

# HUTTO MEGA TECHCENTER

A PROJECT BY TITAN DEVELOPMENT

**2.7 Million+ SF Industrial Space  
For Lease, Sale, or Build-to-Suit**

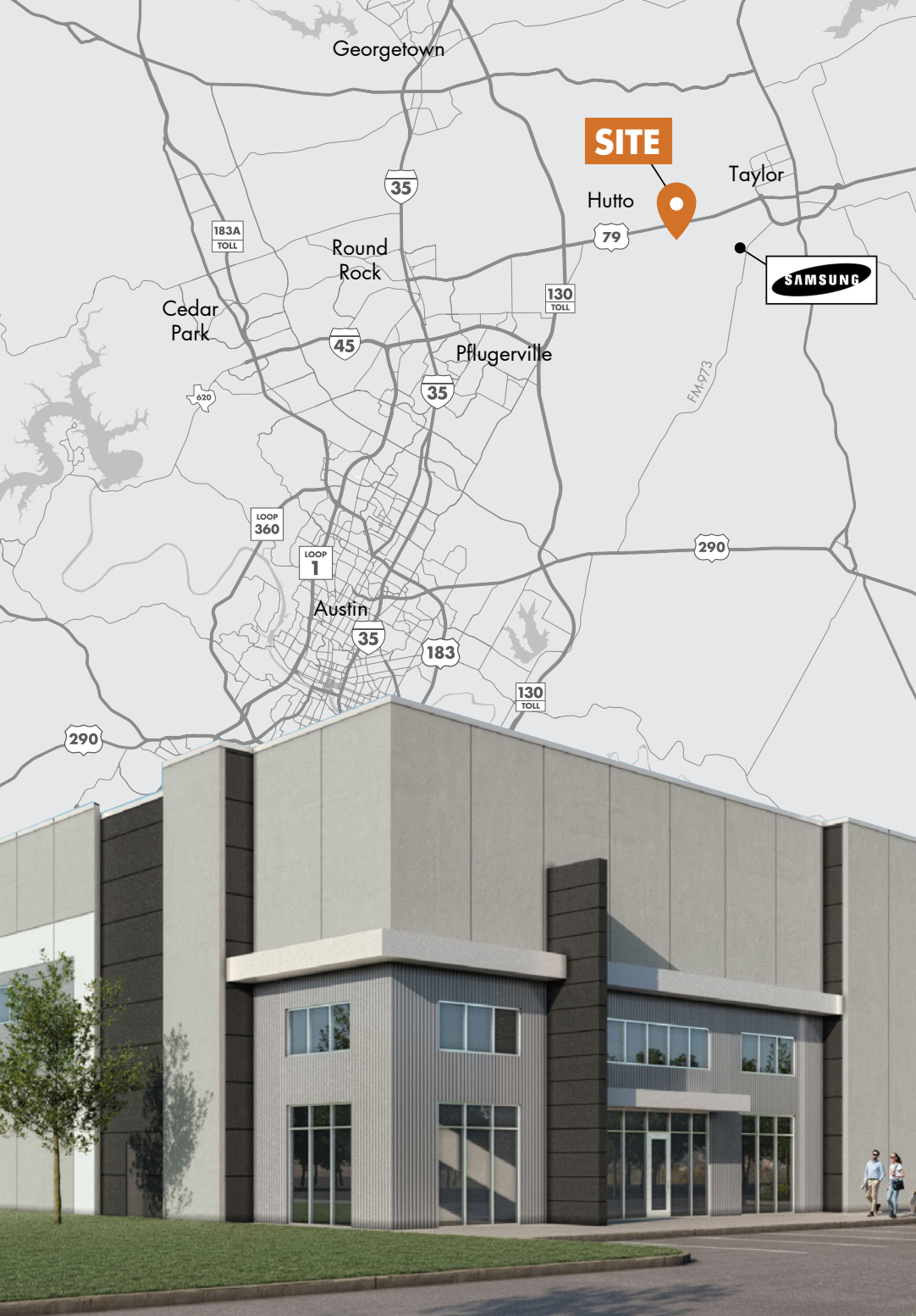


DEVELOPED BY



LEASED BY





**9**  
BUILDINGS

**2.7M+**  
SQUARE FEET

**188**  
ACRES

## ABOUT THE PROJECT

### MEGA SITE

9-building Class A industrial park on 188 acres

### BUILDING 1: 224,640 SF REAR LOAD

Groundbreaking: Q2 2025

Delivery: Q1 2026

### BUILDING 2: 378,560 SF CROSS DOCK

Groundbreaking: Q3 2025

Delivery: Q2 2026

### UNMATCHED PROXIMITY

Minutes to Samsung's new plant and RCR Rail Co. site

### IDEALLY LOCATED

Located just off of Hwy 79, between SH-130 and SH-95, with easy access to major thoroughfares

### UTILITIES TO SITE

Water and wastewater available to serve the entire development.

Power: 600MW substation with 345KV transmission lines adjacent to site

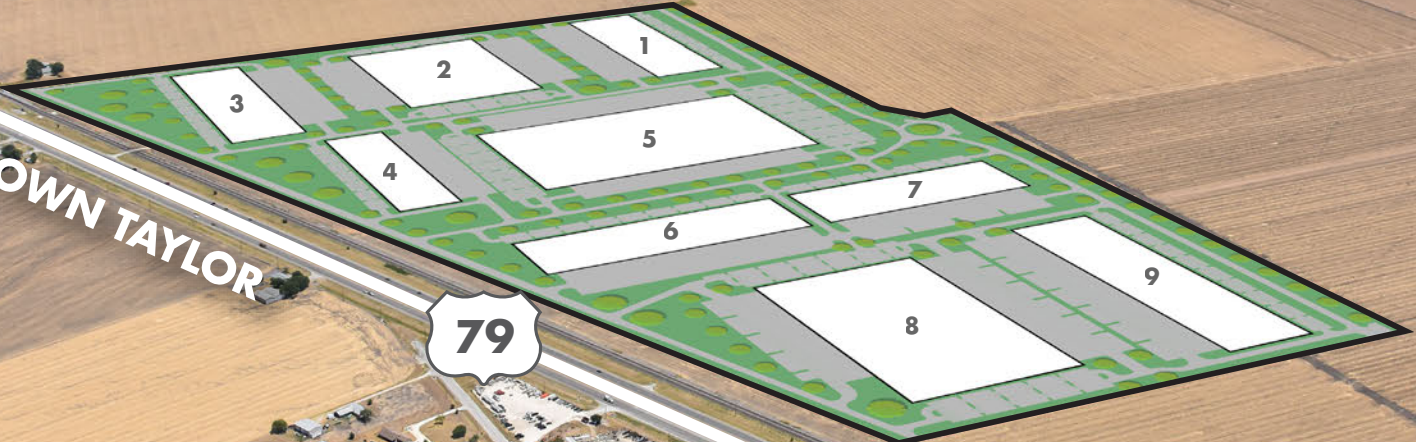
**SAMSUNG**



CONNECTIVITY TO SH-130 IN PFLUGERVILLE VIA SOUTHEAST LOOP AND 3349 EXPANSION →

**3349**

TO DOWNTOWN TAYLOR ←



**79**

LIMMER LOOP

TO DOWNTOWN HUTTO & SH-130 →

**SKYBOX**  
DATACENTERS



# SITE PLAN

LIMMER LOOP



TO DOWNTOWN TAYLOR →

← TO DOWNTOWN HUTTO & SH-130

RAILROAD



 Phase I

# ALTERNATE SITE PLAN

LIMMER LOOP

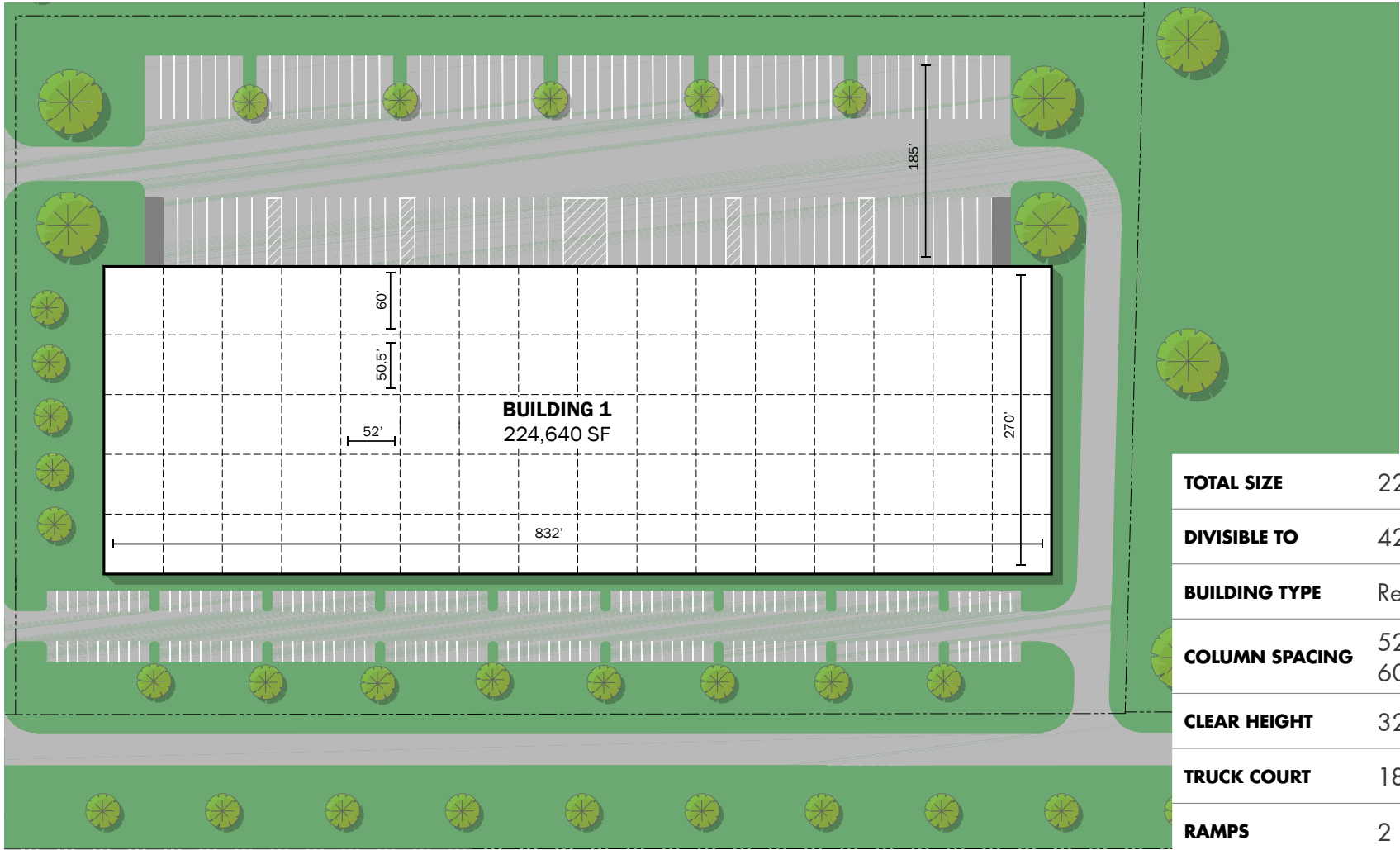


TO DOWNTOWN TAYLOR

TO DOWNTOWN HUTTO & SH-130

RAILROAD

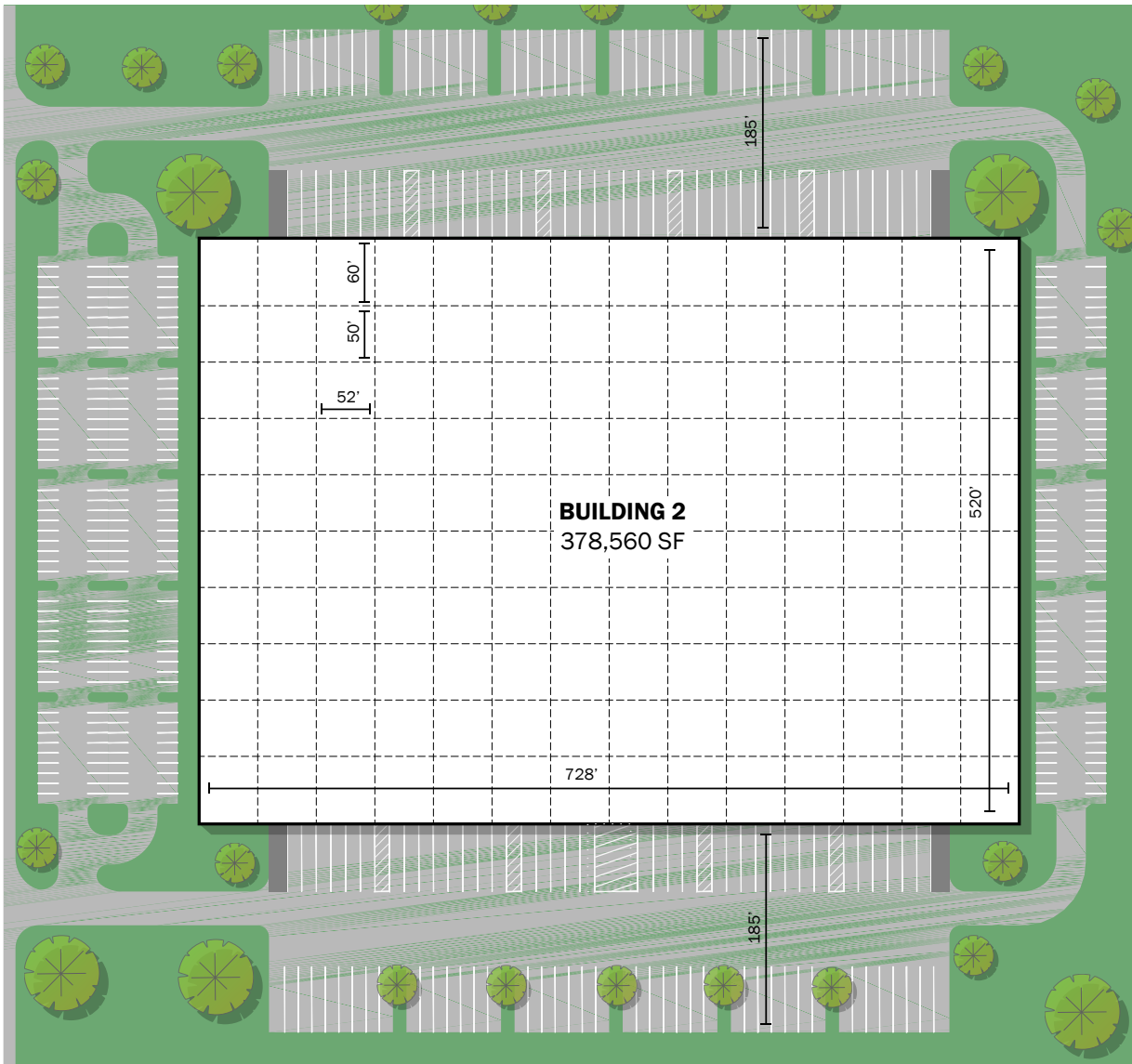




## SPECS

<b>TOTAL SIZE</b>	224,640 SF
<b>DIVISIBLE TO</b>	42,120 SF
<b>BUILDING TYPE</b>	Rear Load
<b>COLUMN SPACING</b>	52' x 50.5' Typical 60' Speed Bay
<b>CLEAR HEIGHT</b>	32'
<b>TRUCK COURT</b>	185'
<b>RAMPS</b>	2
<b>DOCK DOORS</b>	49
<b>BUILDING SIZE</b>	832' x 270'
<b>TRAILER STALLS</b>	58
<b>PARKING</b>	174 spots
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	2,500 Amps 3-Phase 480v

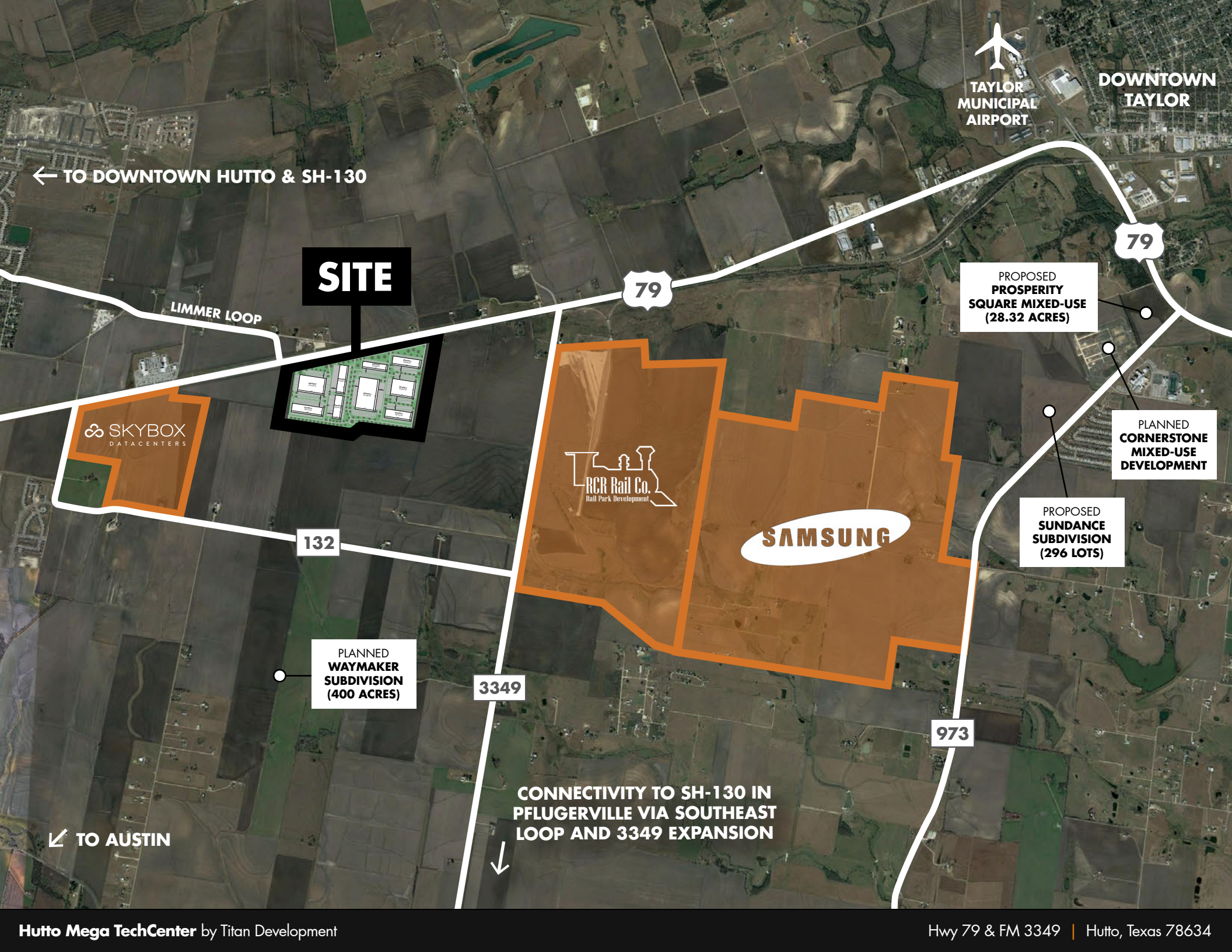
# BUILDING 1



## SPECS

<b>TOTAL SIZE</b>	378,560 SF
<b>DIVISIBLE TO</b>	94,640 SF
<b>BUILDING TYPE</b>	Cross Dock
<b>COLUMN SPACING</b>	52' x 50' Typical 60' Speed Bay
<b>CLEAR HEIGHT</b>	36'
<b>TRUCK COURT</b>	185'
<b>RAMPS</b>	4
<b>DOCK DOORS</b>	77
<b>BUILDING SIZE</b>	728' x 520'
<b>TRAILER STALLS</b>	90
<b>PARKING</b>	300 spots
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	2,500 Amps 3-Phase 480v

# BUILDING 2



**DOWNTOWN TAYLOR**

← **TO DOWNTOWN HUTTO & SH-130**

**SITE**

LIMMER LOOP

79

PROPOSED PROSPERITY SQUARE MIXED-USE (28.32 ACRES)

79

SKYBOX DATA CENTERS

PLANNED CORNERSTONE MIXED-USE DEVELOPMENT

RGR Rail Co. Rail Park Development

SAMSUNG

PROPOSED SUNDANCE SUBDIVISION (296 LOTS)

132

PLANNED WAYMAKER SUBDIVISION (400 ACRES)

3349

973

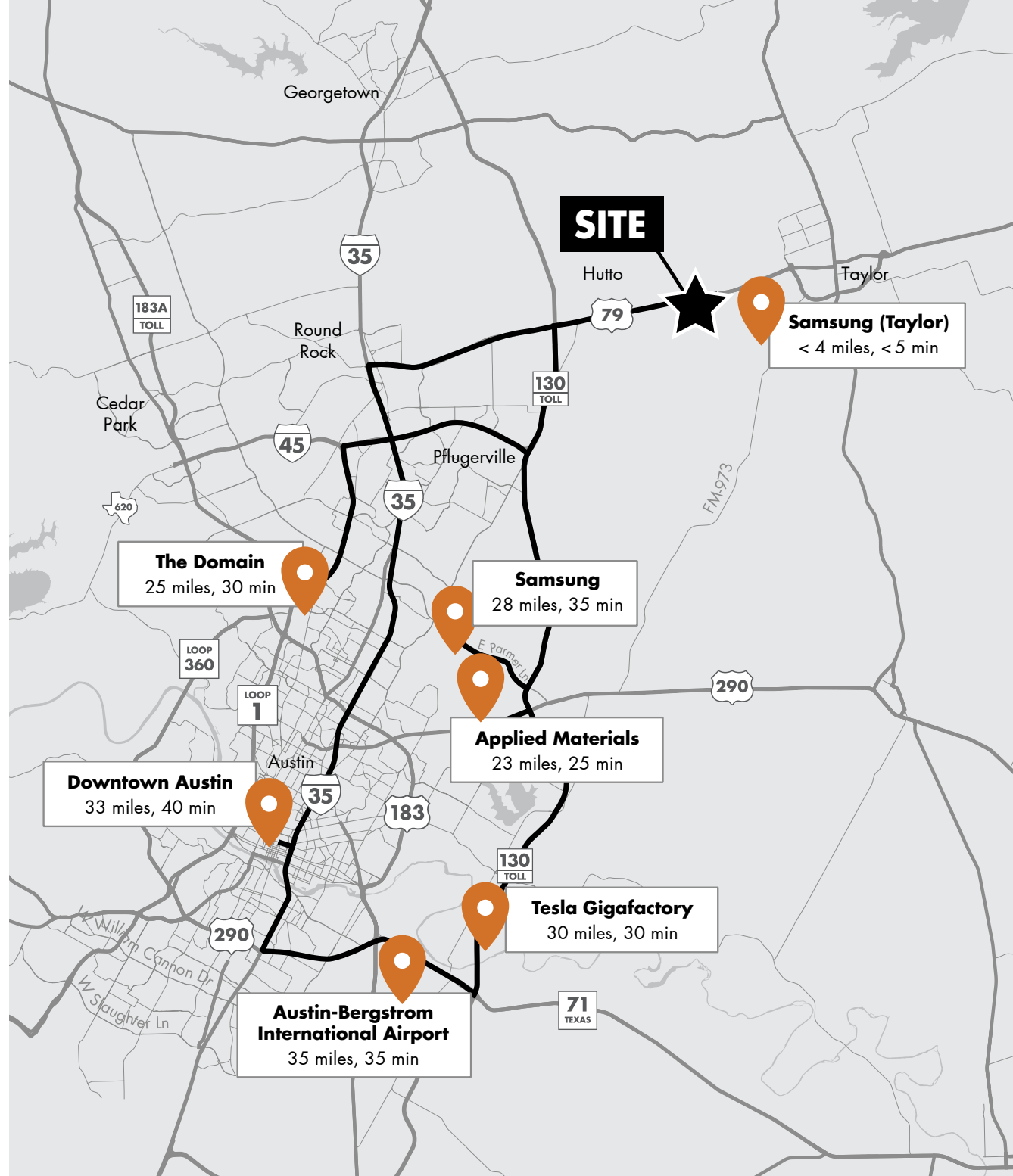
↙ **TO AUSTIN**

**CONNECTIVITY TO SH-130 IN PFLUGERVILLE VIA SOUTHEAST LOOP AND 3349 EXPANSION**



# PROXIMITY

Destination	Distance	Drive Time
<b>Samsung (Taylor)</b>	< 4 mi.	< 5 min.
<b>Applied Materials (ATX)</b>	23 mi.	25 min.
<b>The Domain</b>	25 mi.	30 min.
<b>Temple/Belton</b>	25 mi.	30 min.
<b>Samsung (ATX)</b>	28 mi.	35 min.
<b>Tesla Gigafactory</b>	30 mi.	30 min.
<b>Downtown Austin</b>	33 mi.	40 min.
<b>ABIA Airport</b>	35 mi.	35 min.
<b>San Antonio</b>	120 mi.	2 hours
<b>Dallas/Ft. Worth</b>	175 mi.	2.5 hours
<b>Houston</b>	160 mi.	2.5 hours



# CENTRAL TEXAS LOCATION

The Texas Triangle is the fastest growing region in one of the fastest growing states. By 2050, the area is expected to grow to 35 million people.

# #1

Job Creator in the Nation;  
Texas is projected to add one million jobs by 2023 (Forbes)

# 2nd

Largest Workforce in the U.S.  
(U.S. Census Bureau)

# 50+

Fortune 500 Company HQs

**DALLAS**  
175 miles, 2.5 hours

**AUSTIN**  
33 miles, 40 min

**SAN ANTONIO**  
120 miles, 2 hours

**HOUSTON**  
160 miles, 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.

# THE SEMICONDUCTOR INDUSTRY

Austin is one of the world's premier semiconductor hubs.

## THE SEMICONDUCTOR INDUSTRY

- The industry contributed \$15.3 billion to Texas's GDP in 2020. This is 15% of the industry's total U.S. GDP.
- Semiconductors are Texas' 6th ranked export by value.

## SAMSUNG

- Samsung's \$17 billion advanced semiconductor fabrication facility is being developed in Taylor, with an anticipated completion date in 2024.
- Upon completion, this facility will create 2,000 direct jobs and thousands of indirect jobs (Data Center Dynamics).
- Samsung is eyeing an additional \$192 billion investment in Taylor.

### Austin Semiconductor Footprints (2022)

Company	Footprint in Austin (SF)
NXP Semiconductors	2.68 million sf
Samsung	2.45 million sf
Applied Materials	2.04 million sf
Infineon Technologies AG	1.2 million sf
AMD	+/- 560,000 sf

# Interested in more information?



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