

FOR LEASE
INNOVATION BUSINESS PARK III

1150 NEW TECHNOLOGY BLVD. • HUTTO, TEXAS 78634





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Availability

This building is currently 100% leased

Site

152,234 SF building on +/- 7.23 acres

Clear Height

32' clear height throughout (except at speed bay) with 25' storefront height

Structure

- Tilt-wall construction with ESFR sprinklers
- Reinforced concrete truck courts + drives
- Full-dock-high truck area (48" above grade)
- Generous column grid spacing

INNOVATION BUSINESS PARK III is a brand new Class A industrial building in Hutto, Texas, owned by Dogwood Industrial Properties. With easy access to the 130 Toll Road and proximity to amenities, this site is a great opportunity for an industrial user looking for big block space in the Austin Metro.

Property Highlights

- New construction
- 32' clear height and generous column grid spacing for maximum flexibility
- Truck, auto and pedestrian access from primary traffic arteries (Schneider Blvd. and Technology Blvd.) with close proximity to the 130 Toll Road

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Owned by



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Business Park Site Plan

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Site Aerial

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FOR LEASE **INNOVATION BUSINESS PARK III**

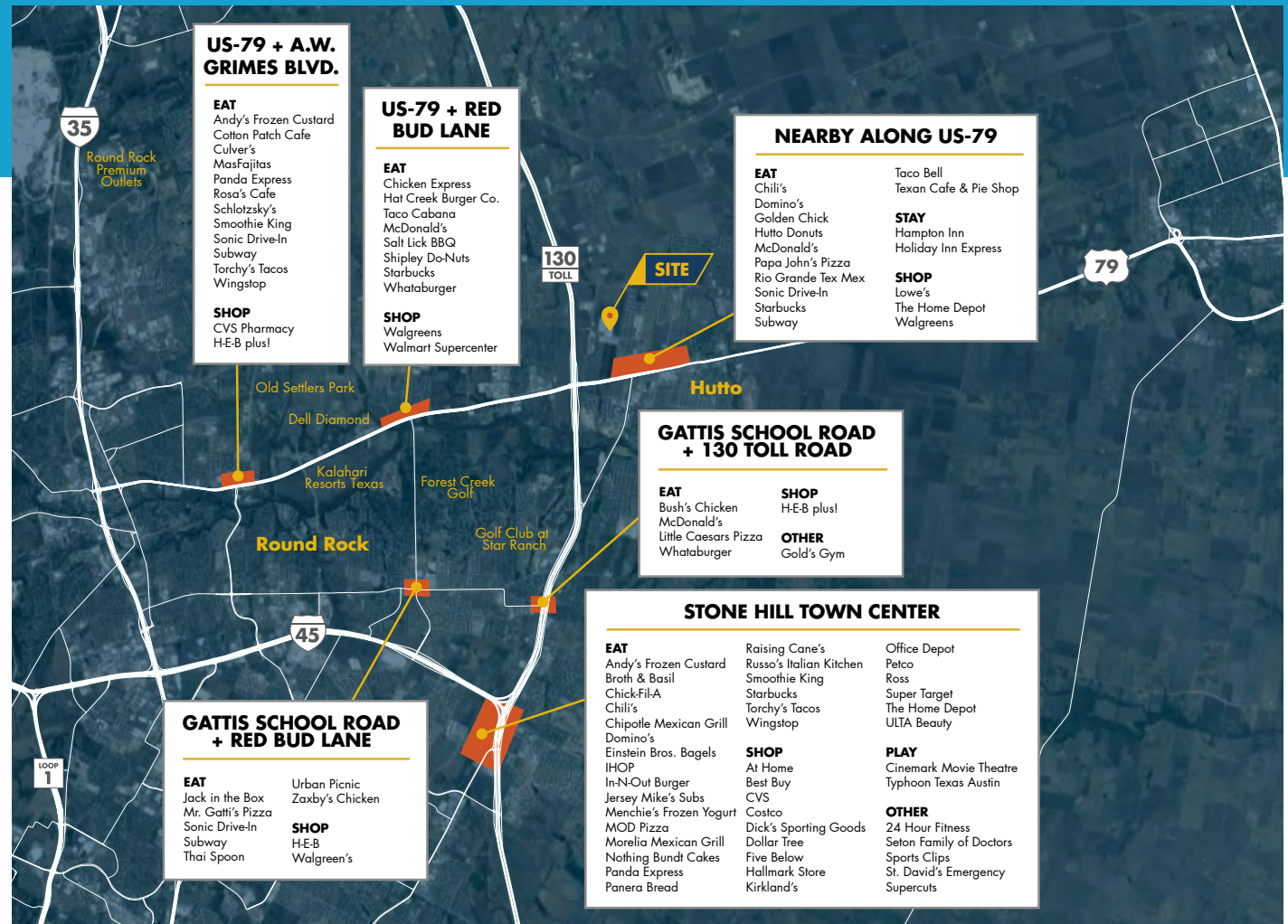


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Nearby Amenities

| Destination | Miles | Minutes |
|--------------------------|-----------|-----------|
| ABIA Airport | 30 miles | 30 min |
| Downtown Austin | 27 miles | 30 min |
| The Domain | 19 miles | 25 min |
| Tesla Gigafactory | 25 miles | 25 min |
| 130 Toll Road | <1 mile | 1 min |
| Houston | 160 miles | 2.5 hours |
| Dallas | 175 miles | 2.5 hours |



WHY HUTTO

Situated just Northeast of Austin, Hutto offers big city amenities coupled with the laid-back, friendly atmosphere of a small town.

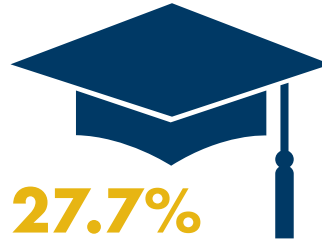
Hutto has been named one of the "Top 100 Places in Major Markets to Locate Your Business" by the Southern Business & Development, as well as the "Fastest Growing Community in Texas" by the Texas State Data Center.

Incentives

The City of Hutto provides a multitude of incentive opportunities such as sales tax rebates, infrastructure enhancements, and hotel occupancy tax rebates.

Hutto is one of the few communities in Central Texas that offers a "Triple Freeport" exemption on qualified inventories, and is actively engaged with the Foreign Trade Zone of Central Texas, Inc. (FTZ 183).

Education



27.7%

population 25 and over has a Bachelors degree or higher¹

Household Income



\$113,000

median household income³

32%

of residents make greater than \$100,000¹

54%

of residents make greater than \$75,000¹

Population



31.5

median age in Hutto¹

35,555

residents in Hutto³

Home Ownership



86%

homeownership¹

Most Affordable Place to Live

in the Austin MSA;
median homes are \$234,550²

#1 in Texas

in percentage change of home sales from September 2018 to 2019 at a 37.6% increase²



Sources: ¹2013-2017 American Community Survey 5-Year Estimates ²Texas A&M Real Estate Center ³2019 FFIEC Geocode Census Report

WHY HUTTO



Clockwise from left: Hutto's renowned Texan Cafe, charming downtown Hutto, Greetings from Hutto mural, Hutto City Hall



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|---|---------------|---------------------------------------|---------------------|
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____