



**FOR IMMEDIATE RELEASE**

November 29, 2023

## **Hines Breaks Ground on Bluebonnet Business Center in Northeast Austin**

**AUSTIN, TEXAS** – Hines, the global real estate investment, development and property manager, announced that Bluebonnet Business Center, a four-building Class-A industrial development, has broken ground in Northeast Austin.

The buildings consist of a total of 684,344 square feet with a mixture of industrial building types including cross-dock, front-load, and rear-load buildings, accommodating a wide variety of tenants ranging in size from 20,000 square feet to 685,000 square feet. The property is just off of Hwy 290 and Johnny Morris Road with close proximity to both US-183 and SH-130.

“Bluebonnet Business Center is a strategic development for Hines’ first industrial development in Austin and continued growth across Texas,” said Laura Denkler, managing director at Hines. “The infill location, multi-tenant building design, and strong leasing activity in Austin are driving factors in Hines’ decision to move forward with this development now.”

“I am excited to be a part of the leasing team for Hines’ inaugural industrial development in Austin. Situated within a highly dynamic and flourishing submarket, this project exemplifies Hines’ commitment to the Austin industrial market,” said Leigh Ellis, principal at AQUILA Commercial. “This development is strategically located in Austin’s premiere industrial submarket and will be an ideal option for logistics and manufacturing companies as well as Tesla and Samsung vendors looking for Class A industrial space in the area.”

The buildings are designed by Powers Brown Architecture and Burton Construction is the General Contractor. Bluebonnet Business Center is set to deliver Q4 2024.

Leigh Ellis, Omar Nasser, and Blake Patterson with AQUILA Commercial will be handling the leasing for the project. To see videos, photos, and access more project information, please visit [www.bluebonnetbusinesscenter.com](http://www.bluebonnetbusinesscenter.com).

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## **About Hines**

Hines is a global real estate investment, development and property manager. The firm was founded by Gerald D. Hines in 1957 and now operates in 30 countries. We manage a \$94.6B<sup>1</sup> portfolio of high-performing assets across residential, logistics, retail, office, and mixed-use strategies. Our local teams serve 790 properties totaling over 269 million square feet globally. We are committed to a net zero carbon target by 2040 without buying offsets. To learn more about Hines, visit [www.hines.com](http://www.hines.com) and follow @Hines on social media.

<sup>1</sup>Includes both the global Hines organization as well as RIA AUM as of June 30, 2023.

## **About AQUILA Commercial**

Founded in 2007, AQUILA Commercial is a recognized leader in Austin commercial real estate. Today AQUILA manages and leases over 23 million square feet of office, industrial, and retail properties and has over 600 corporate tenant representation clients. AQUILA offers clients full-service real estate solutions providing tenant representation, project leasing, and asset, property, and project management services for office, industrial, and retail properties. For more information, visit: [www.aquilacommercial.com](http://www.aquilacommercial.com).

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