

# Innovation Business Park 9 & 11

Industrial Space For Lease or Sale in Hutto, Texas



DEVELOPED BY



LEASED BY





## ABOUT THE BUILDINGS

### AN ESTABLISHED INDUSTRIAL LOCATION

This building is part of Innovation Business Park, a premier Hutto industrial development

### BUILDING 9: 224,202 SF REAR LOAD

Est. Groundbreaking: Q2 2026

Est. Delivery: Q1 2027

### BUILDING 11: 451,360 SF CROSS DOCK

Can be upgraded for heavy power use

### 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

### EXCELLENT PROXIMITY

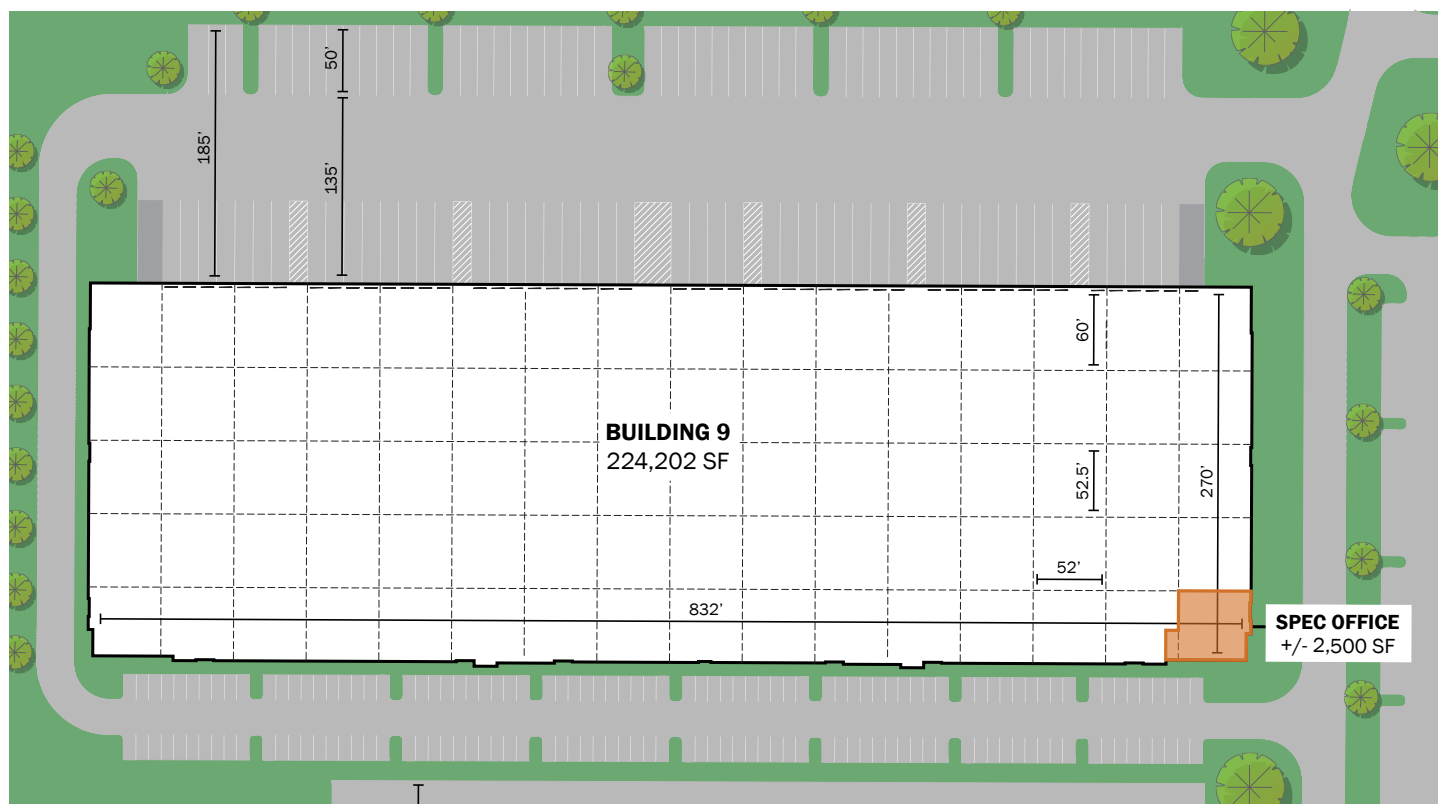
Minutes to Samsung's Plant in Taylor







# BUILDING 9



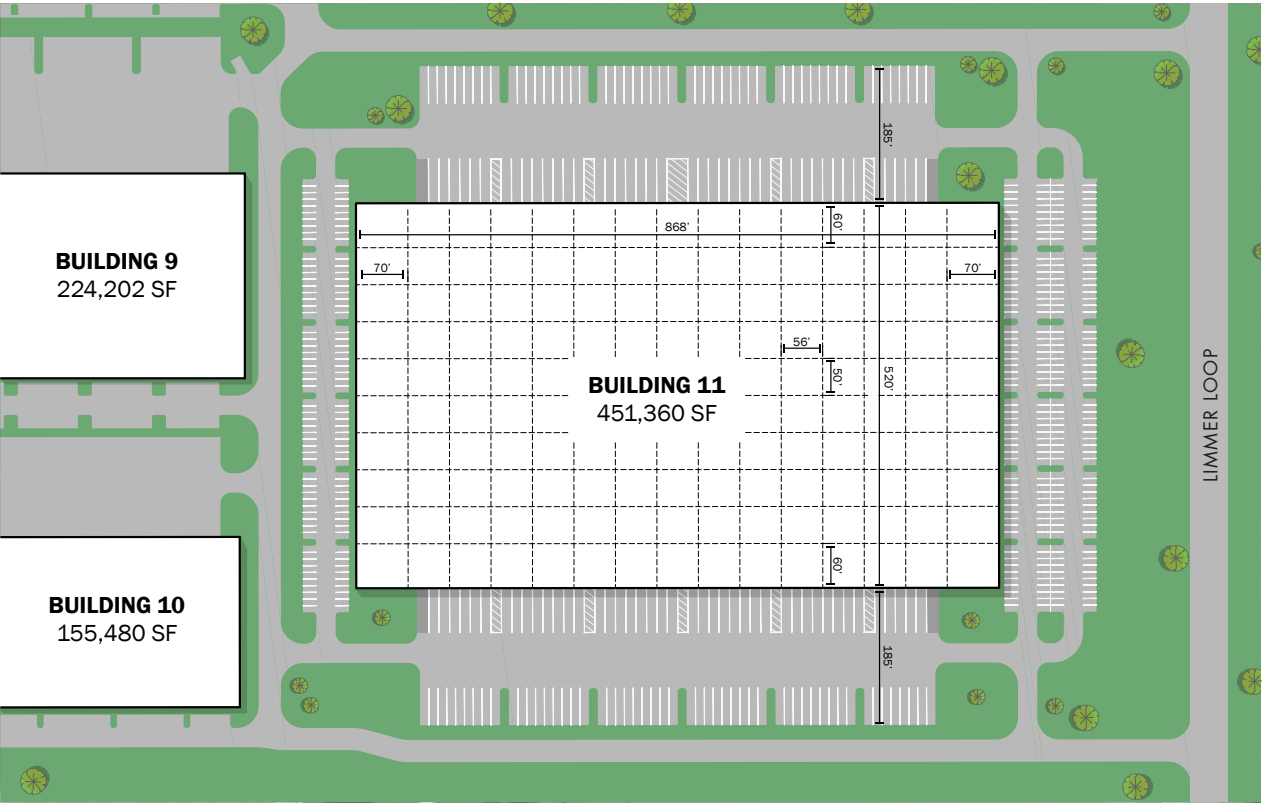
## SPECS

TOTAL SIZE	224,202 SF
DIVISIBLE TO	56,160 SF
SPEC OFFICE	+/- 2,500 SF
BUILDING TYPE	Rear Load
BUILDING SIZE	832' x 270'
COLUMN SPACING	52' x 52.5' Typical Bay 52' x 60' Speed Bay

CLEAR HEIGHT	32'
RAMPS	Two 12' x 14' ramps
DOCK DOORS	47
TRUCK COURT DEPTH	185'
AUTO PARKING	156 spaces
TRAILER PARKING	53 spaces
TRIPLE FREEPORT TAX EXEMPT	Yes
SPRINKLERS	ESFR
POWER	2,500 Amps, 3 Phase 480v



# BUILDING 11



## SPECS

TOTAL SIZE	451,360 SF
DIVISIBLE TO	200,000 SF
BUILDING TYPE	Cross Dock
BUILDING SIZE	868' x 520'
COLUMN SPACING	56' x 50' Typical Bay 56' x 60' Speed Bay
CLEAR HEIGHT	36'

RAMPS	Four 12' x 14' ramps
DOCK DOORS	85
TRUCK COURT DEPTH	185'
AUTO PARKING	360 spaces
TRAILER PARKING	106 spaces
TRIPLE FREEPORT TAX EXEMPT	Yes
SPRINKLERS	ESFR
POWER	3,000 Amps, 3 Phase 480v Can be upgraded for heavy power use



# HUTTO LABOR FORCE & DEMOGRAPHICS

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**Hutto is one of the fastest-growing cities in Texas.** This thriving Austin suburb boasts award-winning school districts and ample affordable housing, which leads many people to move to the city to start families and build careers. The majority of Hutto's population falls within the working age range, between 18 and 65 years old, with a median age of 33 years old. Hutto's growth has earned it a positive reputation for being family-friendly and an excellent city for successful business development. For those who desire access to Austin and all the benefits of a small, close-knit community, Hutto is the perfect place for your company and its employees.

## Household Income

**\$115,149**

median household income

**43%**

of residents make greater than \$100,000

**61%**

of residents make greater than \$75,000

## Home Ownership

**79.4%**

homeownership

**Most Affordable Place to Live**

in the Austin MSA;  
median home value is \$315,800







### 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

### 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

Williamson County is the 8th fastest growing county in Texas, and is projected to grow to 1.6 million people by 2050 (more than double the current population).





# Contact us for leasing.

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