------------|
| TOTAL SIZE                 | 102,060 SF                                     |
| BUILDING TYPE              | Rear Load                                      |
| BUILDING SIZE              | 210' x 486'                                    |
| COLUMN SPACING             | 54' x 50' Typical Bay<br>54' x 60' Speed Bay   |
| CLEAR HEIGHT               | 32'                                            |
| RAMPS                      | Two 12' x 14' ramps                            |
| DOCK DOORS                 | 27                                             |
| TRUCK COURT DEPTH          | 135'                                           |
| AUTO PARKING               | 100 spaces                                     |
| TRAILER PARKING            | Ability to have up to 31 spaces (not included) |
| TRIPLE FREEPORT TAX EXEMPT | Yes                                            |
| SPRINKLERS                 | ESFR                                           |
| POWER                      | 1,600 Amps                                     |

BUILDING 10

# OVERALL PARK SITE PLAN



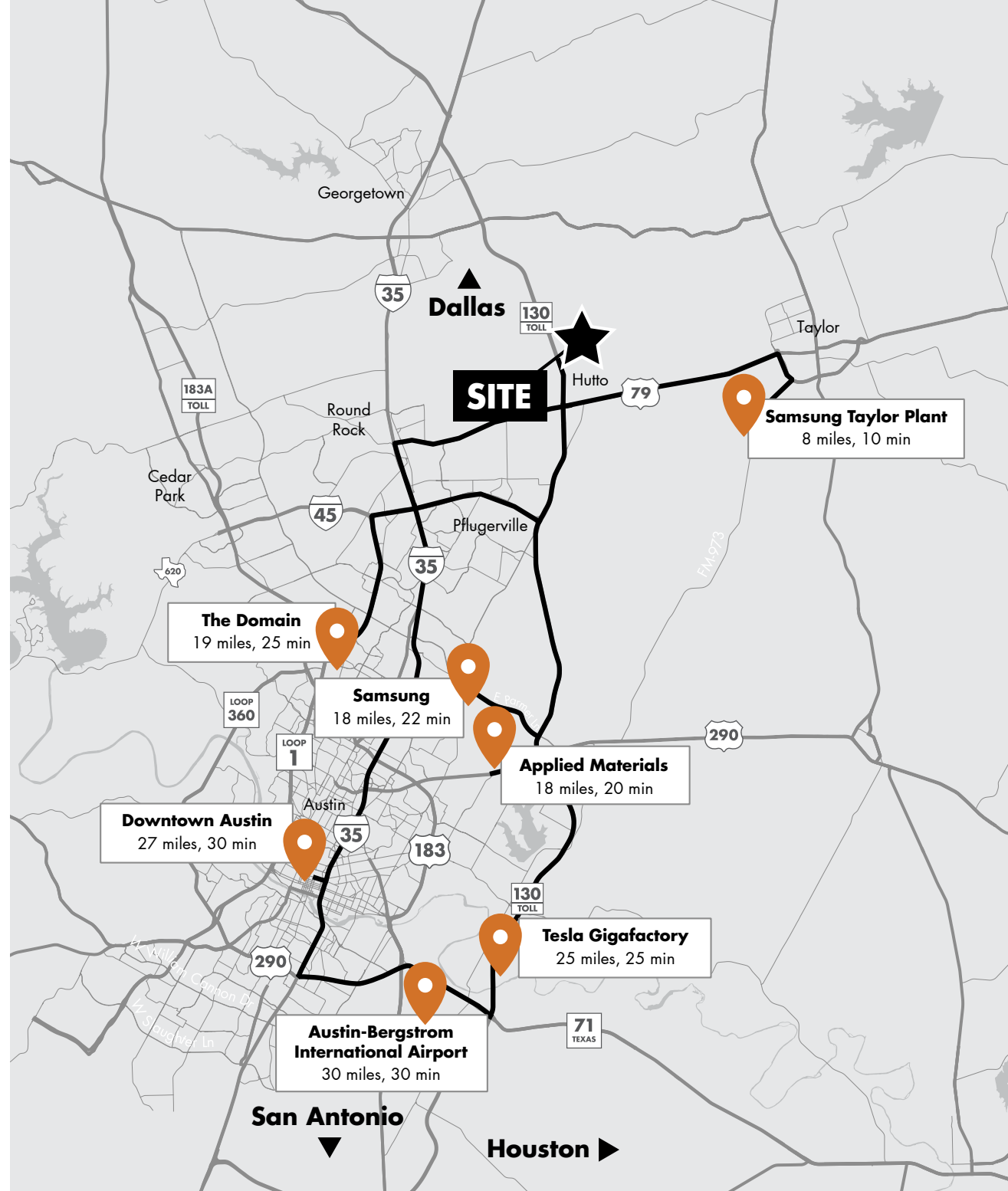






# DRIVE TIMES

| Destination              | Distance | Drive Time |
|--------------------------|----------|------------|
| <b>Samsung Taylor</b>    | 8 mi.    | 10 min.    |
| <b>Applied Materials</b> | 18 mi.   | 20 min.    |
| <b>Samsung Austin</b>    | 18 mi.   | 22 min.    |
| <b>The Domain</b>        | 19 mi.   | 25 min.    |
| <b>Tesla Gigafactory</b> | 25 mi.   | 25 min.    |
| <b>Downtown Austin</b>   | 27 mi.   | 30 min.    |
| <b>ABIA Airport</b>      | 30 mi.   | 30 min.    |
| <b>San Antonio</b>       | 120 mi.  | 2 hours    |
| <b>Houston</b>           | 160 mi.  | 2.5 hours  |
| <b>Dallas</b>            | 175 mi.  | 2.5 hours  |



# HUTTO LABOR FORCE & DEMOGRAPHICS

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

## Home Ownership

82.9%

homeownership

## Most Affordable Place to Live

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

## Household Income

\$88,161

median household income

43%

of residents make greater  
than \$100,000

61%

of residents make greater  
than \$75,000

### 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<br>(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

Within 5 years, Williamson County's net annual population growth will overtake that of Travis County.

# Interested in more information?



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# 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.

11-2-2015

## 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.

|                                                                    |               |                                   |                     |
|--------------------------------------------------------------------|---------------|-----------------------------------|---------------------|
| <b>AQUILA Commercial LLC</b>                                       | <b>567896</b> | <b>info@aquilacommercial.com</b>  | <b>512-684-3800</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Email                             | Phone               |
| <b>Christopher Perry</b>                                           | <b>428511</b> | <b>perry@aquilacommercial.com</b> | <b>512-684-3803</b> |
| 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                              |                     |

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0