BENELLI 3

HUTTO, TX



15,403 SF WAREHOUSE | 3.11 ACRES WITH 1.65 ACRES OF OUTDOOR STORAGE | 2025 CLASS-A METAL CONSTRUCTION | 100% LEASED | 3.6 YR WALT

JLL

OFFERING SUMMARY

McKinstry

THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained by ownership to offer qualified investors the opportunity to acquire Benelli 3 (the "Property"), a newly built, 15,403 square foot industrial warehouse with a 1.65-acre fenced and secured yard located in Hutto, Texas. The Property benefits from its infill location along US 79 and minutes away from SH 130, in Northeast Austin. The Property is currently 100% leased to McKinstry, a long-established, actively growing, national construction services firm with 3.6 years of lease term remaining. Benelli 3 is a best in class, 2025 construction, shallow-bay / IOS Property offering strong cash flow with mark-to-market potential.

ADDRESS 224 BENELLI DRIVE HUTTO, TX 78634	**BUILDING SF** 15,403 SF
SITE / YARD 3.11-ACRES / 1.65-ACRES	**% LEASED** 100%
YEAR BUILT APR-25	**WALT** 3.6 YEARS
BUILDING DIMENSIONS 152' x 101'4"	**OFFICE** 1,808 SF / 11.7%
CLEAR HEIGHT 21' - 27'4"	**LOADING DOORS** 3 (12' X 16') DRIVE IN DOORS



INVESTMENT HIGHLIGHTS

MISSION CRITICAL: 100% LEASED to McKinstry for materials fabrication and data center support

3.6 YEAR WALT with 4% annual increases and 7% below market

NEW CONSTRUCTION WITH OUTDOOR STORAGE with **1.65-acres of secured, fenced outdoor storage,** 21'-27'4" clear height, 3 oversized drive-in doors, and ample power

INFILL LOCATION WITH SUPERIOR ACCESS along US 79, providing quick access to Hutto, Georgetown and Taylor, the fastest growing manufacturing and data center hubs in Central Texas

TENANT OVERVIEW

McKinstry is a national construction, energy, and facility services company founded in 1960 and headquartered in Seattle, Washington. Benelli 3 houses a fabrication facility for their (MEP) plumbing and high-pressure water piping division. The yard is utilized for staging steel piping, that is cut and welded within the warehouse supporting data center cooling efforts throughout the Central Texas MSA. Their Benelli 3 location positions McKinstry to deliver innovative construction solutions from new builds to energy retrofits throughout the region and provides strategic access to Austin's booming tech corridor and the substantial North / Northeast Austin data center growth.

MCKINSTRY CO., LLC	
LXD:	Aug-30
WALT:	3.6 Years
Rental Rate:	$28.60
Annual Bumps:	4.00%
% Below Market:	7%

OPERATIONS IN 14 STATES

DATA CENTER & LIFE SCIENCE SPECIALIST

PREFABRICATION HUB FOR STATEWIDE PROJECTS

STRATEGIC AUSTIN MARKET ACCESS



PROPERTY DESCRIPTION

PROPERTY OVERVIEW	
ADDRESS:	224 Benelli Drive Hutto, TX 78634
SQUARE FOOTAGE:	15,403 SF
ACRES:	3.11 Acres
FAR:	11.4% FAR
OCCUPANCY:	100%
YEAR BUILT:	Apr-25
OFFICE SF:	1,808 SF
OFFICE FINISH:	11.7%
HVAC SF:	1,808 SF
HVAC FINISH:	11.7%
LOADING:	Front Load
CLEAR HEIGHT:	21' - 27'4"
DRIVE-IN DOORS:	3 (12' x 16')
BUILDING DIMENSIONS:	152' x 101'4"
COLUMN SPACING:	25' x 50'8"
YARD:	1.65 Acres
CAR PARKING:	10 Spaces (0.6 per 1,000 RSF)
EXTERIOR WALLS:	Metal
ROOF:	Metal Roof with R-19 insulation
FOUNDATION:	6" / 4,000 PSI slab on grade with 100/SF loading
POWER:	1,200 amps @ 480/277V
FIRE PROTECTION:	Sprinklered
WAREHOUSE:	LED Lighting

THE ASSET

CLASS A INDUSTRIAL OUTDOOR STORAGE AND WAREHOUSE WITH ABOVE MARKET SPECS

101'4" BUILDING DEPTH AND 3 DRIVE-IN DOORS

2 INGRESS / EGRESS POINTS OFFERING LOT CIRCULATION

1.65-ACRE CONCRETE OUTDOOR STORAGE YARD WHICH IS FULLY FENCED & SECURED

SITE PLAN


GATED ACCESS
LED LIGHTING
GATED ACCESS
1,808 SF
OFFICE
FULLY FENCED
DETENTION POND
15,403 SF
152'
101'4"
1.65 ACRE YARD
2 GATED ACCESS POINTS
LED LIGHT POLES
3 DRIVE-IN DOORS
LED LIGHTING
LED LIGHTING

PRIME LOCATION



LOCATION OVERVIEW

POWERFUL DEMAND DRIVERS & AGGRESSIVE GROWTH

Benelli 3 is ideally located just off of US 79, less than 2 miles west of the SH 130 intersection. This provides direct access to nearby Hutto, Taylor, Georgetown and Round Rock as well as major metropolitan areas in Texas and links to IH-35, only 6 miles west. This strategic location facilitates easy logistical access to major markets nationwide, complemented by the proximity to the Austin-Bergstrom International Airport. With proximity to Samsung and Tesla, Benelli is the prime location for industrial tenants.

WHY HUTTO? POPULATION:

40,275
IN CITY LIMITS

55,070
IN THE ETJ

420,000
WITHIN 10 MILES

WORKFORCE:

1.1 million workers within a 45-minute drive

41.9% of residents hold an associate degree or higher

Hutto is an emerging data center node. Skybox and Prologis are developing PowerCampus Austin, a planned 600 MW campus of up to 4 million SF on 220 acres with private 300 MW substations. Iron Mountain plans a seven-building hyperscale campus on ~500 acres along FM 3349, with initial phases around 2030. Colovore is building a 40 MW, $280M liquid-cooled AI facility at 2401 Innovation Blvd. The robust growth in Data Centers, coupled with the strong growth in manufacturing in nearby Georgetown, is set to continue to drive industrial growth in the region for years to come.

DEMAND DRIVERS

Tesla Gigafactory (Giga Texas) — Tesla's $6.3B+ global HQ and manufacturing campus in Austin; 16,000+ employees; ~27 miles South

Samsung Semiconductor — Taylor, TX — $40B total Texas investment and a massive Fab expansion underway currently

Pegatron Corporation — Fortune Global 500 Apple/Dell/Tesla supplier with 1st U.S. manufacturing facility in Georgetown ($85M+ capital investment)

Dell Technologies HQ —Global HQ is 15 miles south in Round Rock

Hanwha Advanced Manufacturing — $100M+ Tesla supplier facility locating along I-35 just north of Georgetown

NEIGHBORHOODS

Benelli 3 is surrounded by some of the highest-quality, fastest-growing communities in Central Texas:

Hutto — #13 fastest-growing U.S. city

Taylor — Home to Samsung's $40B+ semiconductor campus

Round Rock — #9 in Best Medium-Sized Cities to Live in the U.S. – US News & World Report

Georgetown — the #1 fastest-growing city in America for three consecutive years and the county seat for Williamson County

ROBUST DEMOGRAPHICS

DEMOGRAPHIC SUMMARY			
RADIUS	2-Mile	5-Mile	10-Mile
POPULATION	20,901	104,894	419,779
HOUSEHOLDS	6,473	34,509	150,151
AVG. HH INCOME	$147,196	$150,555	$132,512
MEDIAN HH INCOME	$132,602	$129,018	$109,582
MEDIAN HOME VALUE	$424,548	$447,916	$430,671
CONSUMER SPENDING	$272.7M	$1.4B	$5.5B

DESTINATION	DISTANCE	DRIVE TIME
HUTTO	4 Miles	7 Minutes
ROUND ROCK	10 Miles	20 Minutes
GEORGETOWN	11 Miles	16 Minutes
TAYLOR / SAMSUNG	11 Miles	21 Minutes
DOWNTOWN AUSTIN	28 Miles	37 Minutes
AUSTIN-BERGSTROM AIRPORT	30 Miles	31 Minutes
TESLA GIGAFACTORY (AUSTIN)	27 Miles	29 Minutes
LEANDER	29 Miles	32 Minutes
WACO	81 Miles	71 Minutes
SAN ANTONIO	112 Miles	105 Minutes



WILLIAMSON COUNTY AND HUTTO IN THE NEWS

Colovore AI Data Center Wins Hutto Approval for 180,000-Sq-Ft Liquid-Cooled Facility

California-based Colovore, specializing in liquid-cooled, high-density colocation for AI and HPC workloads, received Hutto City Council approval in December 2024 for a 180,000-sq-ft data center and 13,000-sq-ft office complex on 30 acres. The facility targets AI training and inference workloads, reflecting Williamson County's emergence as a key U.S. AI infrastructure hub.

Hello Georgetown – Apr 2026

Big Hutto Lease Tied to SoftBank, One of World's Largest Companies

A 280,000-square foot mystery industrial lease at Hutto Crossing (160 Parker Way) has been tied to SoftBank Group, one of the world's largest companies. The building is part of a 662,000 square feet in the first phase developed by Velocis, Ironwood Realty Partners and MBK Industrial Properties. SoftBank ranked No. 130 on the Forbes Global 2000 list of the largest public companies and is linked to the $18B Stargate data center in Milam County.

Austin Business Journal – May 2026

Blue Origin to Bring 2,000 Jobs, $674M Facility to Hutto with Tax Breaks

Jeff Bezos' rocket company Blue Origin has secured tax breaks from Williamson County to build a massive 1.3 million-square-foot manufacturing facility in Hutto, representing a $674 million investment that would make it the city's largest employer. The aerospace giant plans to create 2,000 jobs averaging $88,000 annually over the next decade at the 118-acre Hutto Crossing development site near Texas 79 and Pickle Parkway. The county approved a 10-year incentive package with 100% property tax abatement for the first five years.

Austin American-Statesman – Aug 2026

Samsung Austin Semiconductor Pumps $19.8B into Central Texas Economy in 2024

Despite a challenging semiconductor market, Samsung Austin Semiconductor's combined Austin and Taylor campuses generated $19.8B in economic output and supported 38,498 jobs in 2024, with $2.6B in worker salaries. The company also invested $5.65M in Central Texas workforce development programs during the year.

Samsung Semiconductor – Apr 2025

Blueprint Data Centers Expands to Taylor: $1B, 60 MW Campus Over 10 Years

Taylor City Council unanimously approved Blueprint Data Centers' 52-acre campus in July 2024 at 1601 MLK Jr. Drive. Blueprint plans up to $1B across three construction phases over 10 years, ultimately delivering 135,000 sq ft and 60 MW—backed by committed tenant letters of intent and a 10-year, 50% property tax rebate from the city.

Hello Georgetown – Apr 2026

30 Operational or Planned Data Centers on 9 Campuses Now Active in Williamson County

As of 2026, Williamson County hosts 30 operational or planned data centers across 9 campuses—driven by Samsung's Oncor power infrastructure buildout and the region's available land, fiber, and skilled workforce. The Austin-area data center market is projected to more than double in value from ~$2B to ~$5B between 2023 and 2035.

Austin Free Press – 2026

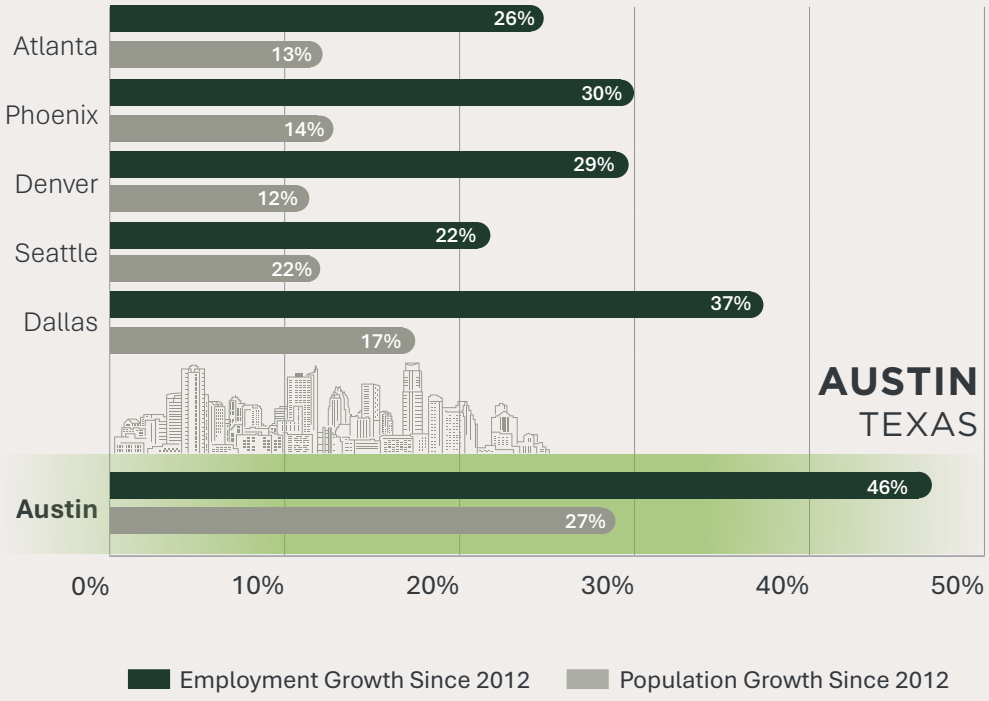
Skybox + Prologis $10B+ Hyperscale Data Center Campus Under Development in Hutto

Skybox Datacenters and Prologis secured a development agreement and Chapter 312 tax abatement from the City of Hutto in May 2024 for a campus at US 79 and CR 132. The project could encompass nearly 4 million sq ft of data center space, 600 MW of capacity (enough to power ~450,000 homes), and at least $10B in capital expenditures across multiple phases.

Hello Georgetown – Apr 2026

THE AUSTIN METRO

PROLIFIC POPULATION AND EMPLOYMENT GROWTH

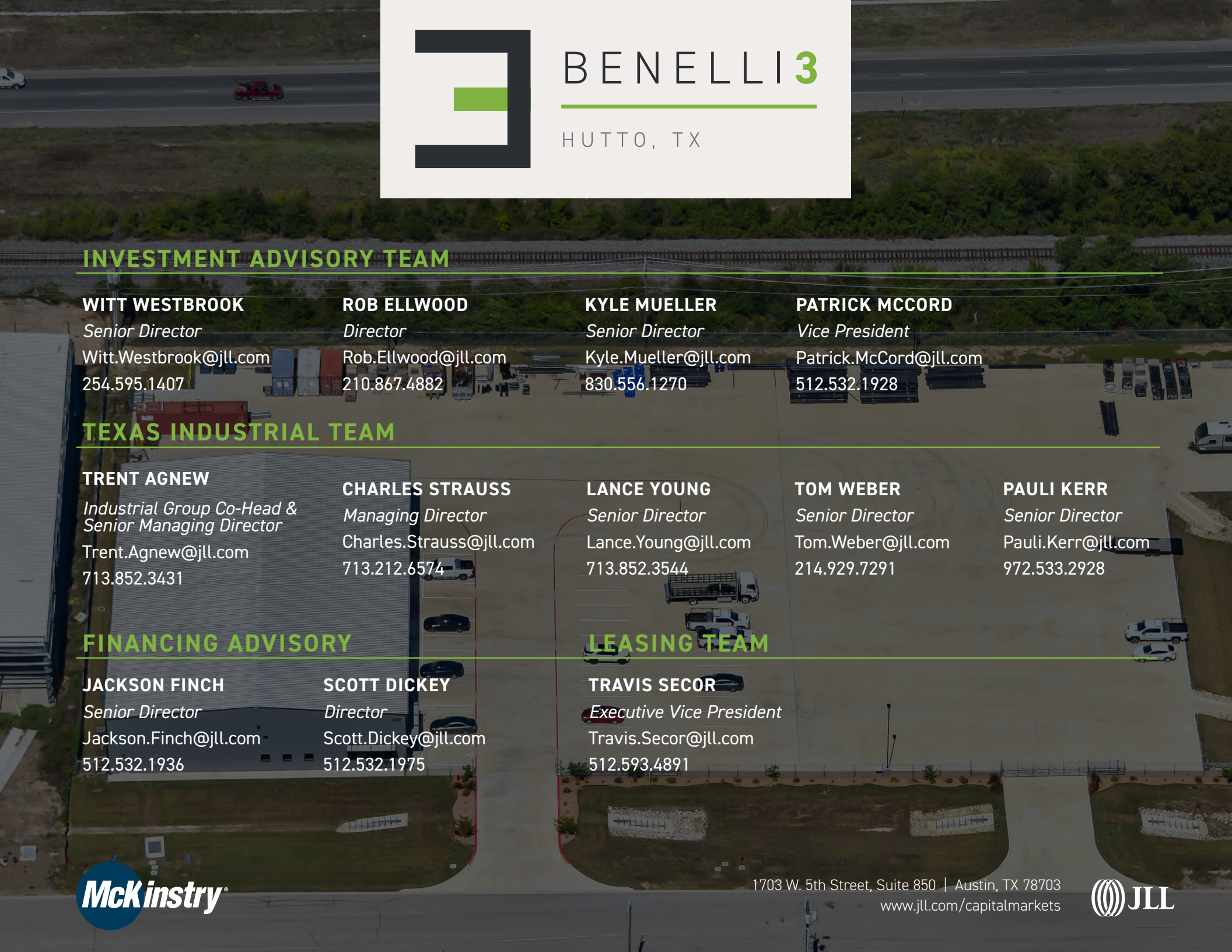


THE METRO IS PROJECTED TO GROW EMPLOYMENT ANOTHER 8% THROUGH 2029

IMMEDIATE ACCESS TO 25 MILLION RESIDENTS

With direct access to the Texas Triangle —the area between DFW, Houston, and San Antonio — Benelli 3 tenants can reach over 25 million people in a matter of hours. Over the next 40 years, the population of the Texas Triangle is projected to grow more than 65%, resulting in 78% of Texans living within the area. The DFW, Houston, Austin, and San Antonio metropolitan areas combine to create one giant megalopolis, which ranks as the seventh largest mega-region in North America. The Texas Triangle megalopolis' $1.32 trillion in economic output would rank among the world's 15 largest economies.





BENELLI 3

HUTTO, TX

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