

LAND FOR SALE

94.5 ACRES FOR SALE OFF US-79 IN HUTTO

LIMMER LOOP/CR 136
HUTTO, TEXAS 78634

Near Samsung's Taylor campus, ideal for manufacturing, semiconductor, automotive/EV, and R&D users.

AQUILA 



94.5 ACRES OFF US-79 IN HUTTO

THE LAND

94.5 acres near Samsung Taylor presents a large-scale industrial land opportunity in the rapidly growing Northeast Austin corridor.

Positioned off Limmer Loop, just off US-79, the site offers strong visibility, access, and connectivity for industrial users and developers. Located near Samsung's Taylor facility, the property is well situated within an expanding advanced manufacturing and supplier network. Its size and flexibility support a range of uses, including manufacturing, semiconductor production, distribution, and campus-style industrial development.

AT A GLANCE

LAND SIZE	94.5 acres
ZONING	Light Industrial (LI)
WATER	Jonah Water
WASTEWATER	City of Hutto



THE SITE

Potential Site Plan



Potential Parcel Breakdown





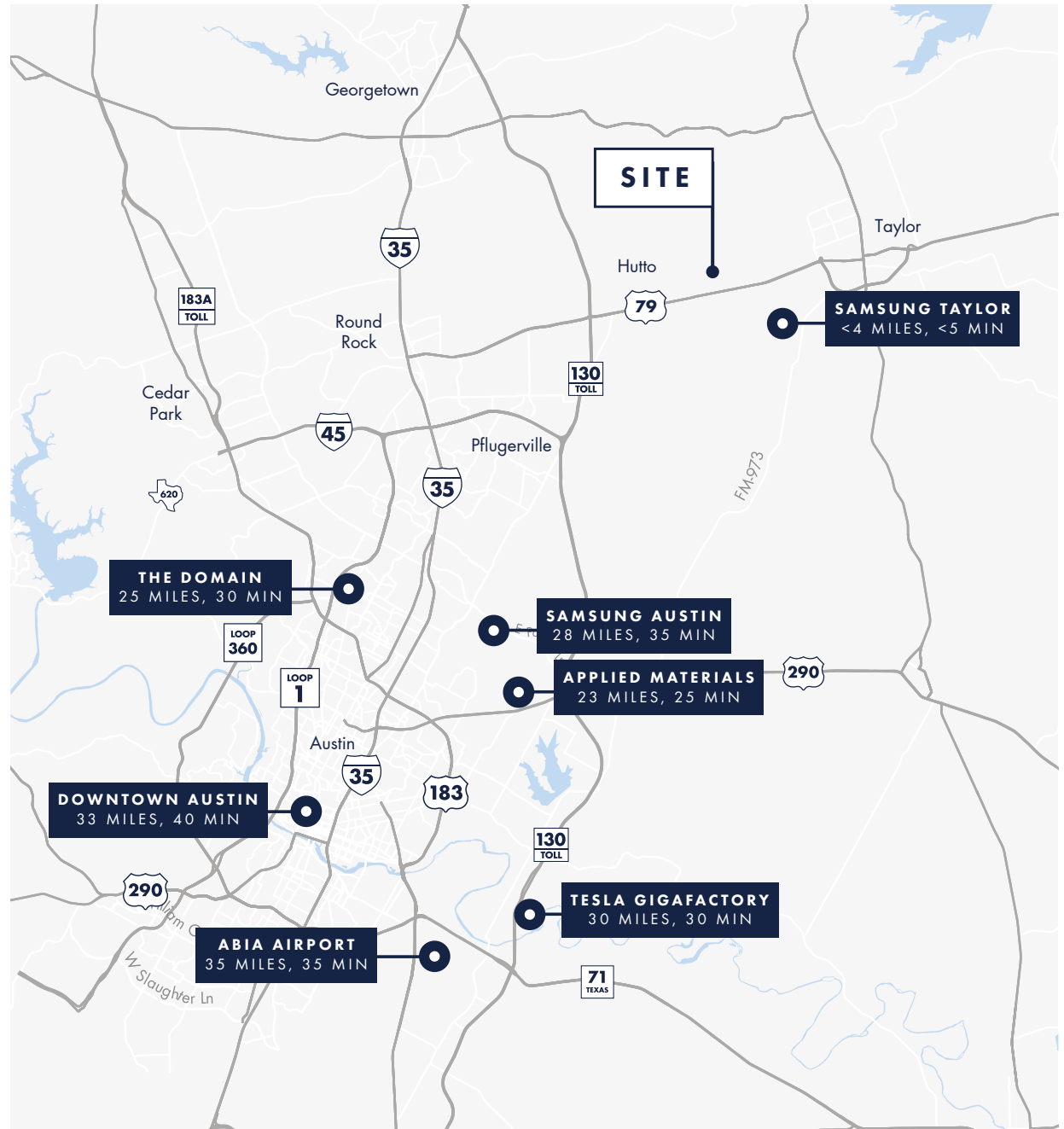
View interactive area map



94.5 ACRES OFF US-79 IN HUTTO

DRIVE TIMES

DESTINATION	DISTANCE	DRIVE TIME
SAMSUNG (TAYLOR)	< 4 mi.	< 5 min.
SAMSUNG (ATX)	20 mi.	25 min.
APPLIED MATERIALS	22 mi.	25 min.
THE DOMAIN	22 mi.	25 min.
TEMPLE/BELTON	25 mi.	30 min.
TESLA GIGAFACTORY	30 mi.	30 min.
DOWNTOWN AUSTIN	30 mi.	35 min.
ABIA AIRPORT	32 mi.	35 min.
SAN ANTONIO	120 mi.	2 hours
HOUSTON	160 mi.	2.5 hours
DALLAS/FT. WORTH	175 mi.	2.5 hours



94.5 ACRES OFF US-79 IN HUTTO

The site is well-positioned within the Texas Triangle, offering easy connectivity to Dallas, Houston, San Antonio, and beyond.



POSITIONED FOR GROWTH

Surrounded by ongoing residential, commercial and industrial development, the property benefits from strong population growth, an expanding workforce and proximity to major economic drivers including Samsung's Taylor Plant. With convenient access to SH-130 and the broader Texas Triangle, the site offers a strategic opportunity for large-scale development in a high-growth corridor.

DEMOGRAPHIC PROFILE

	5 MILES	10 MILES	15 MILES
POPULATION	51,867	291,902	614,164
HOUSEHOLDS	17,114	103,567	230,682
MEDIAN AGE	35.5 yrs	36.4 yrs	36.7 yrs
AVG HOUSEHOLD SIZE	3.09	2.9	2.76
MEDIAN HH INCOME	\$123,946	\$119,194	\$113,962
MEDIAN HOME VALUE	\$371,456	\$384,101	\$402,193

SOURCE: ESRI, 2026

For Inquiries

LEIGH ELLIS, SIOR

ellis@aquilacommercial.com

512.684.3802

MADISON LEWIS

lewis@aquilacommercial.com

512.684.3720