

1051

Industrial Investment with Future Development Potential | Hutto, TX

Industrial + Land | For Sale

NEW TECHNOLOGY BLVD



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PRIMARY SITE



EXCESS LAND

EXECUTIVE SUMMARY

1051 New Technology Blvd offers investors the opportunity to acquire a modern, institutional-quality industrial asset with built-in expansion potential in Hutto, TX. The 35,500-square-foot Class A facility, located on 6.42 acres, is fully leased to a national operator under a NNN lease, ensuring stable, predictable income. The property's 3.2 acres of excess land provides future development or outdoor storage upside, positioning the investment as a rare core-plus opportunity in one of Central Texas's fastest-growing logistics corridors.

KEY DEAL METRICS

	Property Size	6.42 Acres
	Building Size	35,500 RSF
	Asking Price	\$11,500,000

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PROPERTY HIGHLIGHTS

- Corporate-guaranteed NNN lease providing income security.
- Mission-critical facility supporting the tenant's Central Texas operations.
- Modern 35,500 SF Class A building offering 28' clear height and efficient loading.
- Embedded value-add potential through approximately 3.2 acres of undeveloped land—well suited for future IOS, build-to-suit, or truck/trailer parking to enhance overall yield.
- Strategic location near Samsung, Tesla, and Apple facilities.
- Situated within the Hutto MegaSite growth corridor along SH-130 and US-79.
- Significant tenant investment in interior buildout and site improvements.
- Surrounding industrial development driven by advanced manufacturing and logistics demand.



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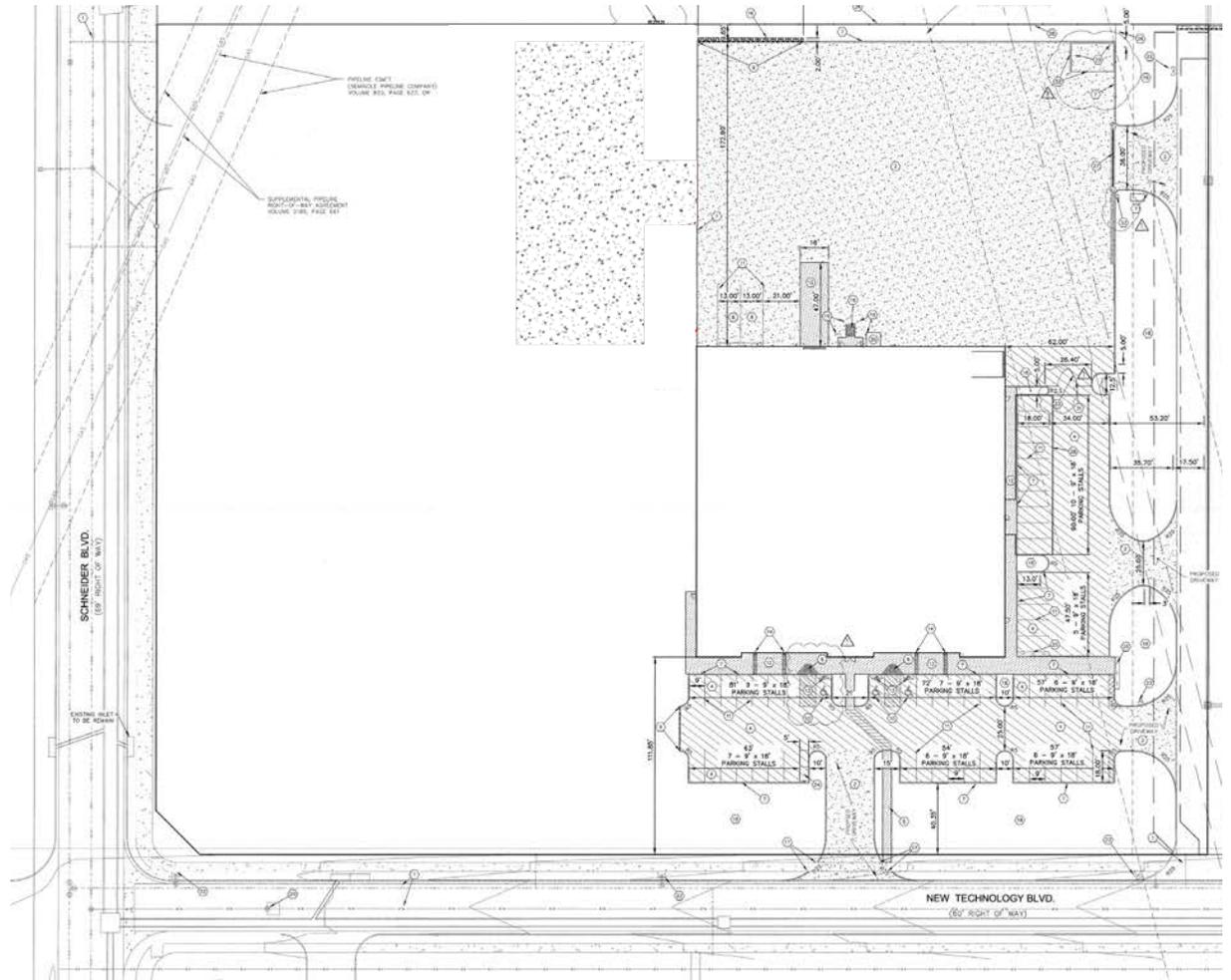
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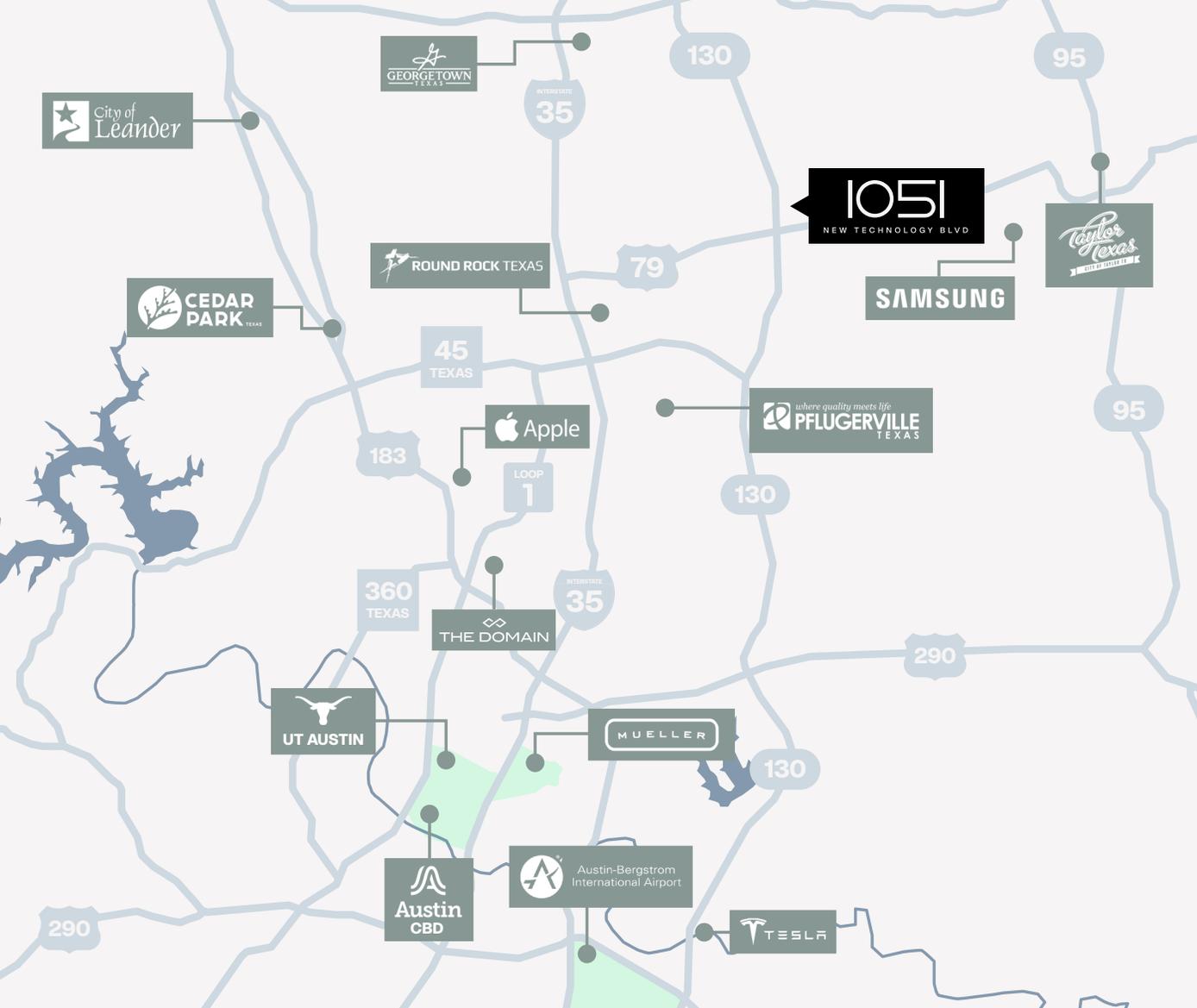


PROPERTY OVERVIEW

1051 New Technology Blvd is a 35,500-square-foot single-tenant industrial facility situated on approximately 6.42 acres within the City of Hutto. Originally constructed in 2020 and expanded in 2022, the property offers institutional-quality design and functionality, featuring 28-foot clear height, three dock-high doors (one with ramp), one grade-level door, an ESFR sprinkler system, and approximately 58% office finish. The site layout supports efficient truck circulation, generous employee parking, and benefits from light industrial zoning that accommodates a wide range of uses.

The property also includes an adjoining 3.2-acre parcel of undeveloped land, providing flexibility for future expansion, outside storage, or redevelopment—a scarce amenity in a high-growth corridor where industrial land availability continues to tighten.





The property is located in Hutto, Texas—one of the fastest-growing industrial nodes in the Austin MSA—benefiting from proximity to Samsung's \$17B semiconductor fabrication plant in Taylor, TX, just minutes away. With immediate access to State Highway 130 and US-79, 1051 New Technology Blvd provides superior regional connectivity to Austin, Georgetown, Round Rock, and major logistics hubs throughout Central Texas.



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1051 New Technology Blvd benefits from direct access to SH-130 and US-79, connecting seamlessly to nearby employers, suppliers, and service hubs. Surrounding development includes new Class A industrial parks, logistics facilities, and local retail supporting the city's expanding workforce.





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 interest 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 say 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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