



SCAN OR  
CLICK TO  
VIEW 360  
AERIAL

HWY 79 | HUTTO, TEXAS  
INDUSTRIAL DEVELOPMENT

1.5 MILES /  
3 MIN DRIVE TO

**SAMSUNG**  
AUSTIN SEMICONDUCTOR



◀ SOUTHEAST LOOP FLYOVER

SOUTHEAST LOOP

KRUEGER LANE

# Hutto Megasite

±50 ACRE SITE

## SITE HIGHLIGHTS

- Located approximately 2 miles west of Samsung's \$40B Taylor Manufacturing Campus.
- Surrounded by Titan, RCR Rail Co. Industrial Park, Prologis/Skybox, Tesla, Oncor, Rinchem, Sumitomo, and more.
- Located just south of Hwy 79 along Krueger Lane and just west of SE Loop, the site provides easy and convenient access to Hwy 79, SH-130 & IH-35 and is less than half a mile north of Samsung Highway.
- The Union Pacific Railway that runs immediately south of Hwy 79 locks the overwhelming majority of the immediately contiguous land to its south. Our site is strategically positioned just off the SE Loop flyover which is elevated above the rail, providing ease of traffic to the north and south of Hwy 79.



◀ TO DOWNTOWN HUTTO  
& SH-130

HUTTO MEGASITE

LIMMER LOOP

79  
TEXAS

79  
TEXAS

KRUEGER LANE

132  
TEXAS

SAMSUNG  
AUSTIN SEMICONDUCTOR

APPROX. 2.5 MILES

FARM  
ROAD  
3349

FARM  
ROAD  
973

SAMSUNG HWY

▶ TO AUSTIN

FUTURE SOUTHEAST LOOP TO SH 130



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# Site PRELIMINARY Plan

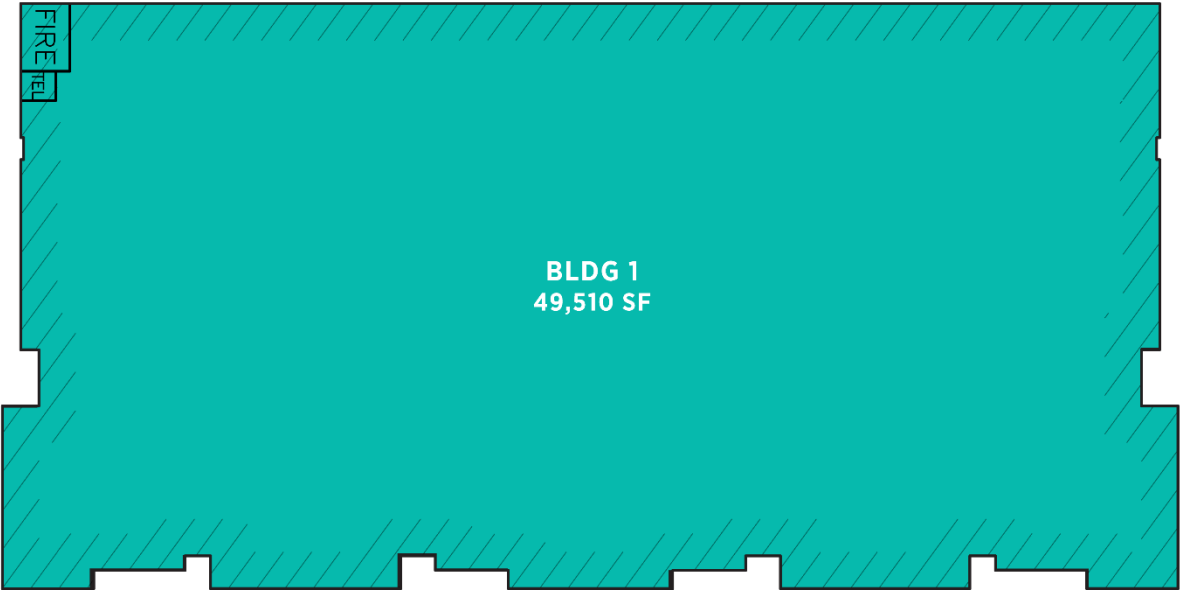


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# Building 1

## SPECS

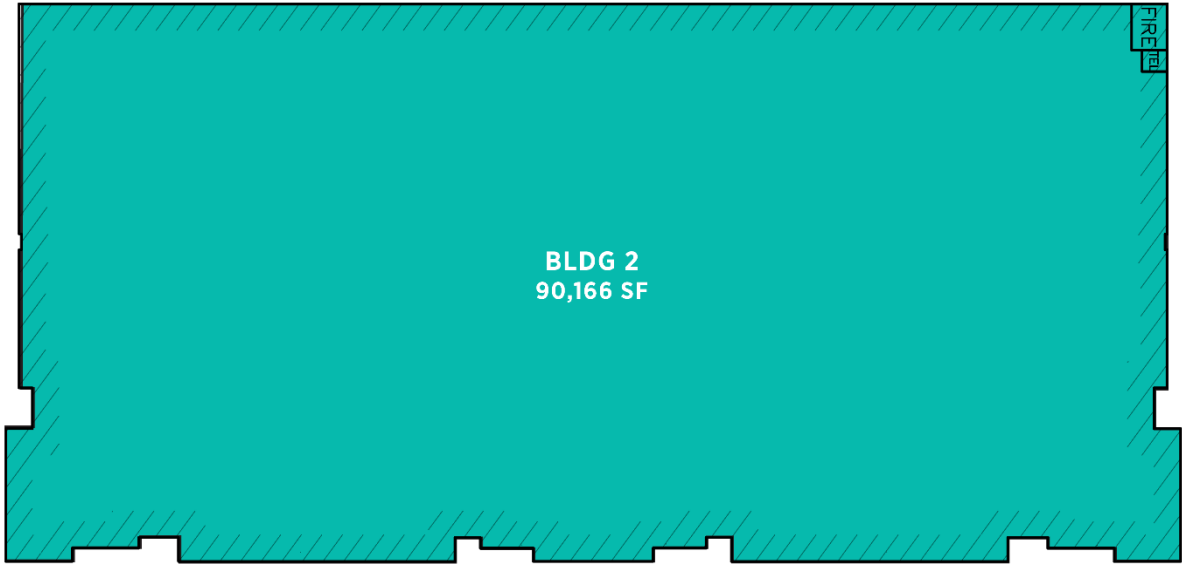
<b>TOTAL SIZE</b>	49,510 SF
<b>DIVISIBLE TO</b>	24,755 SF
<b>BUILDING TYPE</b>	Rear Load
<b>COLUMN SPACING</b>	52' x 50' Typical 60' Speed Bay
<b>CLEAR HEIGHT</b>	32'
<b>TRUCK COURT</b>	120'
<b>RAMPS</b>	(2) 12' x 14'
<b>DOCK DOORS</b>	53
<b>PARKING</b>	180 Spots, Appx. 2.5 / 1,000
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	1,200 Amps 3-Phase 480v



# Building 2

## SPECS

<b>TOTAL SIZE</b>	90,166 SF
<b>DIVISIBLE TO</b>	30,000 SF
<b>BUILDING TYPE</b>	Rear Load
<b>COLUMN SPACING</b>	52' x 50' Typical 60' Speed Bay
<b>CLEAR HEIGHT</b>	32'
<b>TRUCK COURT</b>	185'
<b>RAMPS</b>	(2) 12' x 14'
<b>DOCK DOORS</b>	20
<b>TRAILER STALLS</b>	23
<b>PARKING</b>	Appx. 1.8 / 1,000
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	2,000 Amps 3-Phase 480v



# Building 3

## SPECS

<b>TOTAL SIZE</b>	282,127 SF
<b>DIVISIBLE TO</b>	141,000 SF
<b>BUILDING TYPE</b>	Cross Dock
<b>COLUMN SPACING</b>	56' x 60'
<b>CLEAR HEIGHT</b>	36'
<b>TRUCK COURT</b>	140' x 210'
<b>RAMPS</b>	(4) 12' x 14'
<b>DOCK DOORS</b>	76
<b>TRAILER STALLS</b>	53
<b>PARKING</b>	Appx. .77 / 1,000
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	(2) 3,000 Amp 3-Phase 480v Services



◀ PFLUGERVILLE  
14 MILES

HUTTO  
4.5 MILES

AUSTIN  
31 MILES

KRUEGER LN

79  
TEXAS

±50 ACRE SITE

# DEVELOPMENT Timeline

Q4 2024

Q1 2025

Q2 2025

Q4 2025

NEW ROAD  
COMPLETE

BREAK GROUND

UTILITIES

SHELL  
COMPLETION



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