

# Yard Space For LEASE

9100 SH 130, Hutto Texas

±10 Acres Available with Direct SH 130 Frontage

ASKING RENT: INQUIRE

SIZE: ±10 ACRES

Landlord Open to Adding Base



**COMPASS**

Lease Package  
9100 SH 130

# LEASE SUMMARY

Presenting ±10 acres of flexible yard space available for lease directly off the SH 130 toll road in Hutto, Texas. The site is currently unimproved, with the landlord open to adding base to accommodate a qualified tenant's operational needs.

With ±2,245 feet of depth along SH 130 frontage and a usable, largely rectangular footprint, the property delivers the kind of laydown and storage acreage that is increasingly rare inside the Austin MSA.

Situated in one of the fastest-growing submarkets in the country, the site offers direct SH 130 access — connecting tenants to I-35, US 79, US 290, I-10, and Austin-Bergstrom International Airport without touching Austin traffic.

*Flexible lease structure and term. Landlord open to discussion on base, fencing, and site improvements for the right tenant.*

# PROPERTY SUMMARY

Asking Rent	<b>Inquire</b>
Size	<b>±10 Acres</b>
Frontage Depth	<b>±2,245 ft along SH 130</b>
Current Condition	<b>Unimproved</b>
Base	<b>Landlord open to adding</b>
Zoning	<b>ETJ — No Restrictions</b>
Term	<b>Flexible</b>
Use	<b>Yard / IOS / Laydown</b>



# WHY THIS CORRIDOR

Hutto + the SH 130 corridor are at the center of Central Texas growth.

**#13**

**Fastest-Growing City  
in the United States**

*Hutto, U.S. Census 2024*

**9.4%**

**Year-Over-Year  
Population Growth**

*Hutto, July 2023 to July 2024*

**77.84%**

**Population Increase  
Since 2020 Census**

*City of Hutto*

**\$118,834**

**Median Household  
Income**

*City of Hutto*

**1,012**

**New Homes Added  
in Hutto in 2024**

*Hutto EDC*

**49,948**

**Hutto Population  
in 2026**

*World Population Review*

## PUBLIC INVESTMENT IN THE CORRIDOR

Hutto City Council approved Tax Increment Reinvestment Zone No. 4 (TIRZ 4) in December 2025 to fund roads, utilities, and infrastructure supporting growth along SH 130.

# "THE NEW I-35"

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Why SH 130 is the most important industrial corridor east of Austin.

SH 130 has become the primary industrial and logistics spine east of Austin. Companies including Tesla and Samsung Austin Semiconductor have opened operations in Central Texas, with much of the growth attributed to the access SH 130 provides — including a direct route to Austin-Bergstrom International Airport.

The Hutto market is widely described as "one of Austin's most sought-after industrial markets," with Class-A industrial parks, build-to-suit campuses, and last-mile distribution filling out the corridor between Round Rock and Taylor.

As institutional industrial product gets absorbed, demand for flexible outdoor yard space — IOS (Industrial Outdoor Storage) — continues to outpace inventory. 9100 SH 130 answers that demand directly: ±10 acres of usable land, right on the highway.



# SITE LOCATION

SH 130

**43,834**

VPD (2023)

US HWY-79

**46,768**

VPD (2023)

Chandler Rd

**17,372**

VPD (2023)

## DIRECT FRONTAGE ON SH 130 — NORTH OF EXIT 421 (LIMMER LOOP)

- ~10 minutes to Round Rock
- ~15 minutes to Georgetown
- ~30 minutes to Austin-Bergstrom International Airport via SH 130
- Direct connectivity to I-35, US 79, US 290, and I-10 — without urban Austin traffic



# POTENTIAL USE CASES

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The site's size, frontage, and flexibility make it well-suited for a wide range of yard-based operations. Likely fits include contractor yards and equipment laydown for general, civil, paving, utility, and site-work contractors serving Williamson County's active construction pipeline, as well as trailer and container storage for last-mile, regional fleet, and 3PL operators leveraging the SH 130 logistics corridor. Fleet parking and dispatch operations — trucking, hot-shot, delivery, and service fleets — benefit from the direct highway access, as do construction materials staging operations handling aggregate, pipe, steel, lumber, and prefab components feeding nearby residential and industrial projects. Highway visibility supports heavy equipment sales, rental, and storage in a showroom/yard hybrid format. The acreage works equally well for modular and prefab staging, oil and gas or pipeline service yards, landscape supply and nursery operations, RV, boat, and vehicle storage serving the surrounding residential population, crane and rigging staging, and outdoor automotive storage including auction lots, dealer overflow, and towing or impound.

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## PROPERTY HIGHLIGHTS

- ±10 usable acres configured around an existing leased homestead
- Direct SH 130 frontage with highway visibility (43,834 VPD)
- Currently unimproved — landlord open to adding base for qualified tenant
- ±2,245 ft of frontage depth along SH 130
- Flexible lease structure and term
- Located in Hutto's ETJ — no current zoning restrictions
- Rural / light-industrial setting with quick highway egress

# AVAILABLE LAND

±10 acres available — outlined in orange. Existing homestead leased (excluded).



10 ACRES AVAILABLE • ±2,245 FT FRONTAGE • LANDLORD OPEN TO ADDING BASE

# CONFIDENTIALITY STATEMENT

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The information contained in the following lease package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from COMPASS and it should not be made available to any other person or entity without the written consent of COMPASS.

All information contained herein is from sources deemed reliable but is not guaranteed. Prospective tenants are encouraged to conduct their own due diligence regarding zoning, permitted use, utilities, site conditions, environmental factors, and any other matters material to their intended operation. This brochure has been prepared to provide summary, unverified information and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. COMPASS has not made any investigation and makes no warranty or representation with respect to the income, expenses, future projected financial performance, size or square footage of the property, the presence or absence of contaminating substances, compliance with regulations, or the physical condition of the property.

## **PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

Please contact the Compass advisor below for more details.

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