HUTTO MEGA TECHCENTER

A PROJECT BY TITAN DEVELOPMENT

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

DEVELOPED BY

TITAN DEVELOPMENT

LEASED BY

AQUILA™

9 BUILDINGS

2.7M+ SQUARE FEET

188 ACRES

ABOUT THE PROJECT

MEGA SITE
9-building Class A industrial park on 188 acres

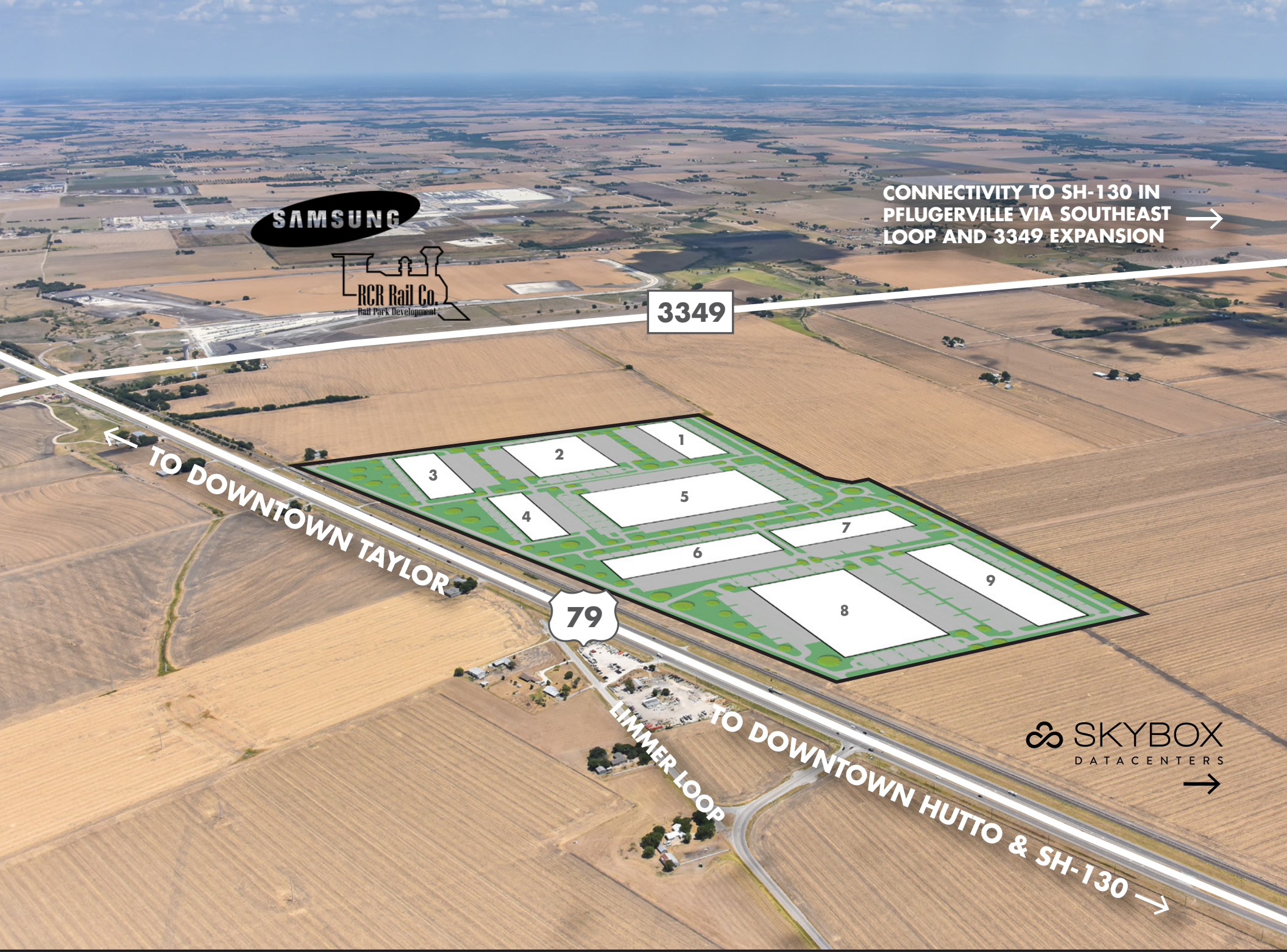
BUILDING 1: 224,640 SF REAR LOAD
Groundbreaking: Q2 2024
Delivery: Q1 2025

BUILDING 2: 378,560 SF CROSS DOCK
Groundbreaking: Q3 2024
Delivery: Q2 2025

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

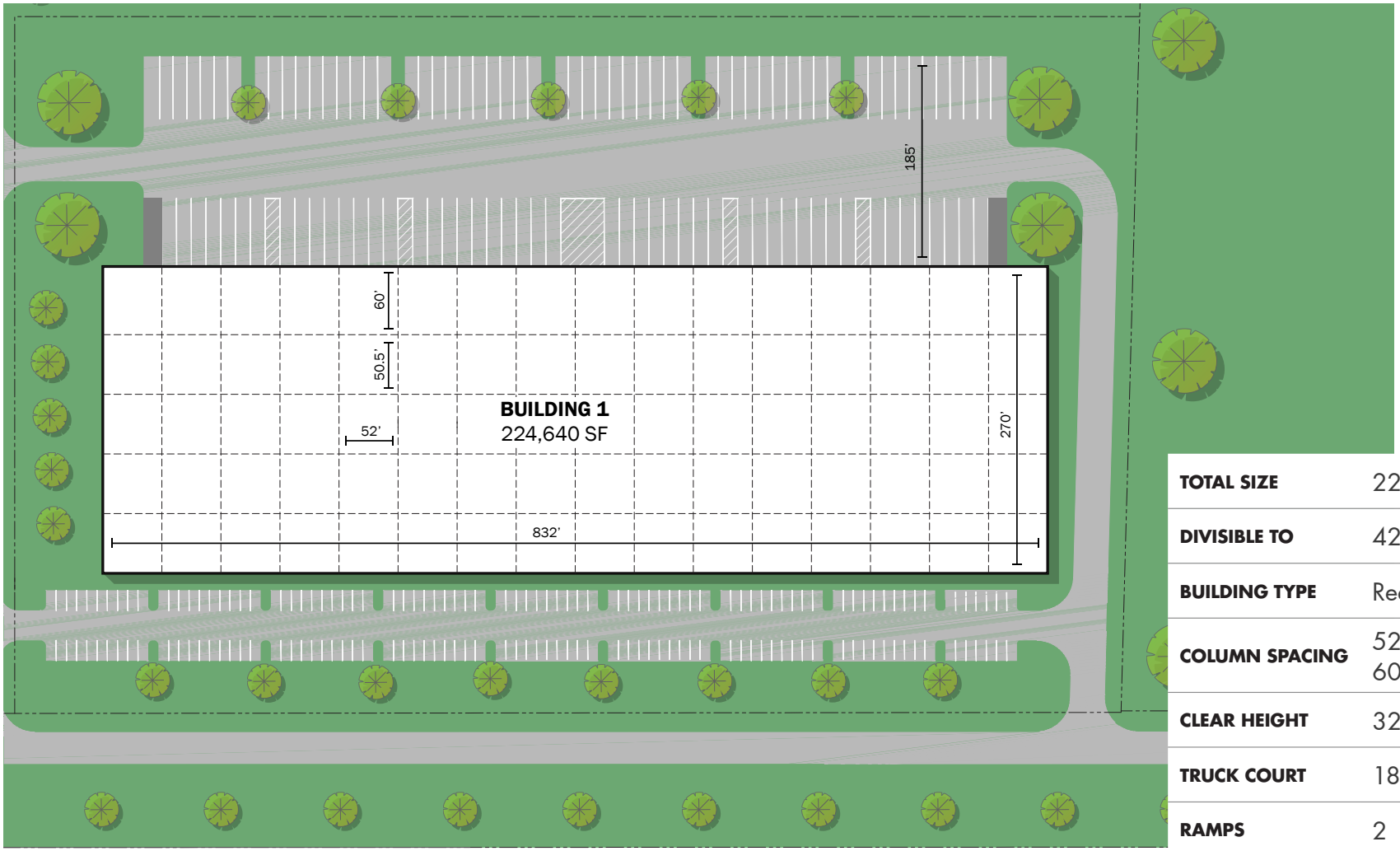
UTILITIES TO SITE
Water and wastewater available to serve the entire development.
Power: 600MW substation with 345KV transmission lines adjacent to site


SAMSUNG
RCR Rail Co.
Rail Park Development
CONNECTIVITY TO SH-130 IN PFLUGERVILLE VIA SOUTHEAST LOOP AND 3349 EXPANSION
3349
TO DOWNTOWN TAYLOR
79
1
2
3
4
5
6
7
8
9
LIMMER LOOP
TO DOWNTOWN HUTTO & SH-130
SKYBOX DATACENTERS

SITE PLAN

LIMMER LOOP
TO DOWNTOWN HUTTO & SH-130
79
TO DOWNTOWN TAYLOR
RAILROAD
BUILDING 8
432,640 SF
832'
520'
185'
BUILDING 6
238,680 SF
884'
270'
185'
BUILDING 4
163,800 SF
780'
210'
135'
BUILDING 3
238,680 SF
884'
270'
185'
BUILDING 5
624,960 SF
620'
1008'
135'
185'
BUILDING 2
378,560 SF
728'
520'
185'
BUILDING 9
266,760 SF
988'
270'
185'
BUILDING 7
196,560 SF
728'
270'
185'
BUILDING 1
224,640 SF
832'
270'
185'
N
W
E
S
Phase I

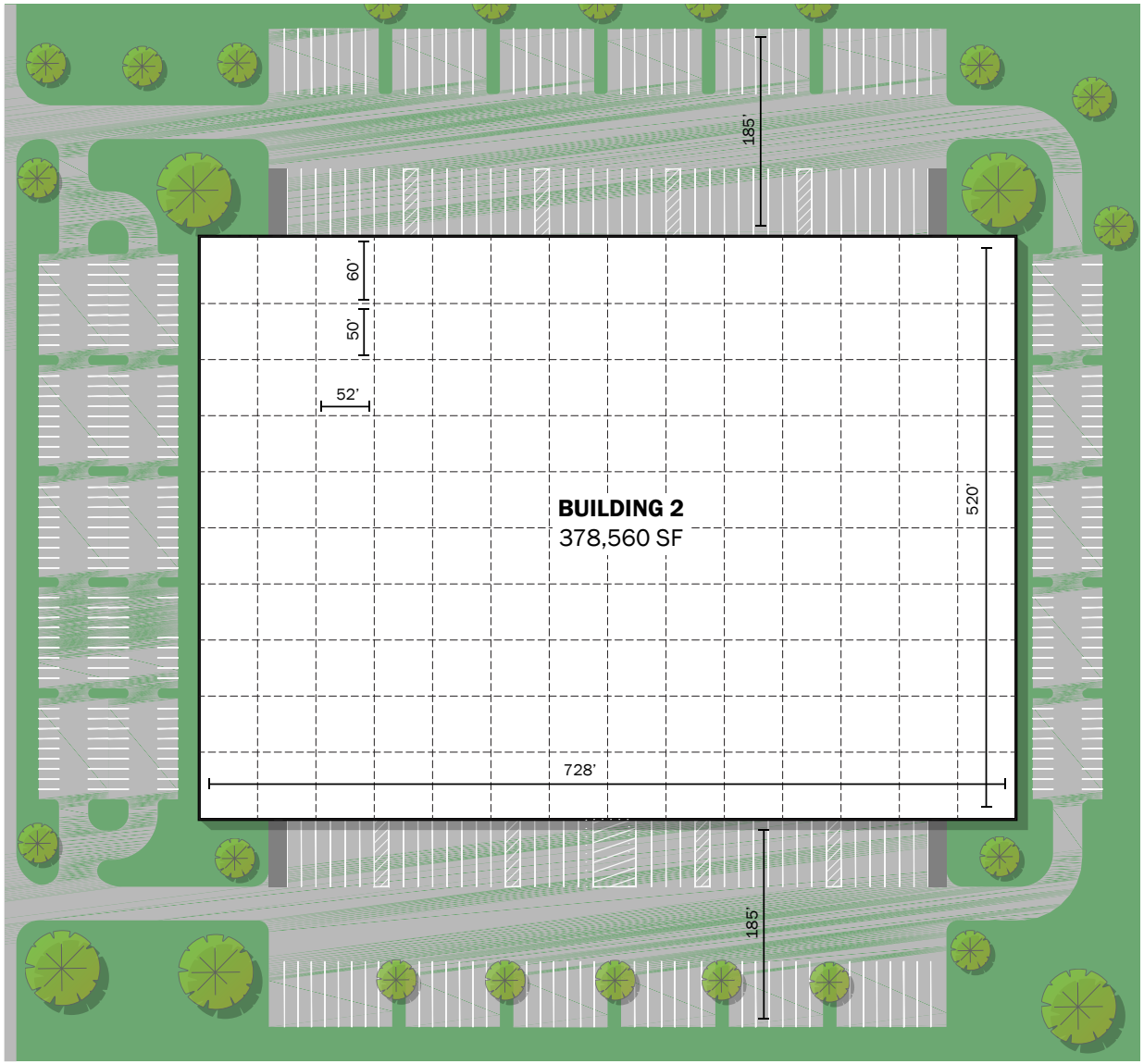
ALTERNATE SITE PLAN



SPECS

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

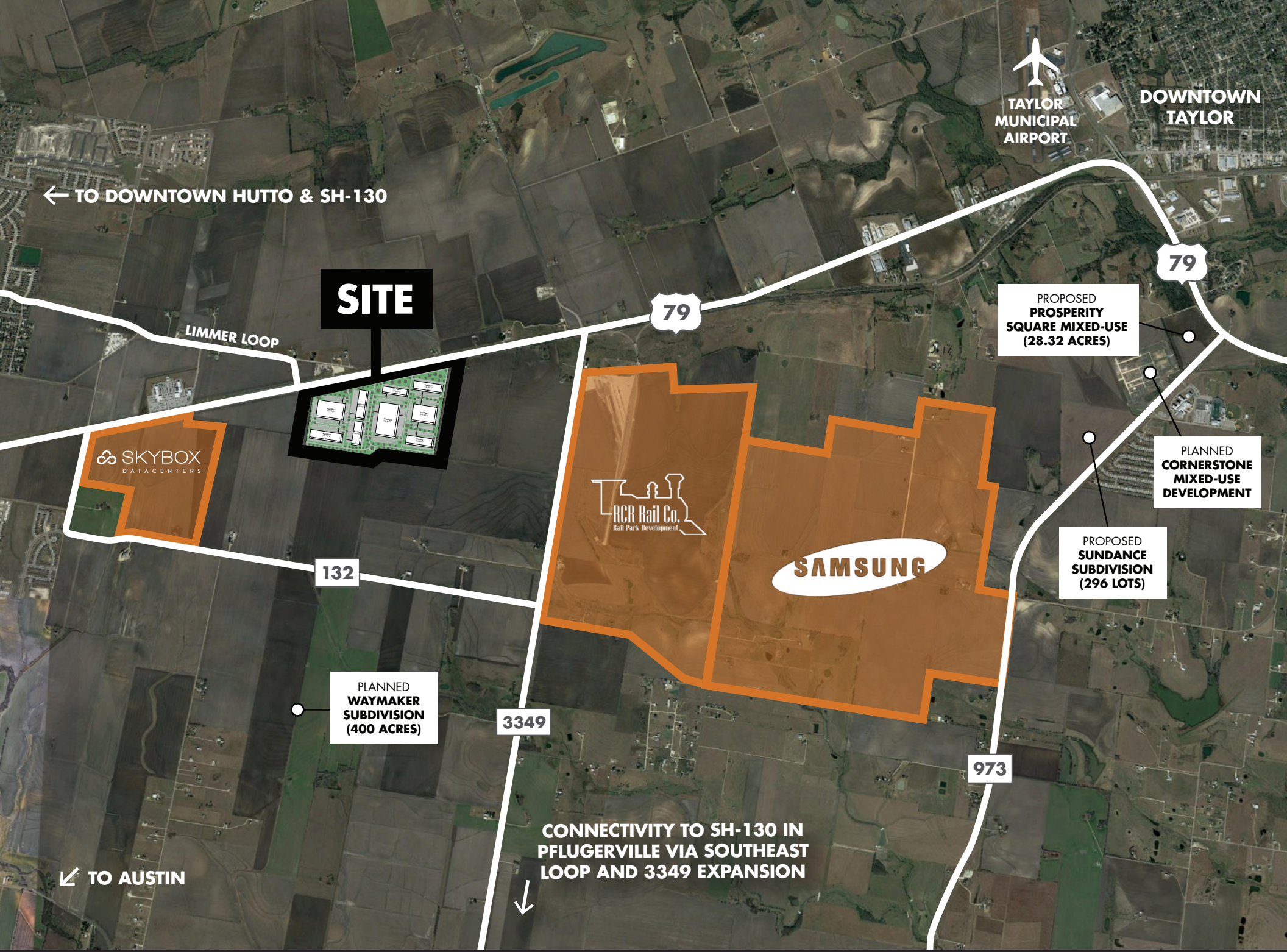
BUILDING 1



SPECS

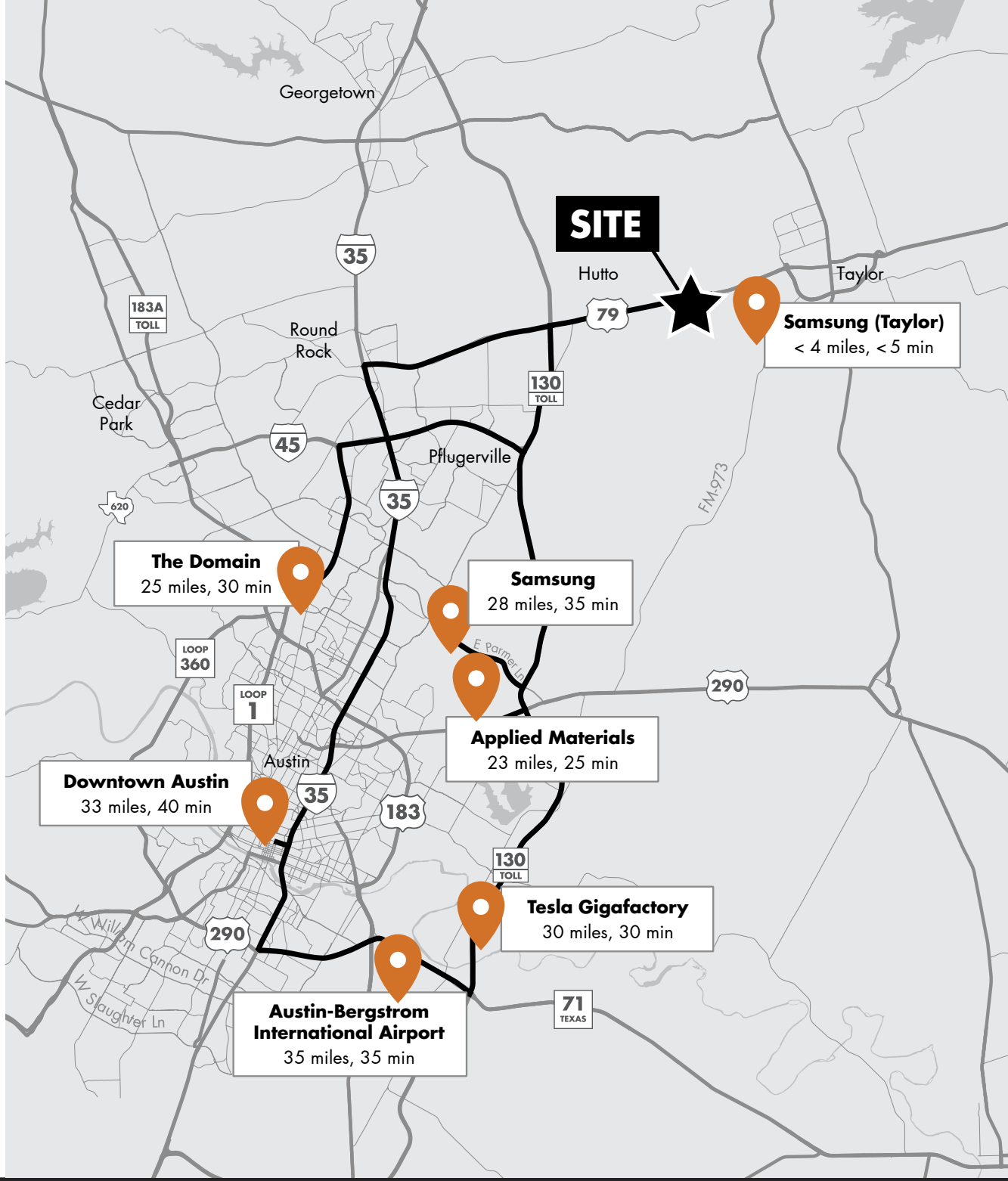
TOTAL SIZE	378,560 SF
DIVISIBLE TO	94,640 SF
BUILDING TYPE	Cross Dock
COLUMN SPACING	52′ x 50′ Typical 60′ Speed Bay
CLEAR HEIGHT	36′
TRUCK COURT	185′
RAMPS	4
DOCK DOORS	77
BUILDING SIZE	728′ x 520′
TRAILER STALLS	90
PARKING	300 spots
SPRINKLERS	ESFR
POWER	2,500 Amps 3-Phase 480v

BUILDING 2


TAYLOR MUNICIPAL AIRPORT
DOWNTOWN TAYLOR
← TO DOWNTOWN HUTTO & SH-130
SITE
LIMMER LOOP
79
79
PROPOSED PROSPERITY SQUARE MIXED-USE (28.32 ACRES)
PLANNED CORNERSTONE MIXED-USE DEVELOPMENT
PROPOSED SUNDANCE SUBDIVISION (296 LOTS)
SKYBOX DATACENTERS
RCR Rail Co. Rail Park Development
SAMSUNG
132
PLANNED WAYMAKER SUBDIVISION (400 ACRES)
3349
973
CONNECTIVITY TO SH-130 IN PFLUGERVILLE VIA SOUTHEAST LOOP AND 3349 EXPANSION
↙ TO AUSTIN

PROXIMITY

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

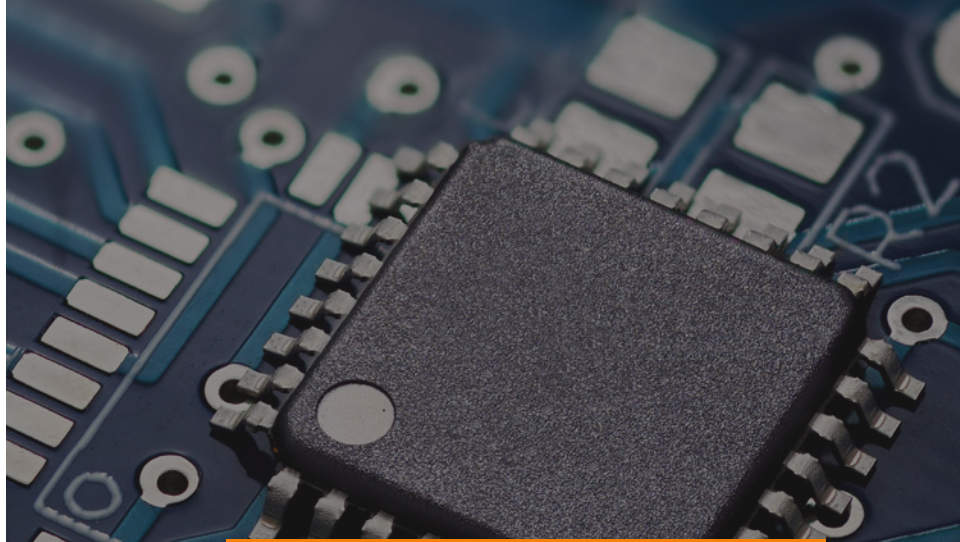
Austin is one of the world's premier semiconductor hubs.

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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