



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 Kreuger 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.



SCAN OR
CLICK TO
VIEW 360
AERIAL

±50 ACRE SITE

MAINLINE HUTTO | HWY 79 | HUTTO, TEXAS
INDUSTRIAL DEVELOPMENT



MAINLINE
HUTTO

HUTTO

HWY 79

KRUEGER LN

HWY 130

FM 3349

FM 973

SAMSUNG
AUSTIN SEMICONDUCTOR

SAMSUNG HWY

TAYLOR

CARLOS G PARKER BLVD

Location Map



SCAN OR
CLICK TO
VIEW 360
AERIAL

RIVERSIDE

LIVEOAK

MAINLINE HUTTO | HWY 79 | HUTTO, TEXAS

INDUSTRIAL DEVELOPMENT



MAINLINE HUTTO | HWY 79 | HUTTO, TEXAS

INDUSTRIAL DEVELOPMENT

SAMSUNG



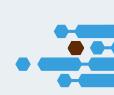
SCAN OR
CLICK TO
VIEW 360
AERIAL

RIVERSIDE

LIVEOAK

MAINLINE HUTTO | HWY 79 | HUTTO, TEXAS

INDUSTRIAL DEVELOPMENT



MAINLINE

HUTTO

HWY 79



SCAN OR
CLICK TO
VIEW 360
AERIAL

RIVERSIDE

LIVEOAK

Site Plan

PRELIMINARY

MAINLINE HUTTO | HWY 79 | HUTTO, TEXAS

INDUSTRIAL DEVELOPMENT

BUILDING 3
282,240 SF

BUILDING 2
90,720 SF

BUILDING 4
141,120 SF

BUILDING 5
88,800 SF

BUILDING 1
49,920 SF



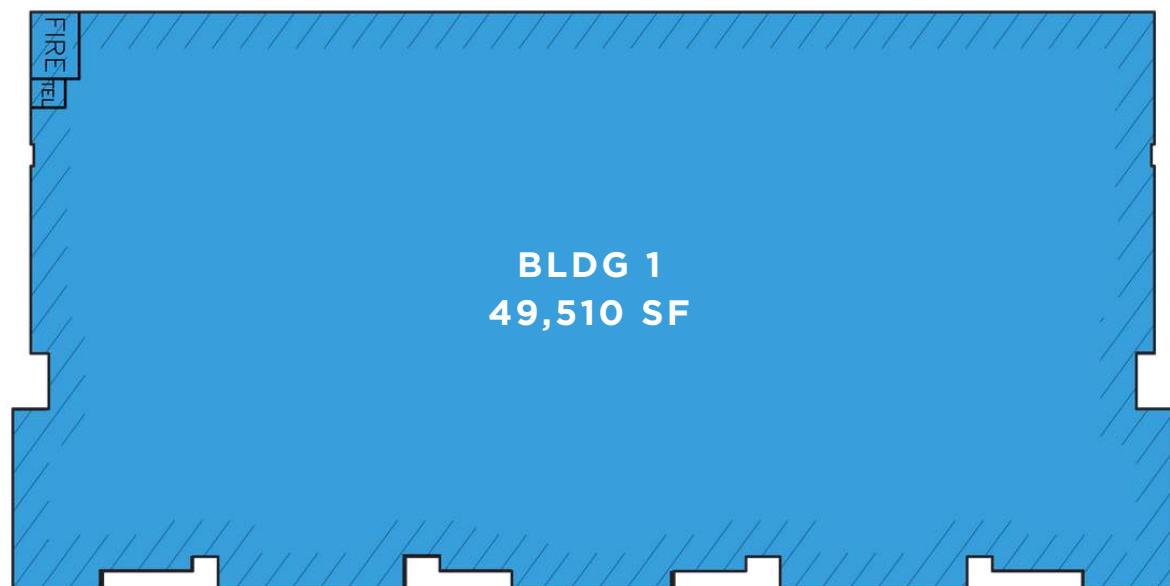
SCAN OR
CLICK TO
VIEW 360
AERIAL



Building I

SPECS

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



Building 2

SPECS

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



Building 3

SPECS

TOTAL SIZE 282,127 SF

DIVISIBLE TO 141,000 SF

BUILDING TYPE Cross Dock

COLUMN SPACING 56' x 60'

CLEAR HEIGHT 136'

TRUCK COURT 140' x 120'

RAMPS (4) 12' x 14'

DOCK DOORS 76

TRAILER STALLS 53

PARKING Appx. 77 / 1,000

SPRINKLERS ESFR

POWER (2) 3,000 Amps 3-Phase 480v



MAINLINE HUTTO | HWY 79 | HUTTO, TEXAS

INDUSTRIAL DEVELOPMENT



SCAN OR
CLICK TO
VIEW 360
AERIAL

 RIVERSIDE

 LIVE OAK

MAINLINE HUTTO | HWY 79 | HUTTO, TEXAS

INDUSTRIAL DEVELOPMENT



SCAN OR
CLICK TO
VIEW 360
AERIAL



MAINLINE
HUTTO

MAINLINE HUTTO | HWY 79 | HUTTO, TEXAS

INDUSTRIAL DEVELOPMENT

Contact

SCOTT FLACK

512.695.4803 | SCOTT@LIVEOAK.COM

RYAN WHALEN

512.848.2581 | RWHALEN@LIVEOAK.COM

DOUG THOMAS

512.695.3985 | DOUG@LIVEOAK.COM



SCAN OR
CLICK TO
VIEW 360
AERIAL

RIVERSIDE

LIVEOAK