

INNOVATION BUSINESS PARK

NEW TECHNOLOGY BLVD. HUTTO, TX, 78634



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CITY OF HUTTO

The labor force in Hutto's zip code of 78634 is just over 13,000, but when you look at the immediate 5-zip codes surrounding Hutto, that number grows to more than 87,000 and more than 680,000 work-age people live within a 30 minute commute of Hutto. An impressive 20.7% of residents have at least a Bachelor's degree. Businesses that locate in the Hutto area will find a smart, adaptive, growing workforce.

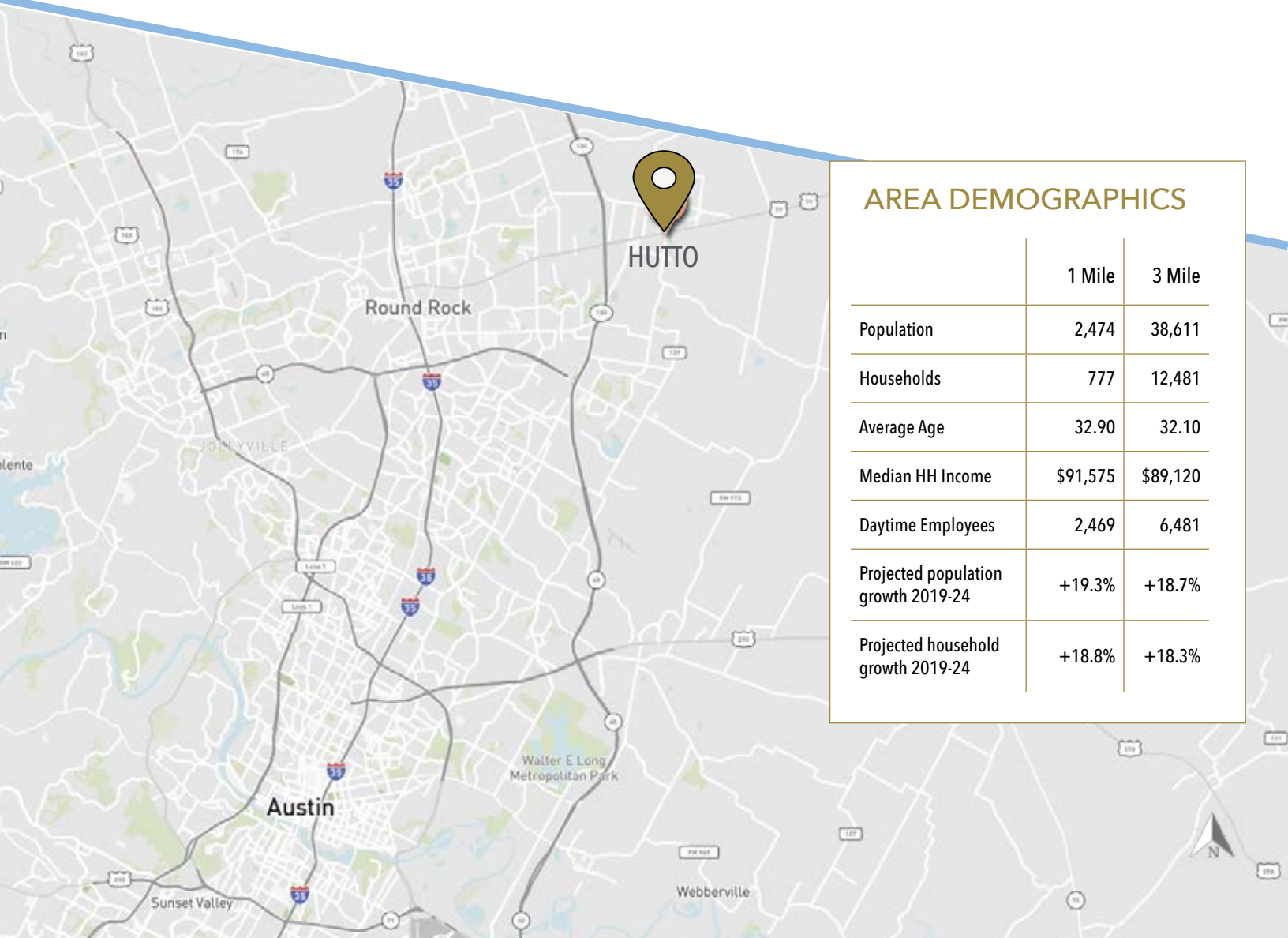
Employers in the Central Texas region range from entrepreneurial endeavors such as food trucks, small mom-and-pop restaurants and retail stores, to companies like AT&T, Apple, HEB, Whole Foods Market, and area School Districts employing more than 2,500, and larger organizations like Dell, IBM, Seton Healthcare Family employing more than 6,000 employees

INCENTIVES

Hutto has utilized the provisions under Chapter 380 of the Local Government Code to provide a myriad 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 offer a "Triple Freeport" exemption on qualified inventories, and is actively engaged with the Foreign Trade Zone of Central Texas, Inc. (FTZ 183). Other incentives available include:

**Texas Enterprise Fund • Texas Enterprise Zone Program • Texas Emerging Technology Fund • Skills Development Fund • Self-Sufficiency Fund
Texas Product/Business Fund • Texas Capital Fund • Business & Industry Guaranteed Loans (B&I) • SBA 504 Loan Program • SBA 7(a) Loan Program**



AREA DEMOGRAPHICS

	1 Mile	3 Mile
Population	2,474	38,611
Households	777	12,481
Average Age	32.90	32.10
Median HH Income	\$91,575	\$89,120
Daytime Employees	2,469	6,481
Projected population growth 2019-24	+19.3%	+18.7%
Projected household growth 2019-24	+18.8%	+18.3%

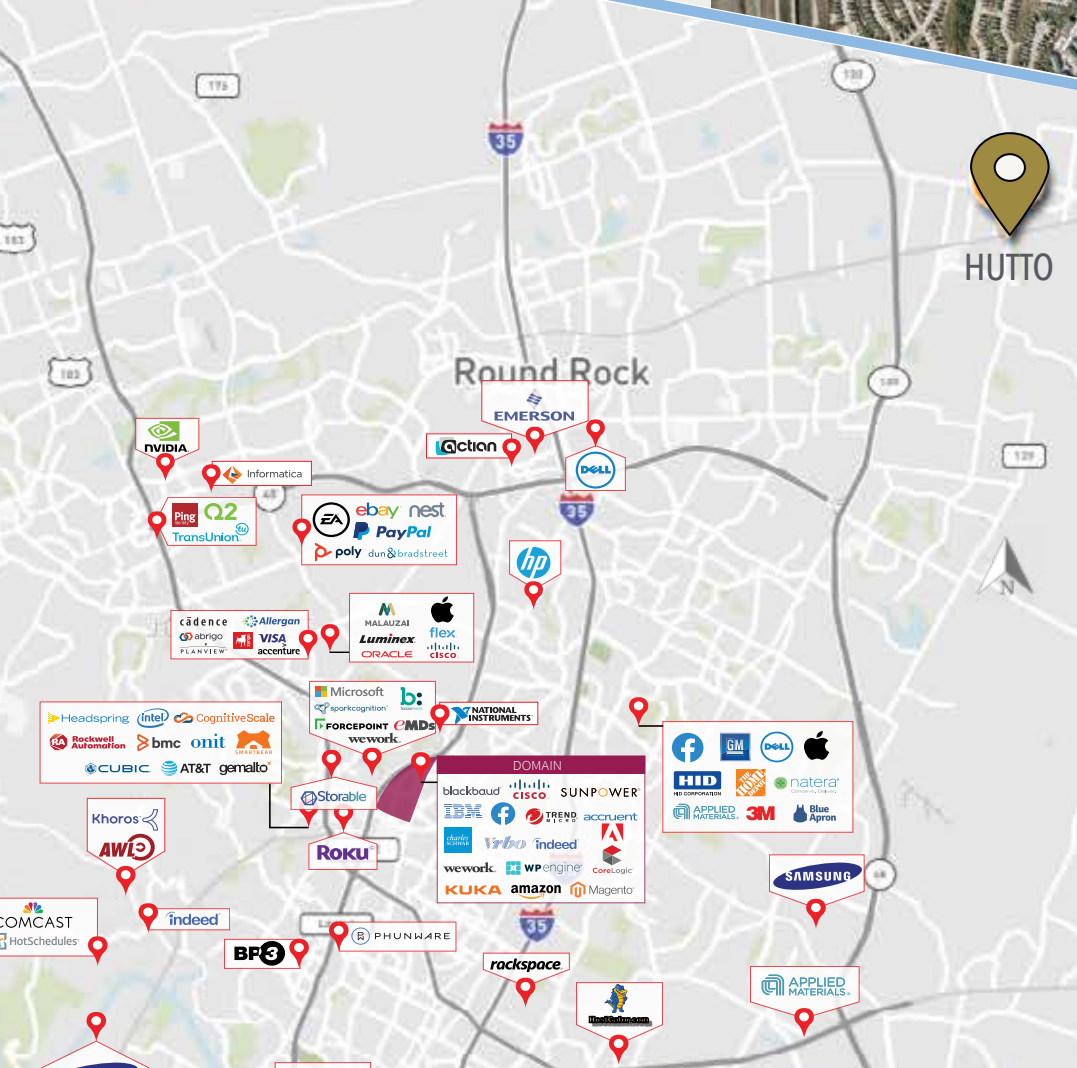
PRIME LOCATION

INNOVATION BUSINESS PARK

As a key part in the central Texas highway system, State Highway 130 provides access to the Austin region as well as important key markets such as Houston, Dallas/Fort Worth and San Antonio.

KEY PARK BENEFITS

- Prime location with access to many key logistical hubs and customer bases in the Texas area
- Building 1 - Ready for Interior Improvements
- Building 2 - Under Construction (Est. Q4 2020 Delivery)
- Nearby large workforce and high-quality higher education
- Across the street from Texas A&M Trade School



DRIVE DISTANCE



The Domain: 20 miles



Downtown Austin: 29 miles



ABIA: 30 miles



I-35: 8 miles



I-45: 13 miles



Dallas: 177 miles



Houston: 159 miles

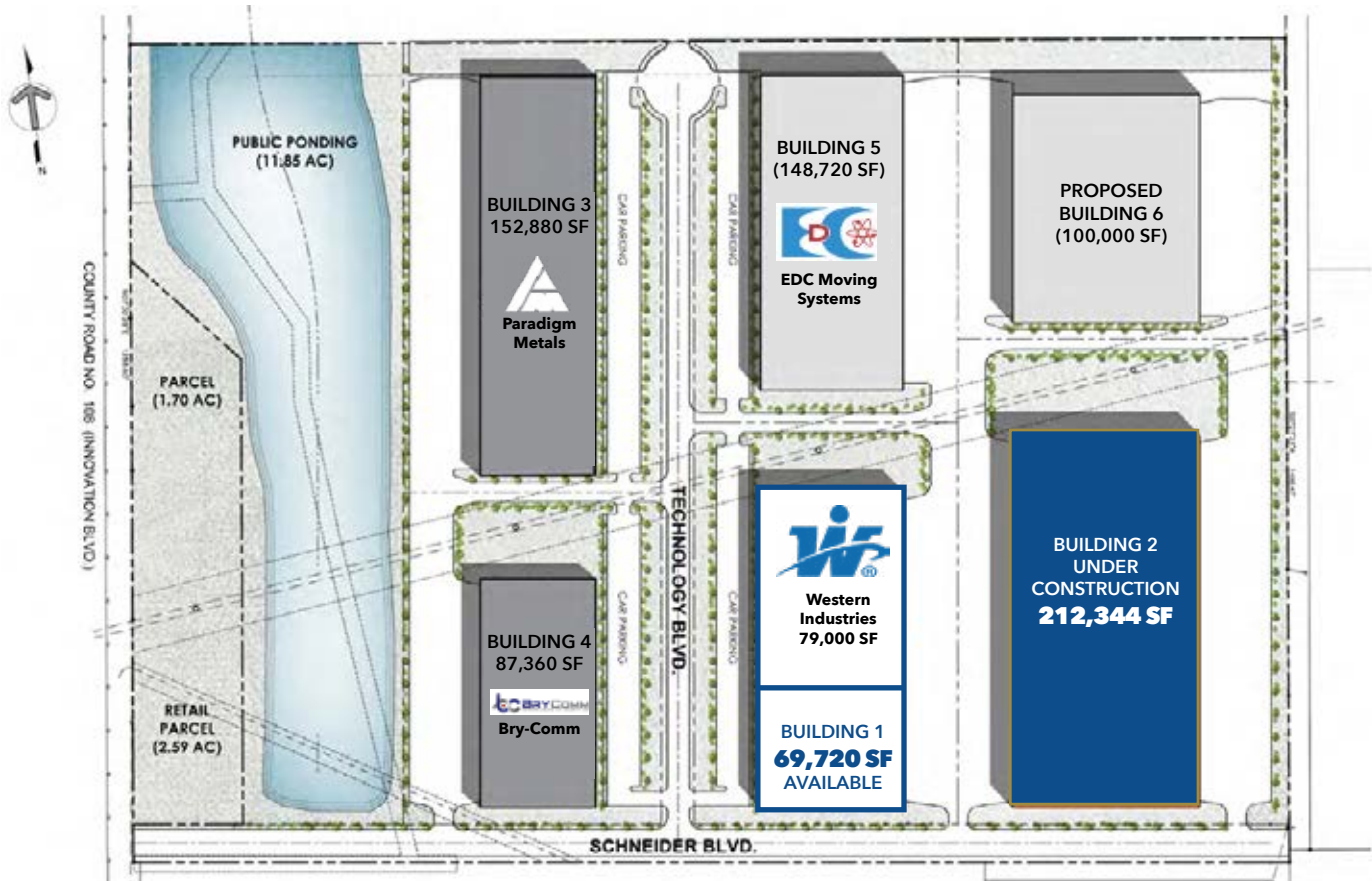


San Antonio: 111 miles

Innovation Business Park is Located in Hutto, Texas, just north of Austin, and considered part of the Austin-Round Rock metropolitan area. Situated just off the rapidly expanding industrial corridor of SH130, the site is easily accessed from SH130 and from IH35 via US79.

PROJECT SPECIFICATIONS

INNOVATION BUSINESS PARK SITE PLAN



TOTAL PROJECT:

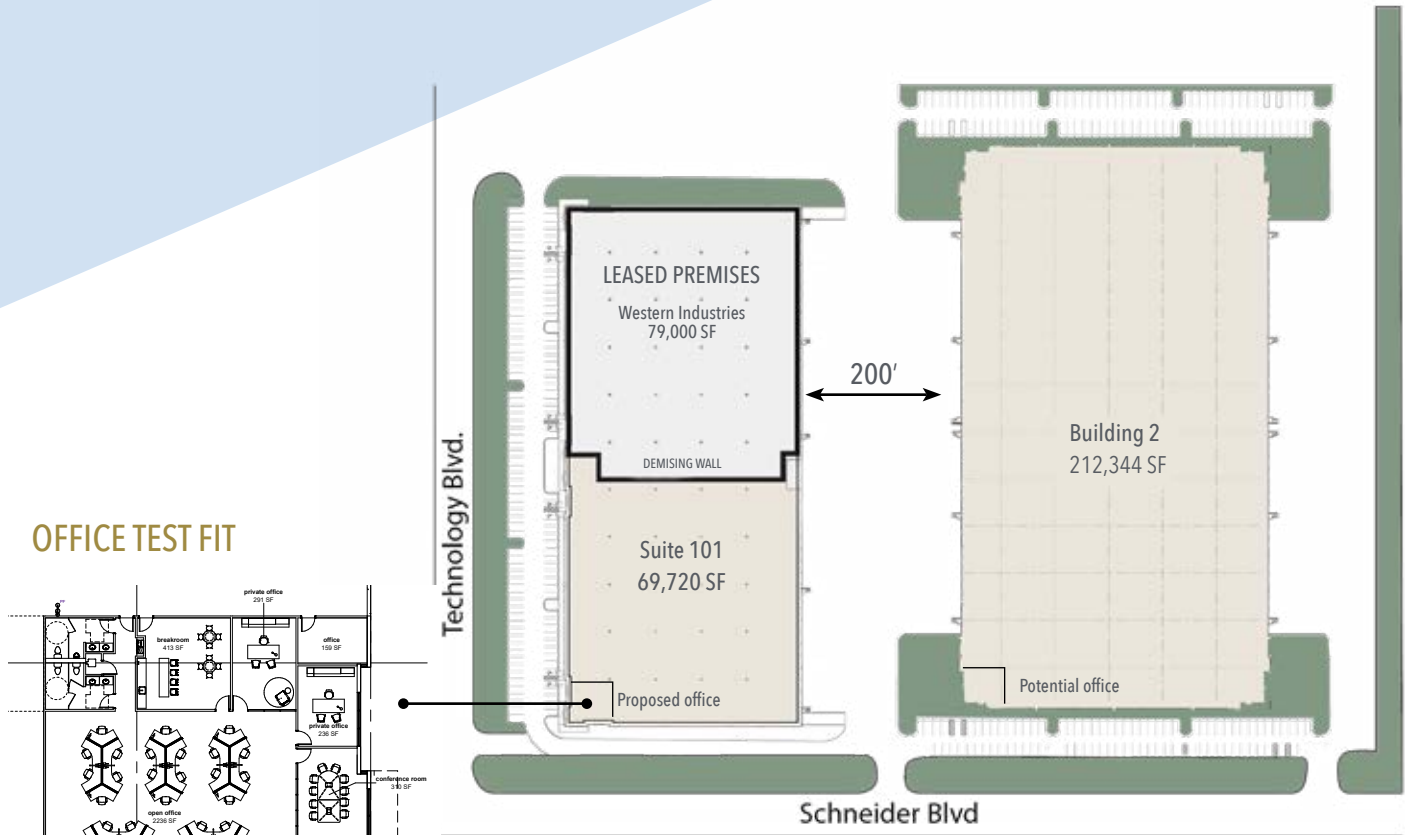
- Buildings 1 & 2 totaling 361,064 SF
- Building 1: 69,720 SF Available Now
- Building 2: 212,344 SF Available Q4 2020
- Will Demise +/-30,000 SF - 100,000 SF

PROJECT SPECIFICATIONS:

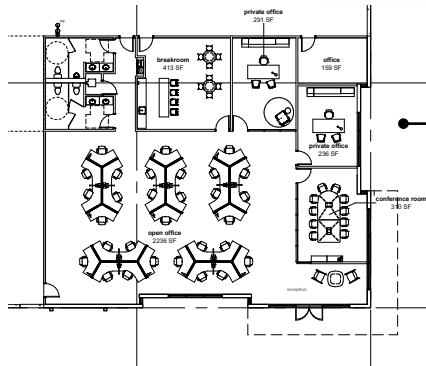
- Concrete tilt wall construction
- Master detention provided on site
- 3 entry/exit drives off of main thoroughfares
- Building 1 vacancy ready for Tenant finish out

SITE PLAN BUILDINGS 1&2

INNOVATION BUSINESS PARK



OFFICE TEST FIT



BUILDING 1

- 1050 New Technology Blvd.
- Class A New Construction
- 69,720 SF Available Now
- Tilt wall Construction
- White TPO Membrane roof system with 15 year NDL
- Screened exterior roof ladder with secured access
- Reinforced concrete truck courts and drives
- 30' minimum clear height to 1st column
- ESFR Sprinkler Protection System
- 6", 3,500 PSI reinforced slab
- Rear Loading
- 17 dock high doors
- 1 drive-in ramp
- Column spacing: 50' x 52'
- 8" Fire main and loop
- Power: 3 phase, 3,000 amps @ 480/277
- Parking Ratio: 1.73/1,000

BUILDING 2

- 1070 New Technology Blvd.
- Class A New Construction
- 212,344 SF (Estimate Q4 2020 Delivery)
- Tilt wall Construction
- White TPO Membrane roof system with 15 year NDL
- Screened exterior roof ladder with secured access
- Reinforced concrete truck courts and drives
- 32' minimum clear height to 1st column
- ESFR Sprinkler Protection System
- 6", 3,500 PSI reinforced slab
- Cross Dock loading
- 60 dock high doors
- 4 drive-in ramps
- Column spacing: 50' x 52'
- 8" Fire main and loop
- Power: 3 phase, 3,000 amps @ 480/277
- Parking Ratio: 1.31/1,000

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