

CONCEPTUAL RENDERING



RCG 48

WILLIAMSON COUNTY, TX

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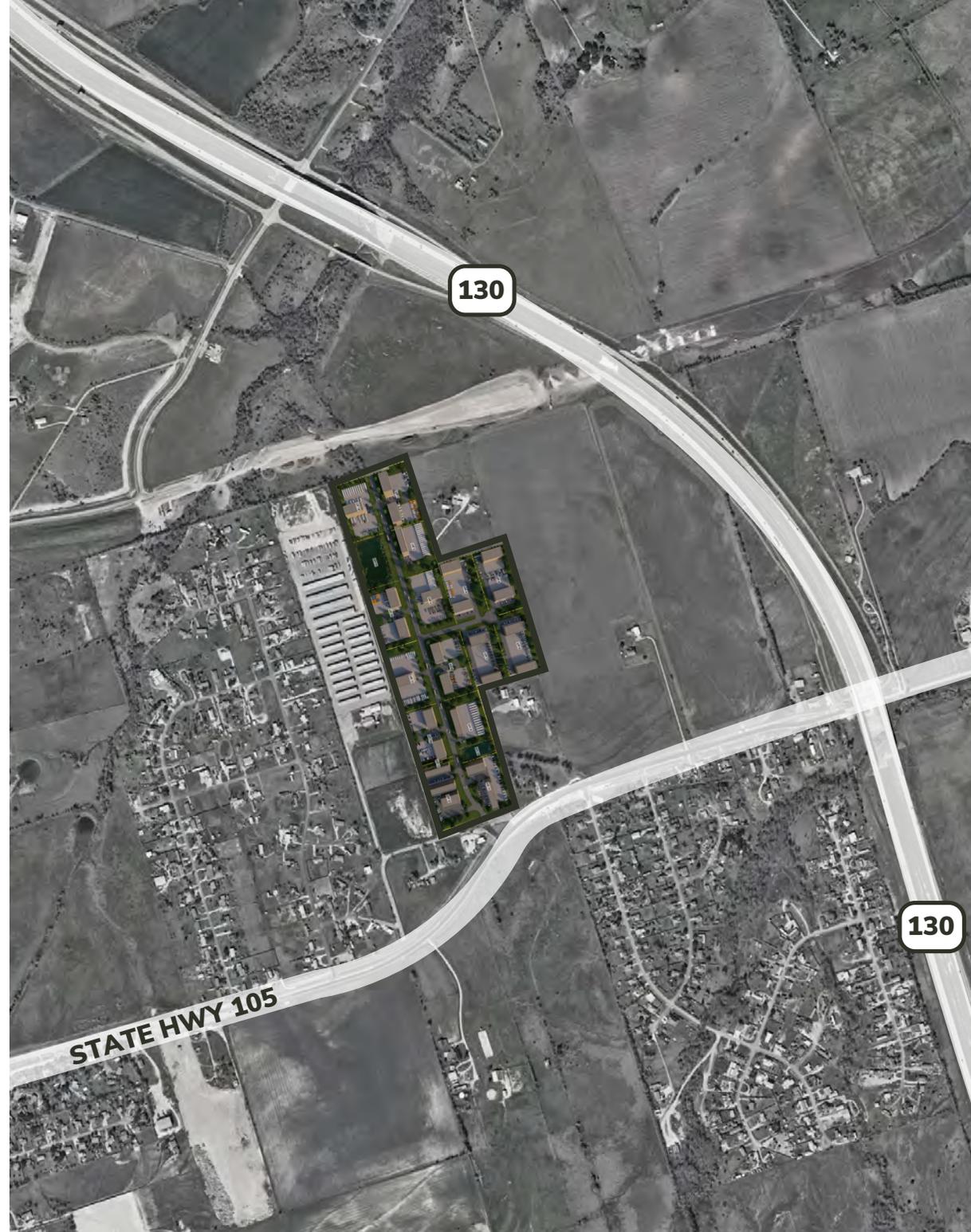

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EXECUTIVE SUMMARY

RCG 48 Hutto is a 48-acre industrial business park in Williamson County featuring up to 15 fully entitled 2.5-acre lots for purchase, ideal for Industrial Outdoor Storage (IOS) or traditional warehousing. The build-to-suit lots come with water, electricity, road access, curb cuts, and gutters, offering flexibility for industrial or commercial use. The property includes a +/-12,000 SF spec building available for lease or purchase, with customizable options for yard space, size, and clear height. Conveniently located off Sam Houston Ave near Patriot Way, this versatile site is an excellent choice for diverse business needs.

► SITE DETAILS

- Conveniently located near the future Corridor C / SH 29 Bypass, a connector from Sam Houston Avenue at Patriot Way to SH 29
- Total site is 48 acres for purchase or lease
- Located in the county (no city tax)
- Up to 15 fully entitled 2.5 acre lots available for purchase or lease
- Fully entitled with water, electric, road, curb cut and gutter
- No municipal land use control



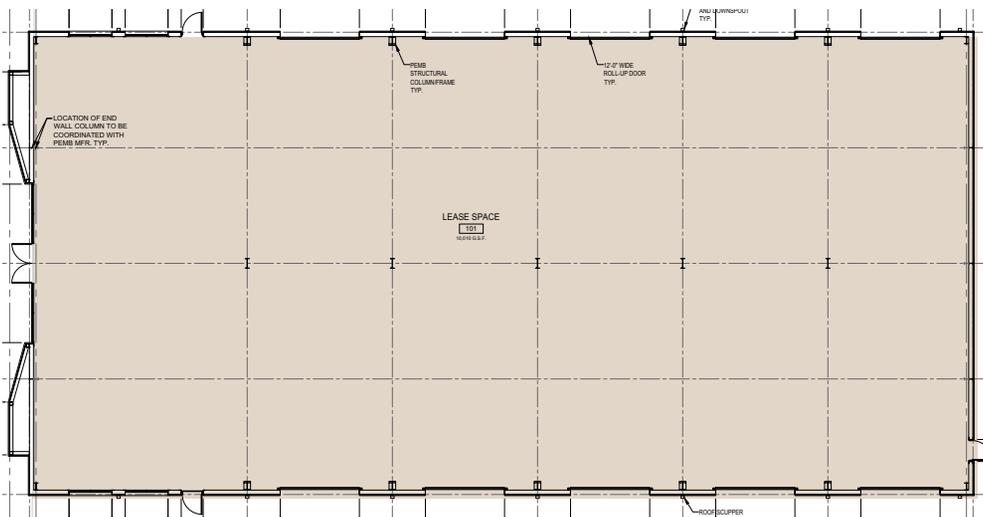
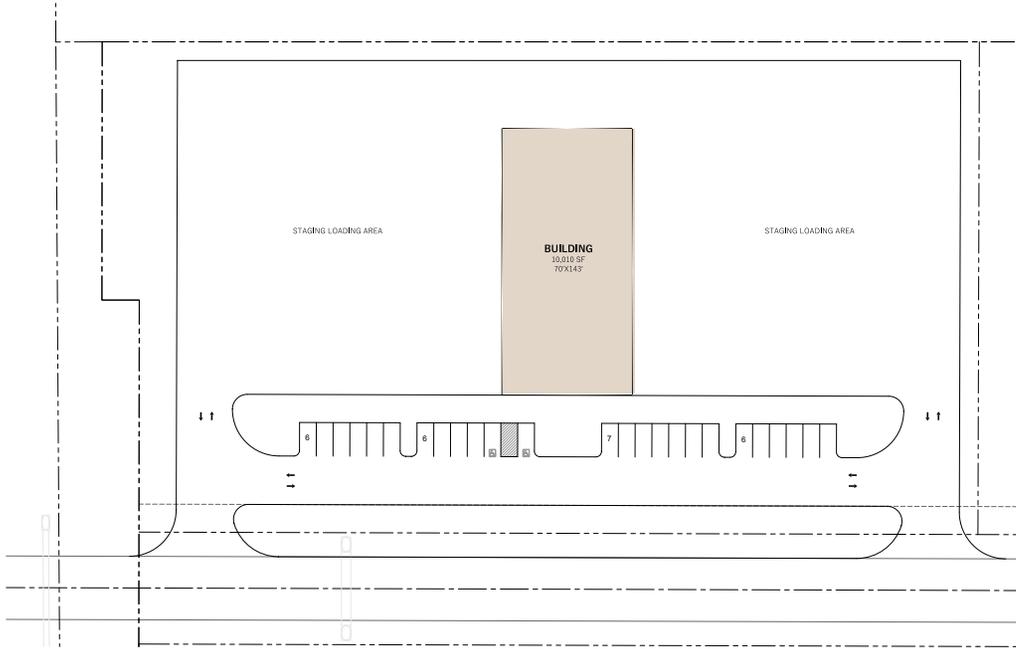
CONCEPTUAL RENDERINGS



CONCEPTUAL SITE PLAN

TOTAL ACREAGE:
48 AC

INDIVIDUAL LOT:
2.5 AC



LOCATION MAP

DALLAS

RCG 48 HUTTO

ROUND ROCK PREMIUM OUTLETS

AUSTIN

HOUSTON

DRIVE TIMES



1 MILE
TOLL 130



20 MILES
AMAZON



24 MILES
SAMSUNG TAYLOR
CAMPUS



32 MILES
TESLA GIGA
FACTORY



33 MILES
DOWNTOWN
AUSTIN



36 MILES
ABIA

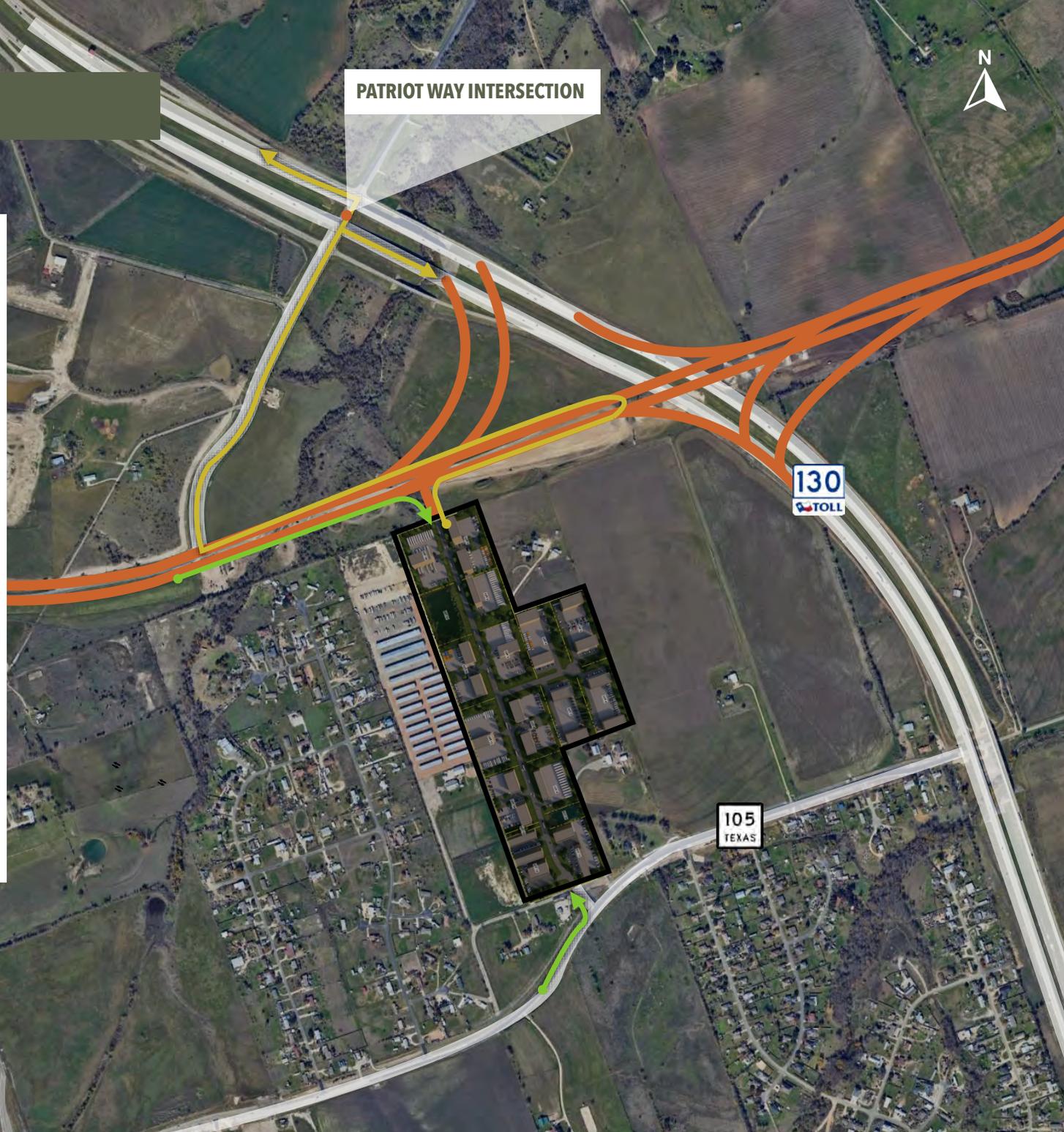
INGRESS/EGRESS MAP

PATRIOT WAY INTERSECTION



KEY

-  INGRESS
-  EGRESS
-  FUTURE 130 EXPANSION



RCG HUTTO

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