

# Innovation Business Park 6 & 7

Up to 355,480 SF Industrial  
Space Available For Lease

DEVELOPED BY



LEASED BY





**2**  
**BUILDINGS**

**409,960**  
**SQUARE FEET**

## ABOUT THE PROJECT

### CLASS A INDUSTRIAL PARK

A Class A industrial park comprised of two rear-load buildings totaling nearly 410K SF

### BUILDING 6: 196,128 SF REAR LOAD

141,648 SF available; shell complete, move-in ready

### BUILDING 7: 213,832 SF REAR LOAD

Construction Start: Q2 2023

Delivery: Q1 2024

### GREAT PROXIMITY

Minutes to Samsung's Plant in Taylor

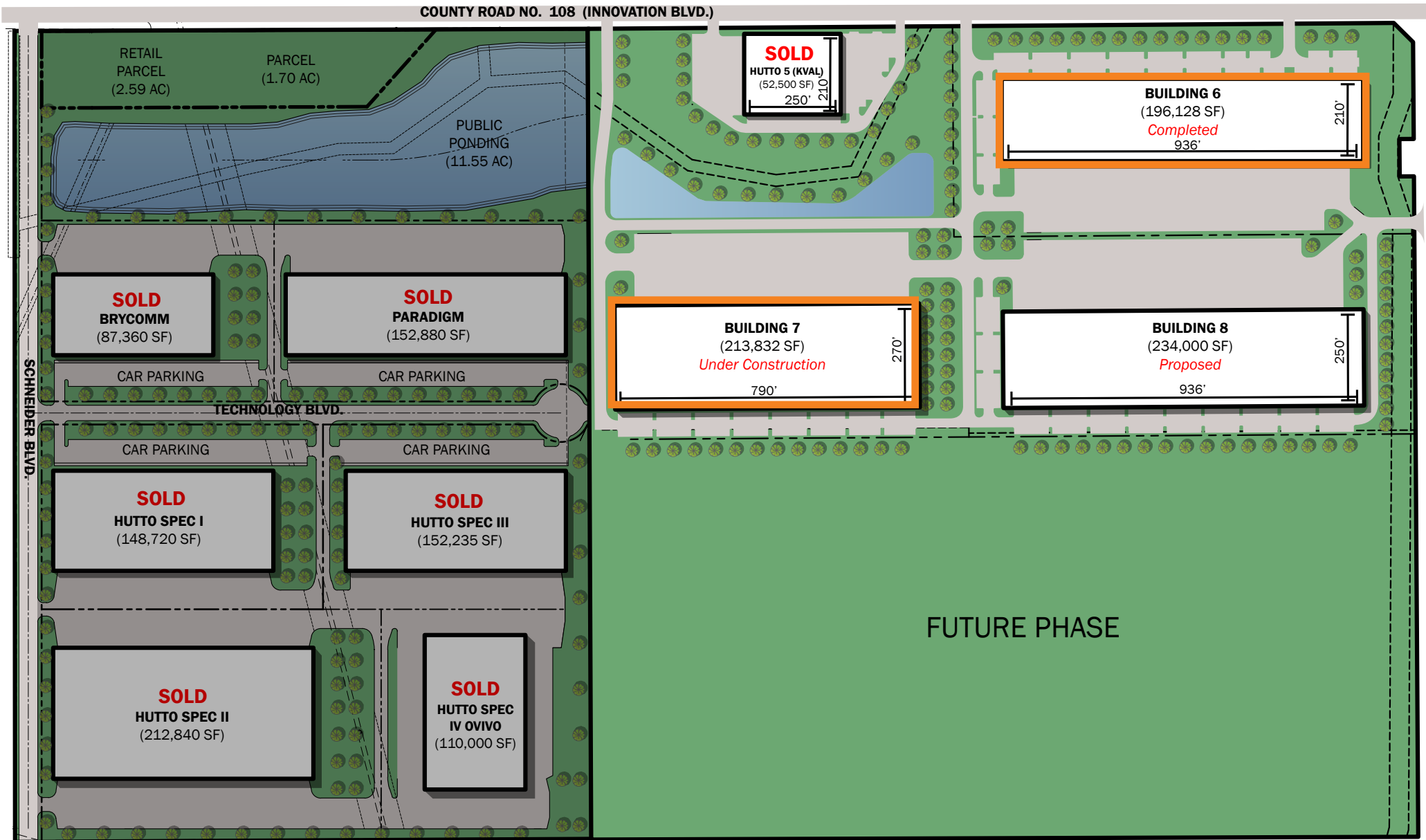
### EASY ACCESS & GREAT VISIBILITY

Easy ingress and egress on both SH-130 and SH-79; high visibility with hundreds of feet of frontage along SH-130

### GREAT OPPORTUNITY

Great opportunity for an industrial user looking for big-block space in the Austin Metro

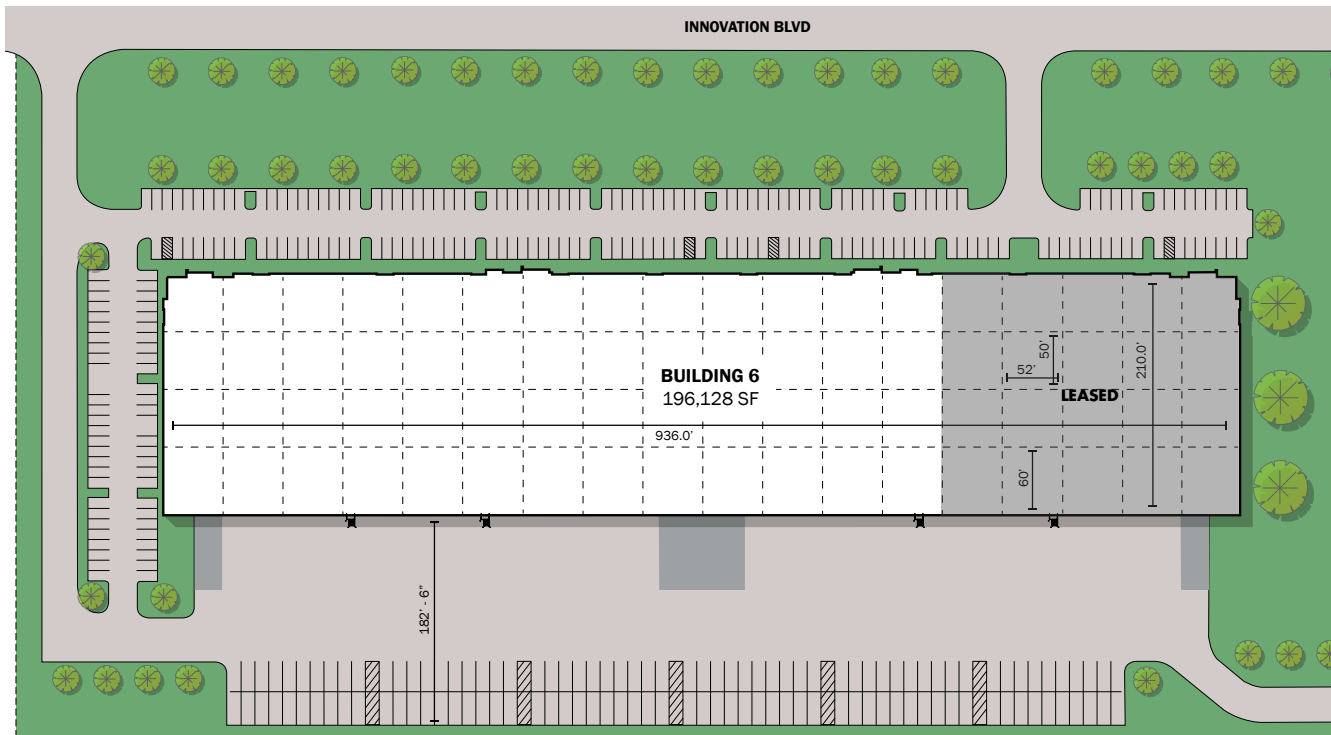
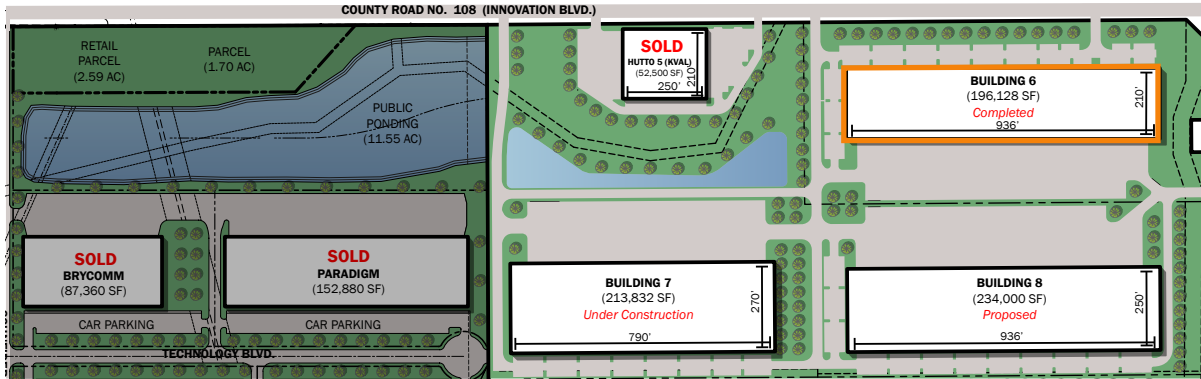
# SITE PLAN



# INNOVATION 6 PHOTOS



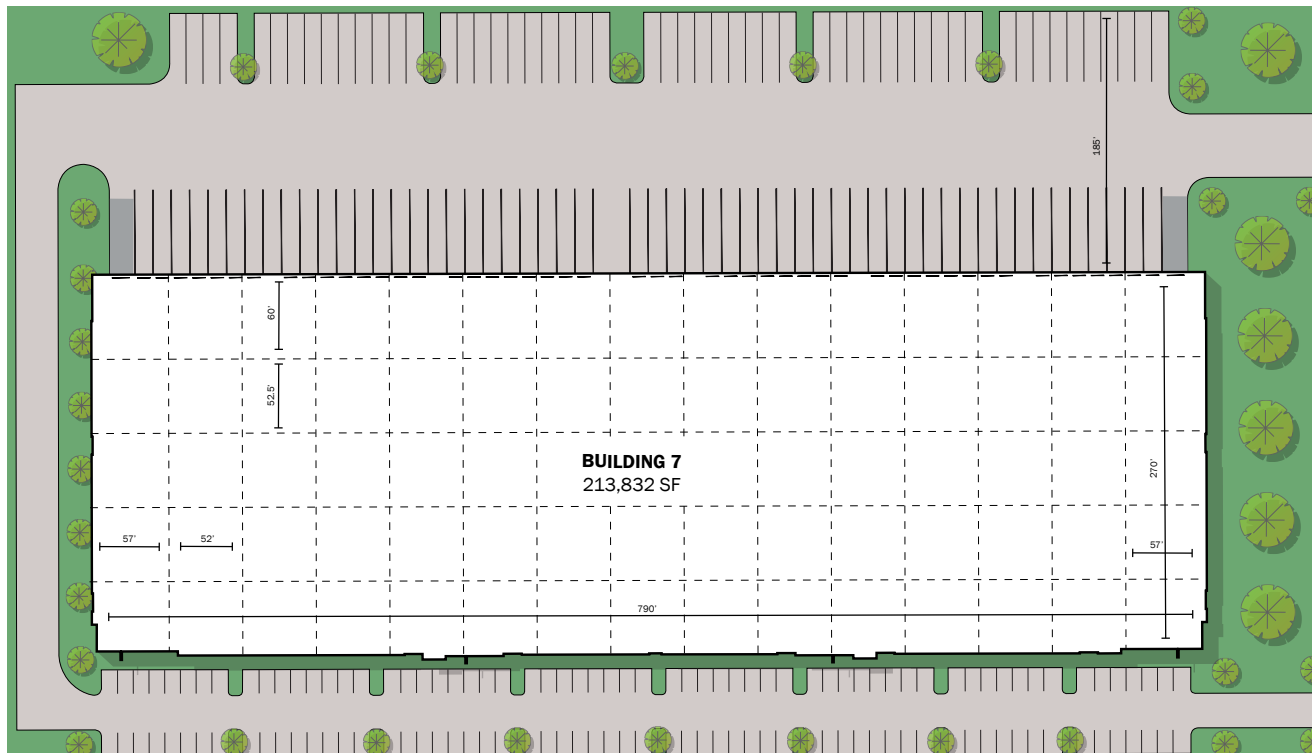
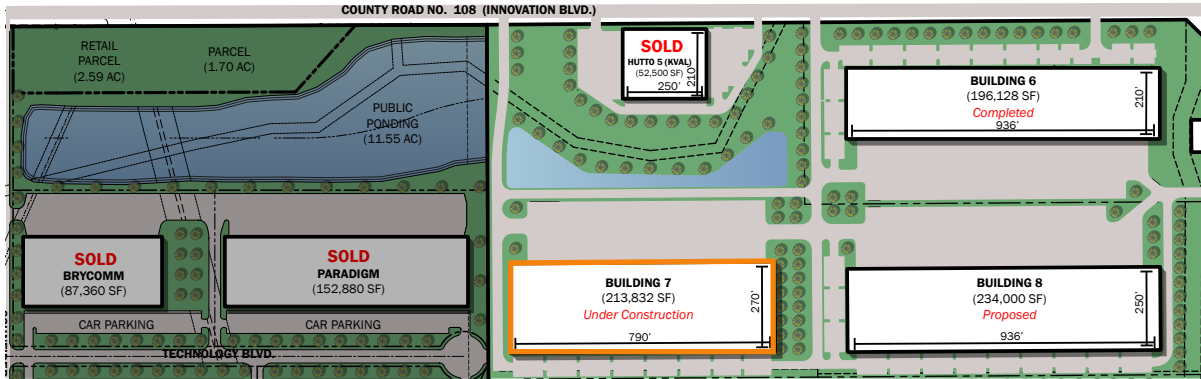
# BUILDING 6 SPECIFICATIONS



<b>TOTAL SIZE</b>	196,128 SF
<b>AVAILABLE SPACE</b>	141,648 SF
<b>DIVISIBLE TO</b>	32,688 SF
<b>BUILDING TYPE</b>	Rear Load
<b>BUILDING DEPTH</b>	210'
<b>COLUMN SPACING</b>	52' x 50' Typical Bay 52' x 60' Speed Bay
<b>CLEAR HEIGHT</b>	32'
<b>RAMPS</b>	Three 12' x 14' ramps
<b>DOCK DOORS</b>	37
<b>TRUCK COURT DEPTH</b>	182' - 6"
<b>AUTO PARKING</b>	168 spaces
<b>TRAILER PARKING</b>	49 spaces
<b>TRIPLE FREEPORT TAX EXEMPT</b>	Yes
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	1,800 Amps, 3 Phase 480v

# BUILDING 6

# BUILDING 7 SPECIFICATIONS



<b>TOTAL SIZE</b>	213,832 SF
<b>AVAILABLE SPACE</b>	213,832 SF
<b>DIVISIBLE TO</b>	42,766 SF
<b>BUILDING TYPE</b>	Rear Load
<b>BUILDING DEPTH</b>	270'
<b>COLUMN SPACING</b>	52' x 52.5' Typical Bay 52' x 60' Speed Bay
<b>CLEAR HEIGHT</b>	32'
<b>RAMPS</b>	Two 12' x 14' ramps
<b>DOCK DOORS</b>	49
<b>TRUCK COURT DEPTH</b>	185'
<b>AUTO PARKING</b>	124 spaces
<b>TRAILER PARKING</b>	53 spaces
<b>TRIPLE FREEPORT TAX EXEMPT</b>	Yes
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	2,500 Amps, 3 Phase 480v

# BUILDING 7

# SITE AERIAL

**BUILDING 6**

LIMMER LOOP

**130**  
TOLL

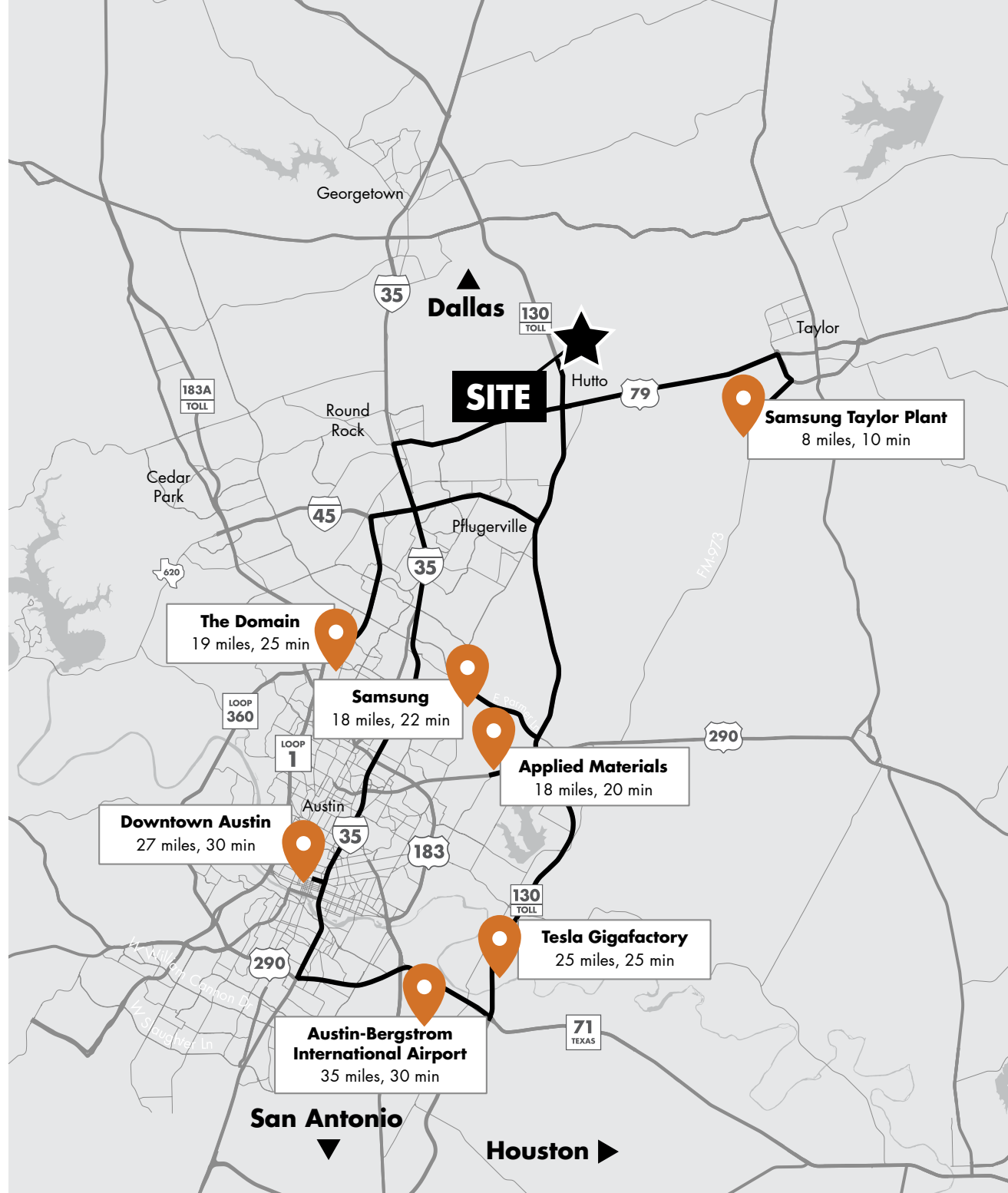
**BUILDING 7**

INNOVATION BLVD.

**79**

# 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 (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.

## 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.

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

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