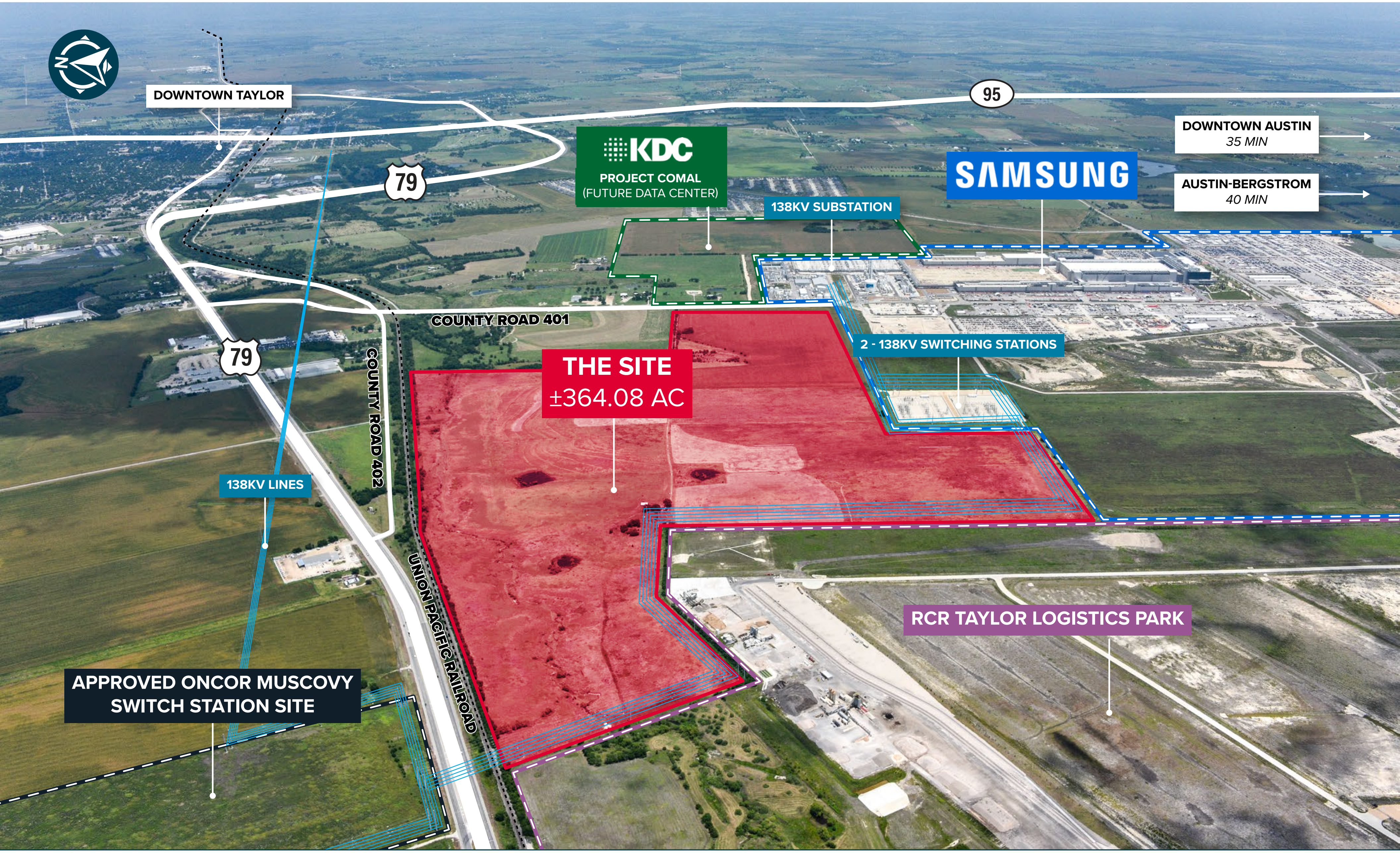
TAYLOR TECHNOLOGY GATEWAY



A PRIME ± 364.08 ACRE DEVELOPMENT SITE IN THE TAYLOR, TEXAS ETJ

JLL

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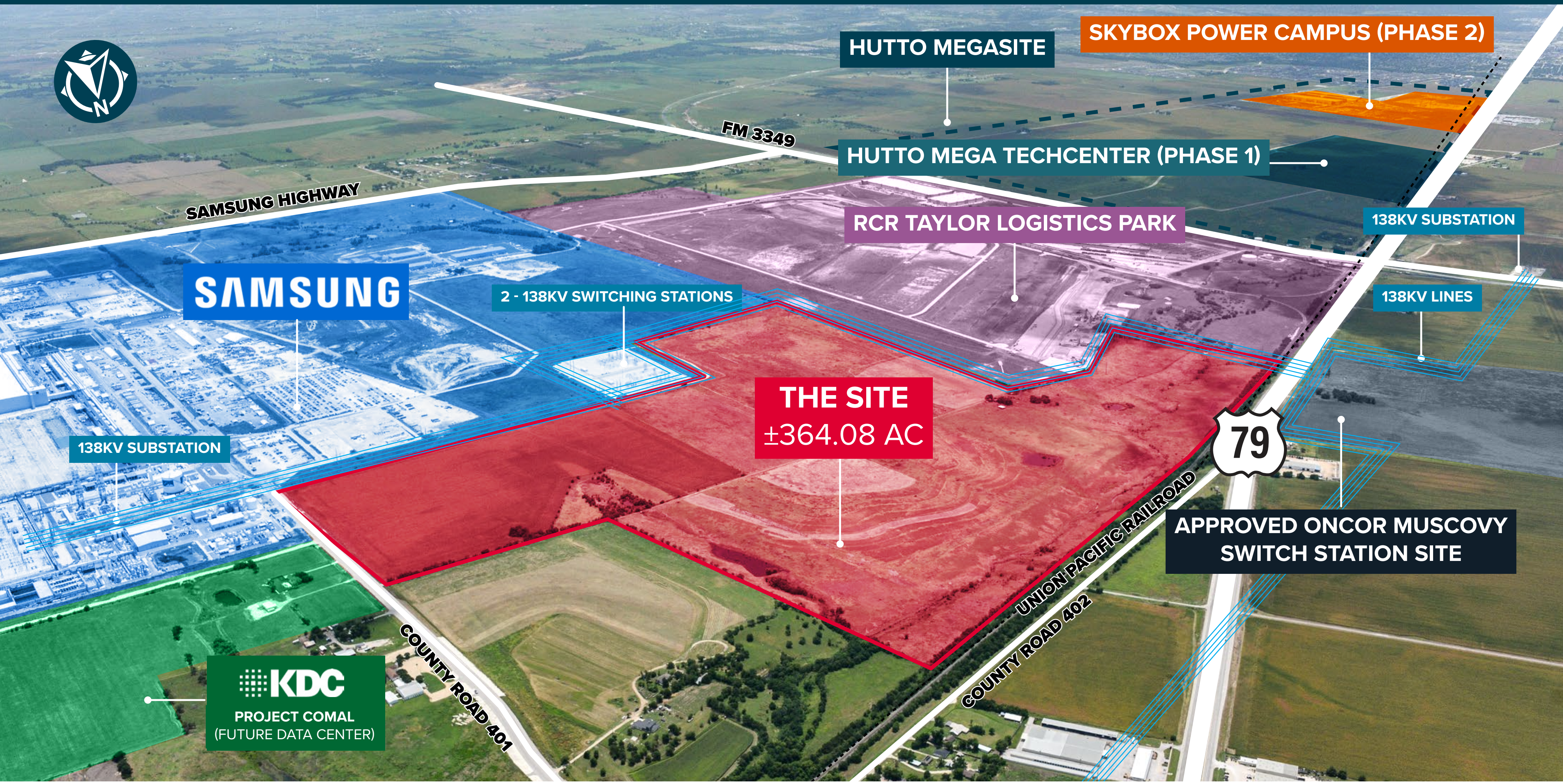
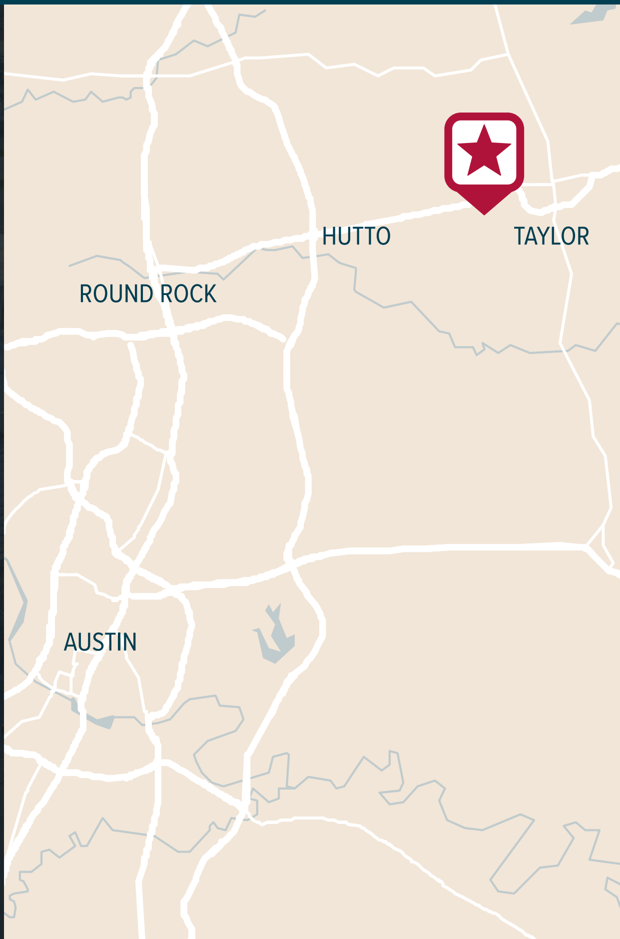


EXECUTIVE SUMMARY

JLL's Capital Markets Land Team ("JLL") has been exclusively retained to present the market with the enormous opportunity to acquire a ±364 acre development site located in the Taylor ETJ and bordering several high profile data center and industrial users. Situated along the County Road 401 Corridor, just south of the heavily traveled Highway 79, this Site is desirable for several reasons. It is adjacent to Samsung's new Taylor semiconductor fabrication plant that is soon to open at the end of 2026. The Site also borders the RCR Taylor Logistics Park to the west, served by the Union Pacific and BNSF, and the KDC Project Comal to the east, an approved data center site, with 210+ acres entitled and billions of planned investment. The Site benefits from several nearby 138kV substations and is easily recognizable as a future advanced manufacturing or large-scale power user development site. Taylor Texas is not only one of the fastest growing cities in Central Texas but has become a critical growth node for large-scale power users and this Site offers investors the opportunity to take part in this transformational growth.

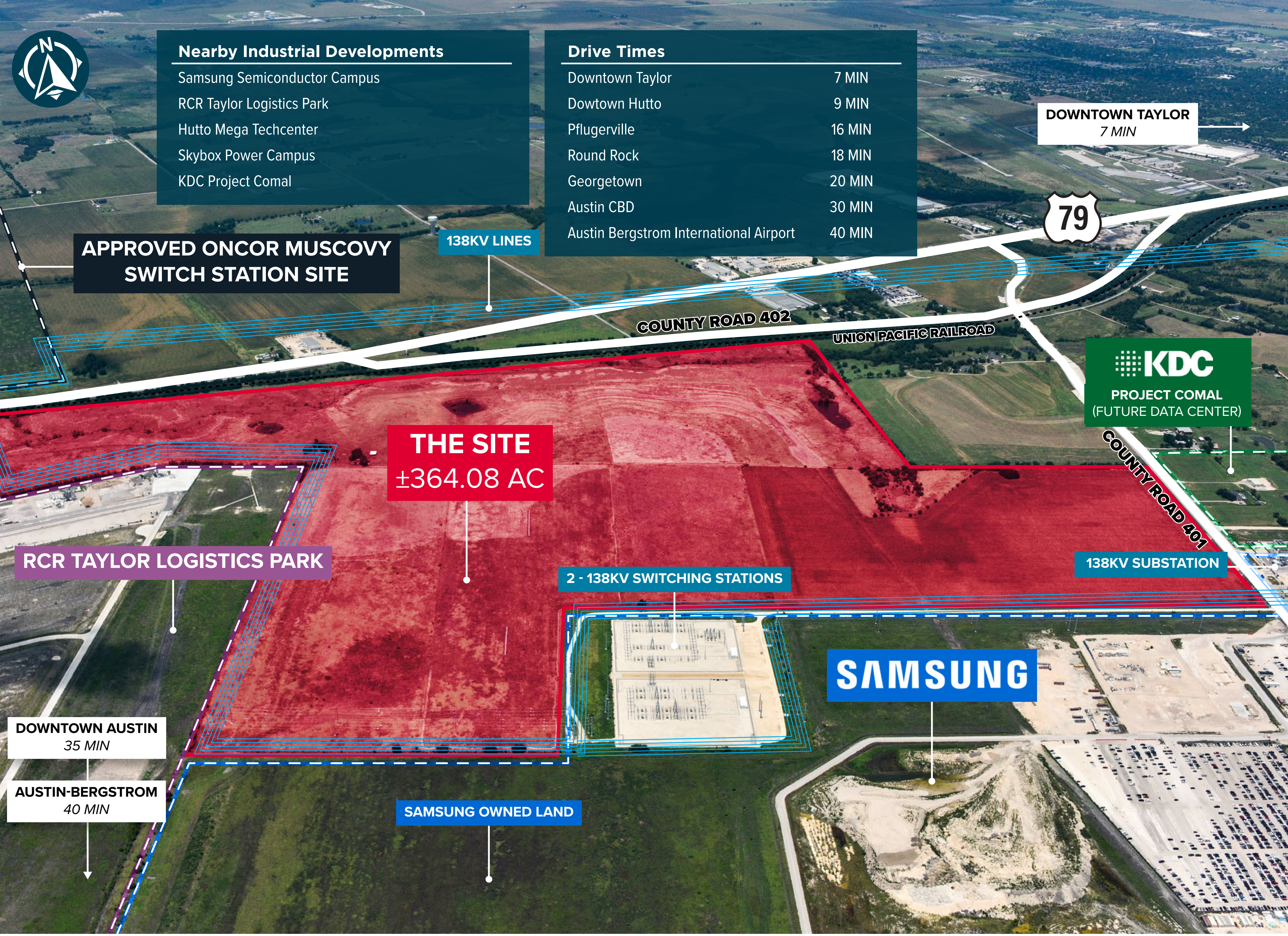
PROPERTY SUMMARY

Location/Intersection	Highway 79 and County Road 401
Municipality	Taylor, TX 76574
Parcel #s	R331320, R331347, R019410, R332080, R019699
Legal Descriptions	AW0631 TYLER, B.J. SUR., ACRES 48.31 AW0800 LEE, T.B. SUR., ACRES 31.43 AW0800 LEE, T.B. SUR., ACRES 112.34 AW0214 EAVES, J.C. SUR., ACRES 97.0 AW0213 EAVES, J.C. SUR., ACRES 75.0
Total Site Area (AC)	±364.08 Acres
Total Site Area (SF)	15,859,325
Total Flood Plain	±25 Acres
County/City/State	Williamson/Taylor/Texas
Current Zoning	Taylor ETJ
Current Use	Raw Land
Potential Zoning	Employment Center
CR 401 Frontage	±1,500 Linear Feet
Access to Power	Adjacent 138kV Line along Western Edge of Property



Nearby Industrial Developments
Samsung Semiconductor Campus
RCR Taylor Logistics Park
Hutto Mega Techcenter
Skybox Power Campus
KDC Project Comal

Drive Times	
Downtown Taylor	7 MIN
Dowtown Hutto	9 MIN
Pflugerville	16 MIN
Round Rock	18 MIN
Georgetown	20 MIN
Austin CBD	30 MIN
Austin Bergstrom International Airport	40 MIN



INVESTMENT HIGHLIGHTS

EXPLOSIVE GROWTH CORRIDOR WITH TRANSFORMATIONAL DRIVERS

» The Site lies along the rapidly expanding US-79 corridor in eastern Williamson County, anchored by Samsung's $17B Taylor semiconductor campus. This catalytic investment is driving billions in surrounding development and positioning the Taylor/Hutto area as a major hub for advanced manufacturing, logistics, and technology. The site is surrounded by large-scale projects including logistics parks, industrial campuses, and multi-billion-dollar data centers, creating critical mass and long-term value for mixed-use development.

STRATEGIC LOCATION NEAR MAJOR EMPLOYERS & INFRASTRUCTURE

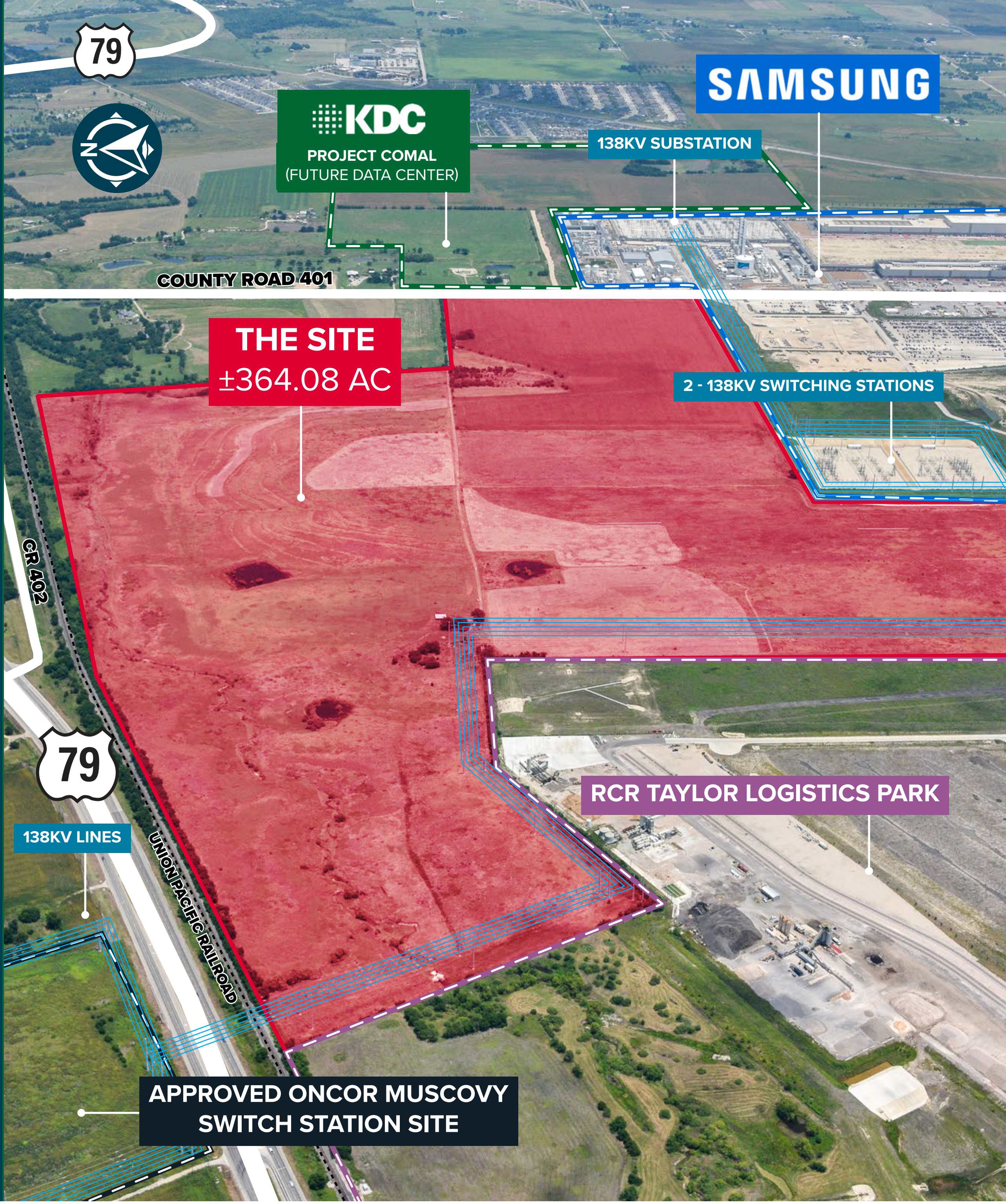
» Located just outside downtown Taylor with access to US-79 and SH-130, the site is minutes from Samsung, major logistics hubs, and emerging data center campuses. Its connectivity provides direct access to the broader Austin MSA and key employment centers.

FLEXIBLE DEVELOPMENT OPPORTUNITY ACROSS MULTIPLE USES

» The ±364-acre site in the Taylor ETJ offers entitlement flexibility for a variety of uses, potential Employment Center zoning with advanced manufacturing and data center development. Surrounding projects validate strong demand for these potential uses.

POWER & INFRASTRUCTURE ADVANTAGE

» Direct access to 138kV transmission lines and proximity to the Taylor West Substation provide a significant competitive advantage for power-intensive users, including industrial and data center development.



TAYLOR / HUTTO INDUSTRIAL SNAPSHOT

The Northeast Austin submarket has quickly become one of the most active industrial growth zones in Central Texas, driven by Samsung's catalytic investment and a wave of follow-on advanced manufacturing users. **Samsung's $17B+ semiconductor facility in Taylor, expected to support 2,000+ direct jobs and thousands of construction and supplier roles, is serving as the primary catalyst transforming the area into a tech-driven industrial cluster.**

ALONG THE SH-79 CORRIDOR BETWEEN TAYLOR AND HUTTO, MULTIPLE LARGE-SCALE DEVELOPMENTS ARE REINFORCING THIS GROWTH TRAJECTORY:

- **The "Hutto Megasite" and surrounding industrial campuses are being positioned for advanced manufacturing and large-scale users.**
- **Data center developments and industrial parks are emerging across eastern Williamson County, capitalizing on power availability, fiber infrastructure, and proximity to Samsung. This includes Skybox, KDC, Colovore, Blueprint, and Iron Mountain, which are all planting seeds for Data Center development in the immediate area.**
- **Additional projects, including supplier facilities and industrial campuses, are forming what regional leaders describe as an "advanced manufacturing corridor" along US-79.**

At full buildout, these combined projects are projected to generate 34,700+ jobs in Williamson County and drive substantial population and housing growth across Taylor and Hutto. With immediate access to Toll Road 130 (SH-130)—providing efficient north-south logistics movement—and connectivity back to the greater Austin MSA, this corridor is uniquely positioned for large-format industrial users requiring scale, speed, and workforce access.

Bottom line: The Taylor–Hutto submarket is transitioning from a peripheral location into a core industrial growth node within the Austin MSA, with Samsung and the SH-79 corridor acting as long-term anchors for sustained industrial, logistic, and advanced manufacturing development.

AREA ECONOMIC DRIVERS

SAMSUNG

SAMSUNG SEMICONDUCTOR CAMPUS

Samsung's $17B semiconductor facility in Taylor is the primary catalyst transforming the region into a national hub for advanced manufacturing. The campus is driving thousands of direct and indirect jobs while attracting a rapidly expanding ecosystem of suppliers, infrastructure, and complementary uses across eastern Williamson County.

RCR Rail Co.
Rail Park Development

RCR TAYLOR LOGISTICS PARK & SUPPLIER ECOSYSTEM

The ±750-acre RCR Taylor Logistics Park has become a key industrial anchor, offering dual Class I rail service and attracting major users including Tesla. The park is now expanding into a critical semiconductor supply hub, highlighted by Soulbrain's $675M advanced chemical production facility—further reinforcing the area's role in supporting Samsung's operations and broader chip manufacturing supply chains.

HUTTO MEGA TECHCENTER & INDUSTRIAL EXPANSION

Located just west of the site along the US-79 corridor, the Hutto Mega TechCenter is delivering large-scale industrial space targeting manufacturing, distribution, and semiconductor-adjacent users. With flexible build-to-suit opportunities and proximity to Samsung, the project reflects strong and growing demand for modern industrial product in the submarket.

SKYBOX
DATACENTERS

SKYBOX POWER CAMPUS (DATA CENTER GROWTH)

Skybox Datacenters is developing a multi-phase hyperscale data center campus along the corridor, with plans for up to $10B in total investment and 600+ MW of capacity. The project underscores the area's emergence as a major data infrastructure hub, driven by access to power and fiber as well as proximity to major corporate users.

KDC

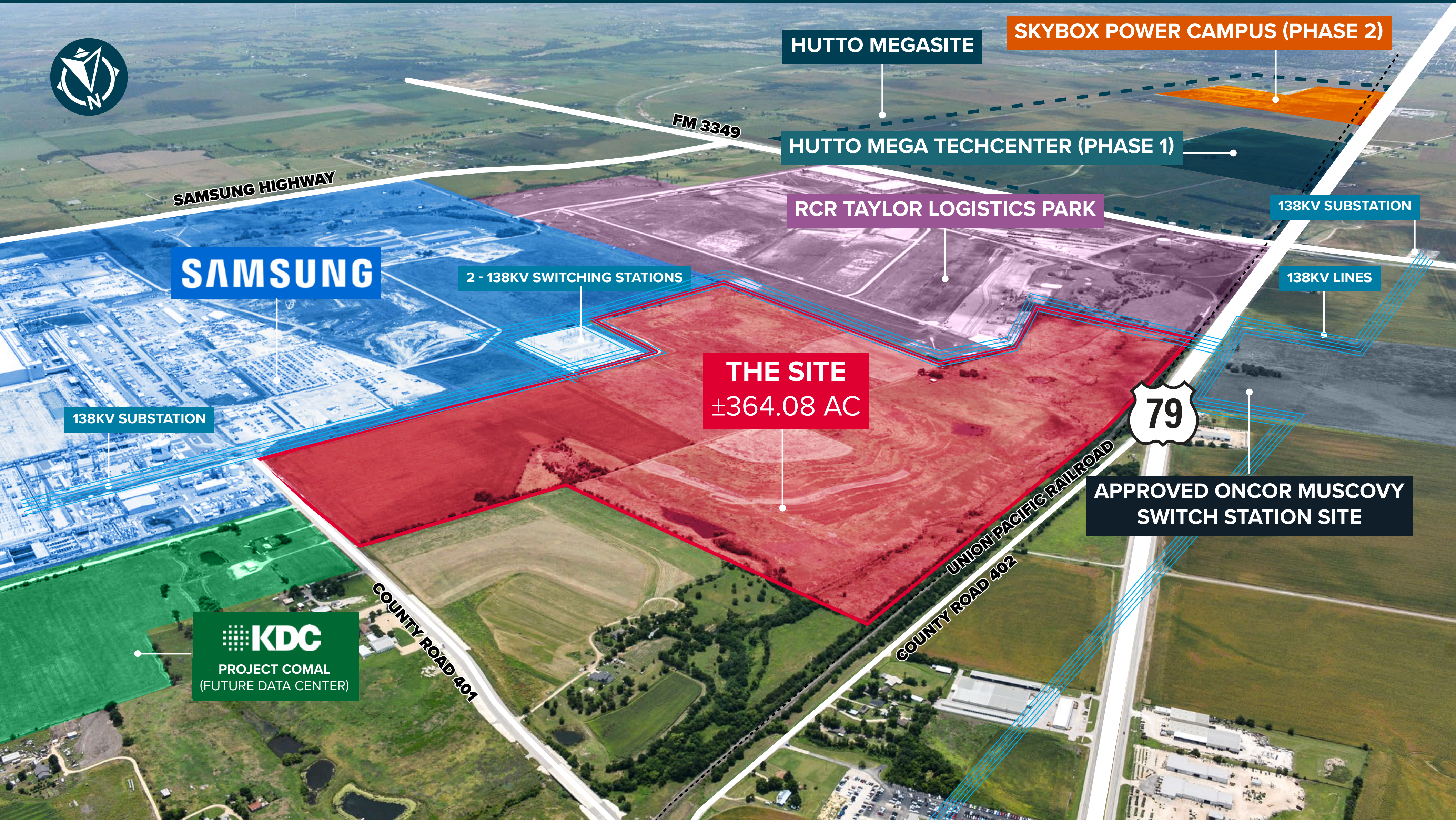
KDC PROJECT COMAL (NEXT WAVE DATA CENTER DEVELOPMENT)

KDC's recently approved data center campus northeast of Samsung represents the next phase of large-scale digital infrastructure investment in the market. With ~210+ acres entitled and billions in planned capital, the project highlights sustained institutional demand for power-driven development in the Taylor submarket.

See corresponding aerial labels on the next page

PUBLIC INCENTIVES & SEMICONDUCTOR SUPPLY CHAIN MOMENTUM

State and local incentives, including recent Texas Semiconductor Innovation Fund grants awarded to key suppliers like Soulbrain, are accelerating corporate investment and supplier co-location. This coordinated effort is strengthening Taylor's position within the domestic semiconductor supply chain and supporting continued industrial and technology-driven growth.



HUTTO & TAYLOR – GROWTH DRIVEN BY SAMSUNG

The Northeast side of the Austin MSA, particularly Hutto and Taylor, is emerging as one of the region's most dynamic growth corridors, largely fueled by Samsung's semiconductor investment. Samsung's Taylor facility represents a $17B+ project with 2,000+ direct jobs, plus thousands of construction industry and supplier-related positions in the interim.

This investment is transforming the SH-79 corridor into an advanced manufacturing hub, with projections indicating 24,000+ residents (Taylor) and 32,800+ residents (Hutto) at full buildout alongside 8,600+ and 11,700+ new housing units, respectively. Hutto is among the fastest-growing cities in the country, with roughly 9.4% annual growth recently and a population increase of nearly 67% since 2020.

As Samsung ramps operations through 2026 and fully opens, this submarket will continue experiencing rapid residential absorption, new master-planned development, and increasing demand from both workforce housing and higher-end product, further cementing Northeast Austin as a key frontier for future household formation, stable occupancy, and ongoing absorption supported by population and employment gains.

JLL

TAYLOR, TEXAS

Located on the north-east side of the Austin-Round Rock Metropolitan Area in Williamson County, Taylor, Texas is a rapidly growing city with a population exceeding 18,500+ people. Established in 1876, Taylor offers a unique blend of small-town charm and convenient access to the amenities of a larger urban area. Samsung has recently planted roots in the small town, planning to complete a $17-billion-dollar semiconductor fabrication plant at the end of 2026, slated to bring 2,000 jobs. This has changed the complete dynamic of the City of Taylor and surrounding cities on the East side of the Austin MSA such as Hutto, Georgetown, Thorndale, Elgin and others. The closest city Hutto, is one of the fastest growing cities in the United States and is strategically positioned near major employers in the Austin area, including Fortune 500 companies like Samsung (Taylor), Dell (Round Rock), Tesla (Austin) and Amazon (Various). Area residents enjoy numerous outdoor activities, including parks, hike and bike trails, lakes and more.

AREA DEMOGRAPHICS

Income

$39,379
Per Capita Income

$76,615
Median Household Income

$249,578
Median Net Worth

Key Facts

4,618
2030 Population

40.4
Median Age

4.4%
2024-2029 Growth Rate: Population

3,718
2025 Population

1,438
Households

Employment

71%
White Collar

18%
Blue Collar

11%

1.6%
Unemployment Rate

Industry Concentration

96
Transportation / Warehouse Businesses

2%
Transportation / Warehouse Employees

96
Manufacturing Businesses

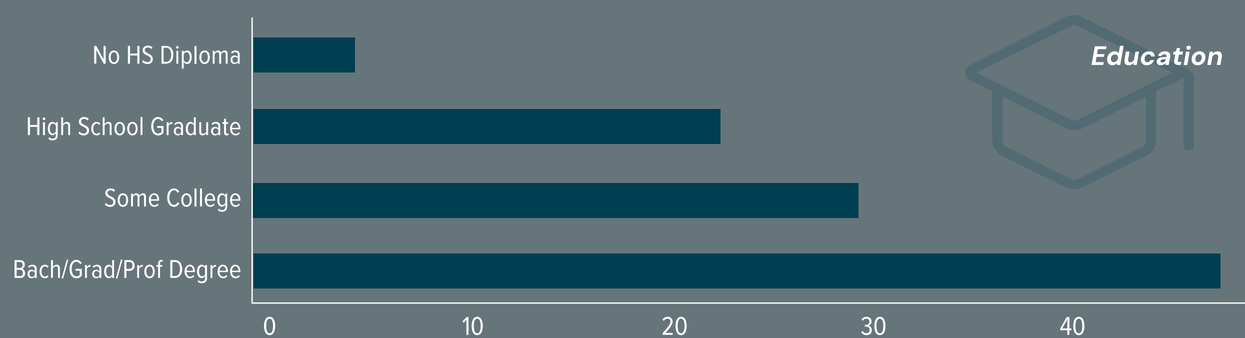
7%
Manufacturing Employees

Median Home Value

$478,150

TOTAL HOUSING UNITS	61,997
Owner Occupied Housing Units	80%
Renter Occupied Housing Units	20%
Vacant Housing Units	3%

Education



AUSTIN MSA INDUSTRIAL SNAPSHOT

The Austin Round Rock MSA has rapidly evolved into a premier U.S. industrial and advanced manufacturing hub, anchored by population growth, infrastructure investment, and a deepening technology ecosystem. The region's population has expanded to 2.65 million, growing at 2.7% annually since 2020, which continues to drive occupier demand for logistics, distribution, and manufacturing space.

Industrial growth is being fueled by major corporate investments across semiconductors, Electric Vehicle's, and advanced manufacturing. Flagship projects from companies like Samsung, Tesla, and their larger supplier networks are reinforcing Austin's position as a Tier 1 market for both manufacturing and industrial users. The impact is extending beyond Austin's core into suburban submarkets where land availability and transportation access support large-scale development.

From a supply standpoint, the region has seen a significant expansion of real estate infrastructure—Austin added 120,000 housing units from 2015–2024 (+30%), reflecting the broader scale of development occurring across asset classes, including the need for industrial. Meanwhile, employment growth and regional in-migration continue to support warehouse, flex, and light industrial absorption.

Critically, Williamson County—home to Taylor and Hutto—remains one of the fastest-growing counties in Texas, with strong population, workforce, and income growth supporting industrial demand. The convergence of labor availability, pro-business policy, and major infrastructure (Toll Road SH-130, SH-79, and IH-35) positions the Austin MSA for continued industrial expansion, particularly in emerging corridors north and northeast of the urban core.

EAST WILCO HIGHWAY

LOCATION

East / west travel between SH 130 and FM 3349 and north/ south travel to U.S. 79 in Precinct 4

DESCRIPTION:

Williamson County conducted a study to consider connections for east/west travel between SH 130 and FM 3349 and north/south travel to U.S. 79. The schematic was completed in spring 2020, and right-of-way acquisition is underway. As part of the Southeast Loop Study, the FM 3349 at U.S. 79 project was identified and proposed due to the need for a grade-separated crossing over the Union Pacific Railroad and U.S. 79. For information on the FM 3349 at U.S. 79 project, see the FM 3349 at US 79 page.

STATUS:

A ribbon cutting was held for the opening of the new road from CR 138 at Dana Drive to CR 137 on Oct. 18, 2023. Design for the CR 137 to CR 404 segment has been completed and construction began in summer 2024, with completion anticipated in summer 2028.

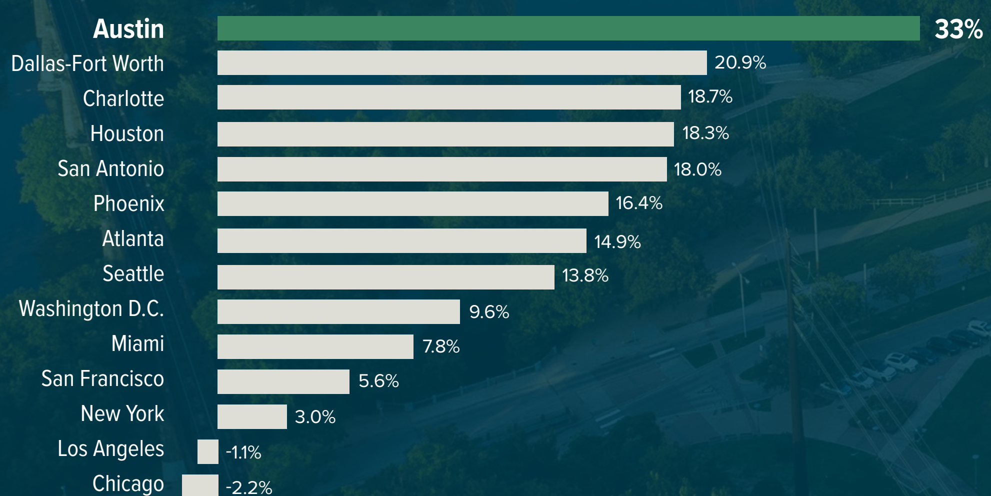
*Source – Wilco.gov/1384/East-WilcoHighway

THE AUSTIN STORY

Austin has transformed from a quiet state capital into one of the fastest-growing metros in the country. Universally regarded for its thriving economy and prosperous employment opportunities, Austin's quality of life truly sets it apart from other cities. People are drawn to the city's cultural vitality, outdoor spaces, and vibrant food and entertainment scene. Known as the "Live Music Capital of the World", Austin boasts hundreds of music venues and is home to SXSW and ACL Music Festival, two of the largest media events in the nation. Austin is celebrated for its enchanting natural beauty and oasis of outdoor activities found in more than 300 parks, 20,000 acres of green space, and 227 miles of trails. Austinites enjoy the lowest rent to income ratio in the country, no state income tax, and the highest per capita income in the state. Ranking 5th nationally for population growth in 2025, Austin shows no signs of slowing down. The city is projected to outpace other major metros in both employment growth and GDP expansion over the next five years, cementing its position as one of the country's most dynamic economic engines.

2015-2025 POPULATION GROWTH (%)

Austin has far exceeded every other major U.S. city, in terms of percentage population and employment growth in the last 10 years



CORPORATE DESTINATION

TESLA:
$10B Investment, 21,000+ Direct Jobs, headquartered in Austin

SAMSUNG:
$45B Investment,
4,500+ Direct Jobs

APPLE:
$1B Investment,
9,000+ Direct Jobs

ORACLE:
3,000+ Direct Jobs,
headquartered in Austin

DELL TECHNOLOGIES:
13,800+ Direct Jobs,
headquartered in Austin

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

33%	43%	1,045+	#12	#1	#3
10-Year Population Growth 2015-2025	10-Year Employment Growth	Expansions and Relocations since 2019	Largest United States Cities	Best Performing Cities Milken Institute, 2024	in U-Haul's Migration Rankings 2025

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