

CR 405 TAYLOR TX

**57 ACRES LAND
OPPORTUNITY**



**CENTRAL METRO
REALTY**



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Investment highlights

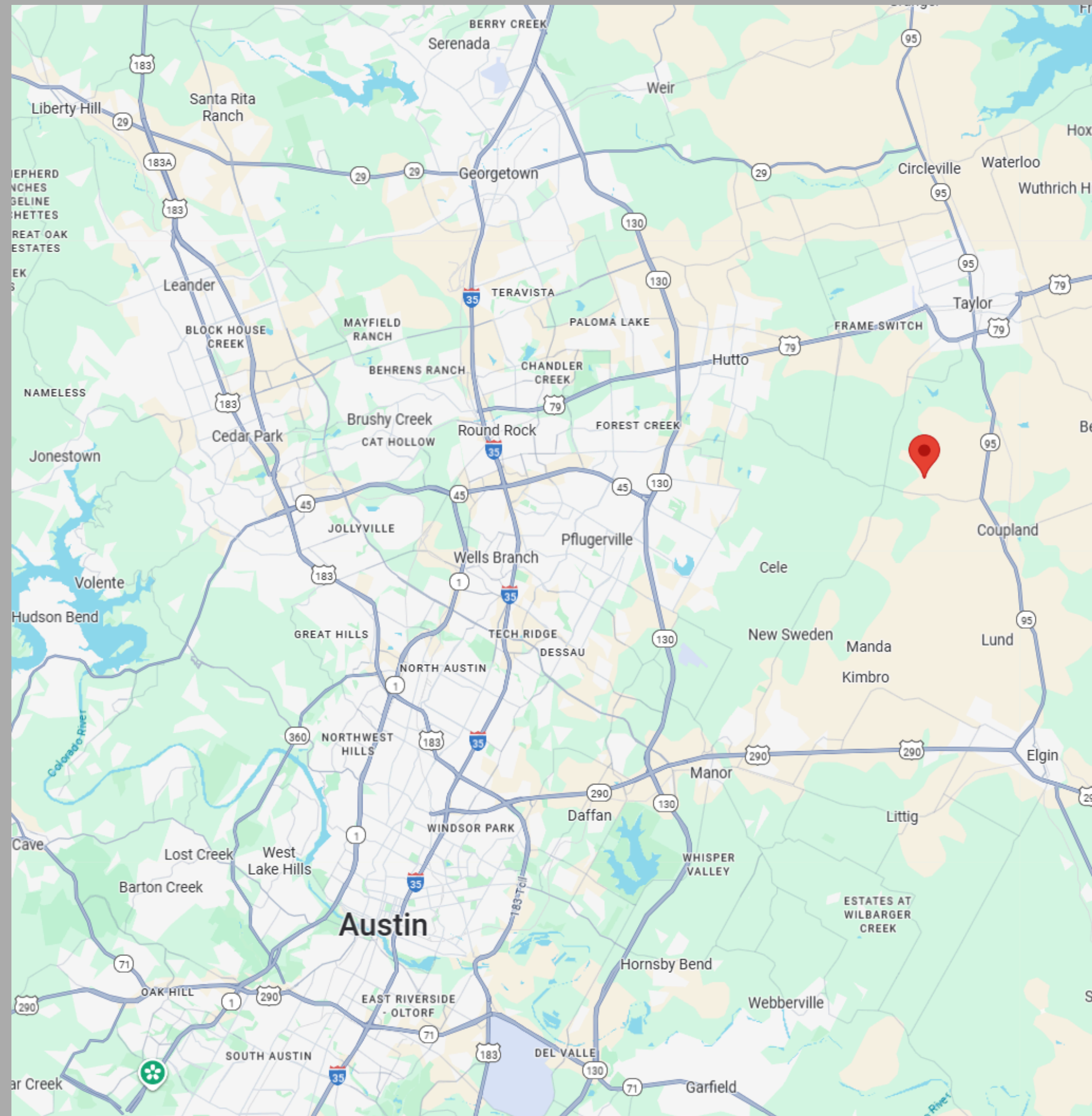
Property details

Taylor overview

Contact Info

The Offering

- 57-acre site in Taylor, TX
- Minutes from Samsung Semiconductor Campus
- Nearby power substations & fiber connectivity
- Ideal for hyperscale or edge data center development
- Competitive land pricing
- Strong utility access
- Located in a fast-growing tech corridor
- Supported by long-term infrastructure investment



Investment Highlights



Top Housing market

Taylor and the surrounding Williamson County area consistently rank among the top housing markets in Texas. Population growth, strong employment pipelines, and demand for high-quality workforce housing have fueled record absorption rates.



Favorable Regulatory Environment

Located in unincorporated Williamson County, within Taylor's ETJ, the property enjoys no city zoning restrictions, giving investors development flexibility while maintaining access to nearby municipal utilities and transportation corridors.



Excellent Access & Regional Connectivity

The site offers quick access to US-79, FM 973, and SH-130, providing direct routes to Austin, Round Rock, and Georgetown, and just 35 minutes to Austin-Bergstrom International Airport, ensuring logistical convenience for corporate and industrial users.



Prime Location Near Samsung Semiconductor

Located just 5.4 miles from the Samsung Semiconductor facility and minutes from Highway 79, the site benefits from unmatched proximity to one of the largest private investments in U.S. history.



Redevelopment Opportunity

Flat topography, excellent access, and existing utility capacity support scalable redevelopment with minimal upfront site work.



Data-Center-Ready Infrastructure

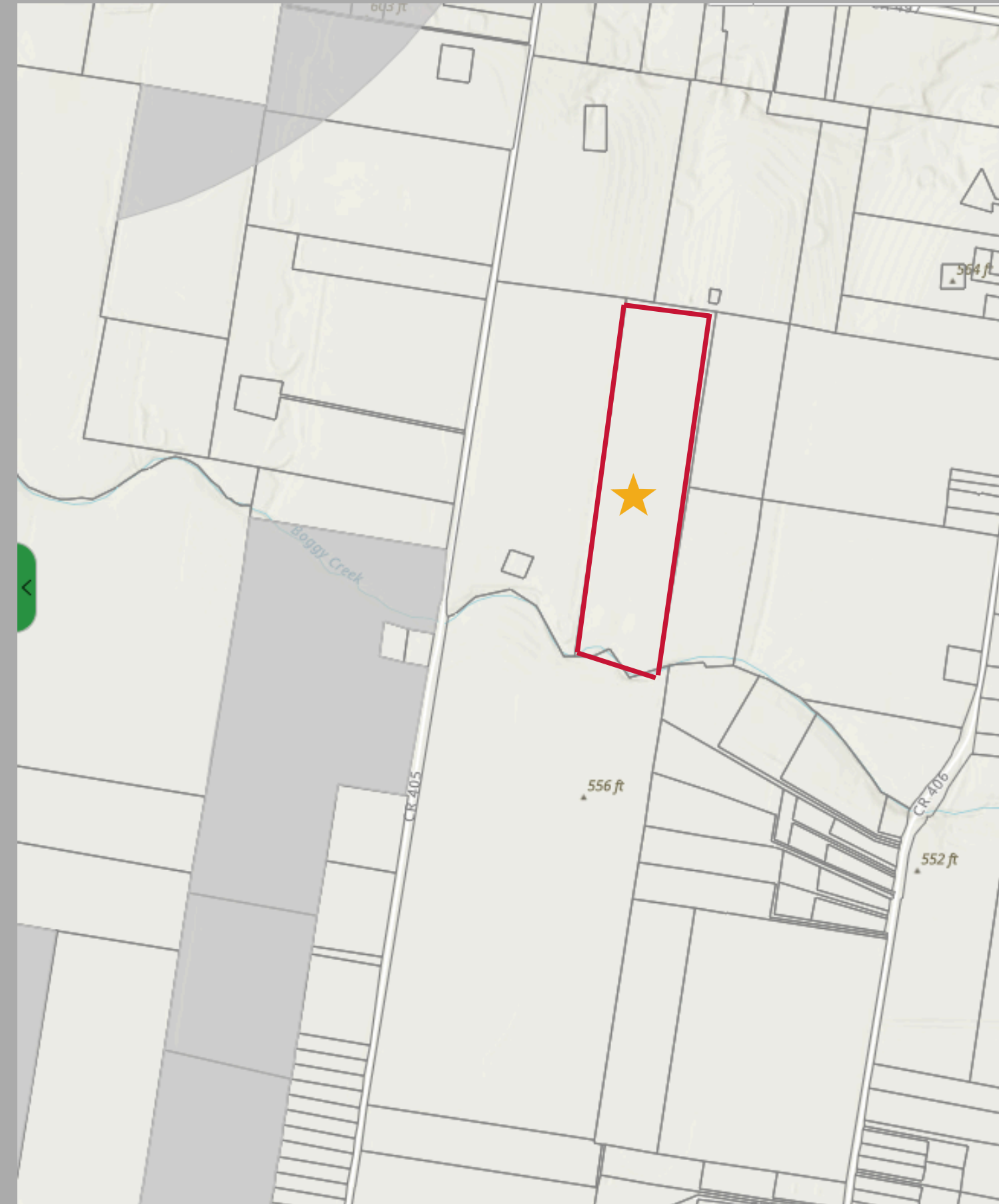
The property is infrastructure-ready for large-scale data or industrial use, featuring proximity to robust power capacity, fiber connectivity, and water/wastewater utilities.

57 ACRES CR 405, TAYLOR TX

01 Flat Topography

02 Williamson County Texas - One of Texas's fastest-growing counties

03 Taylor - Land Bank Opportunity



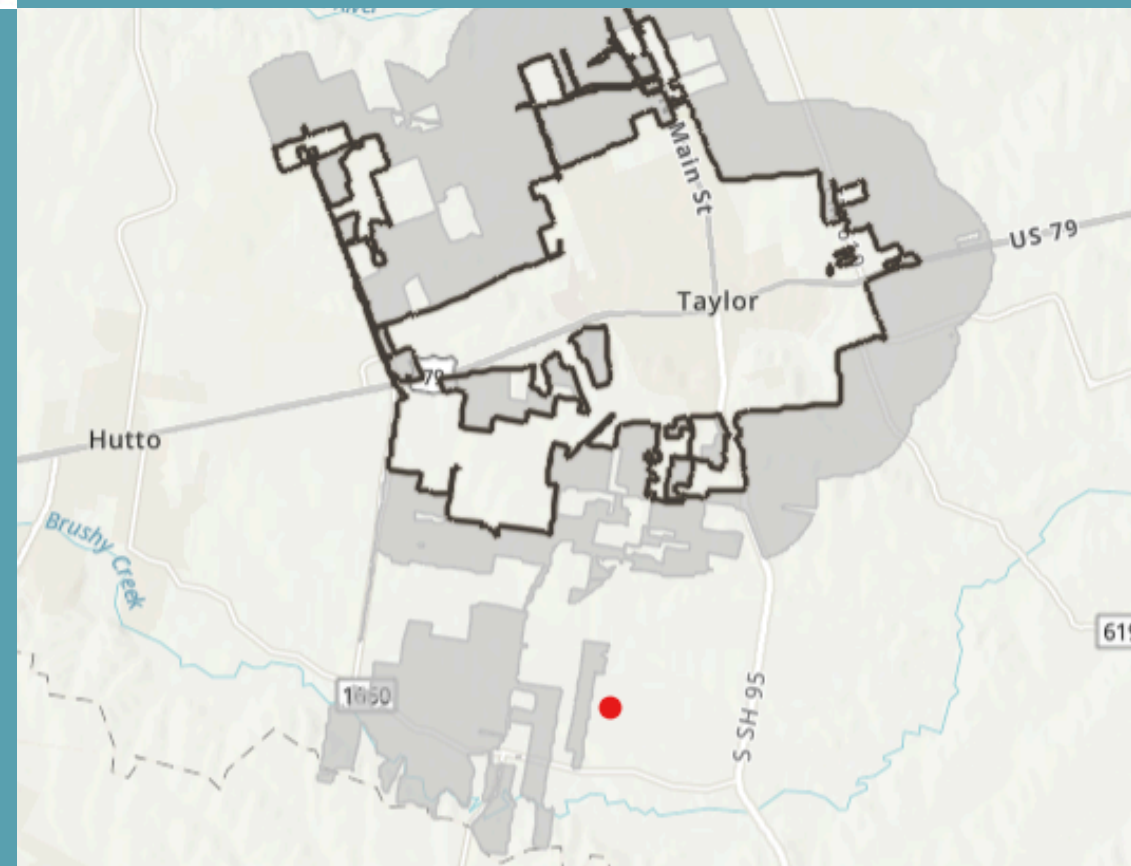
Property Details



Proximity to Samsung
– Low-latency
networking with fab
infrastructure.

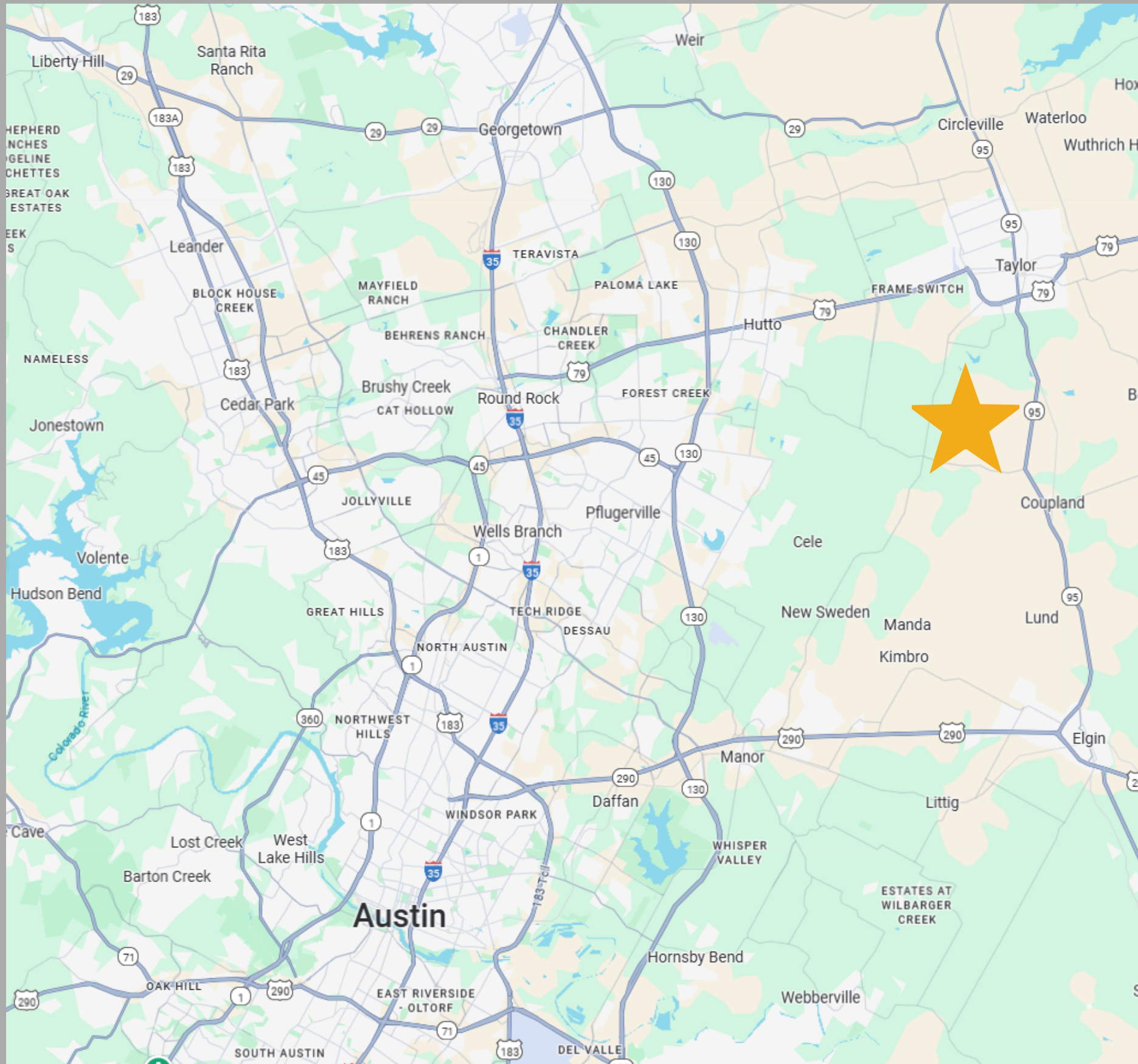


Power availability –
Taylor is near multiple
substations and
ERCOT connections.



Affordable land –
Compared to Austin,
significantly lower per-
acre pricing.

MAP LOCATION



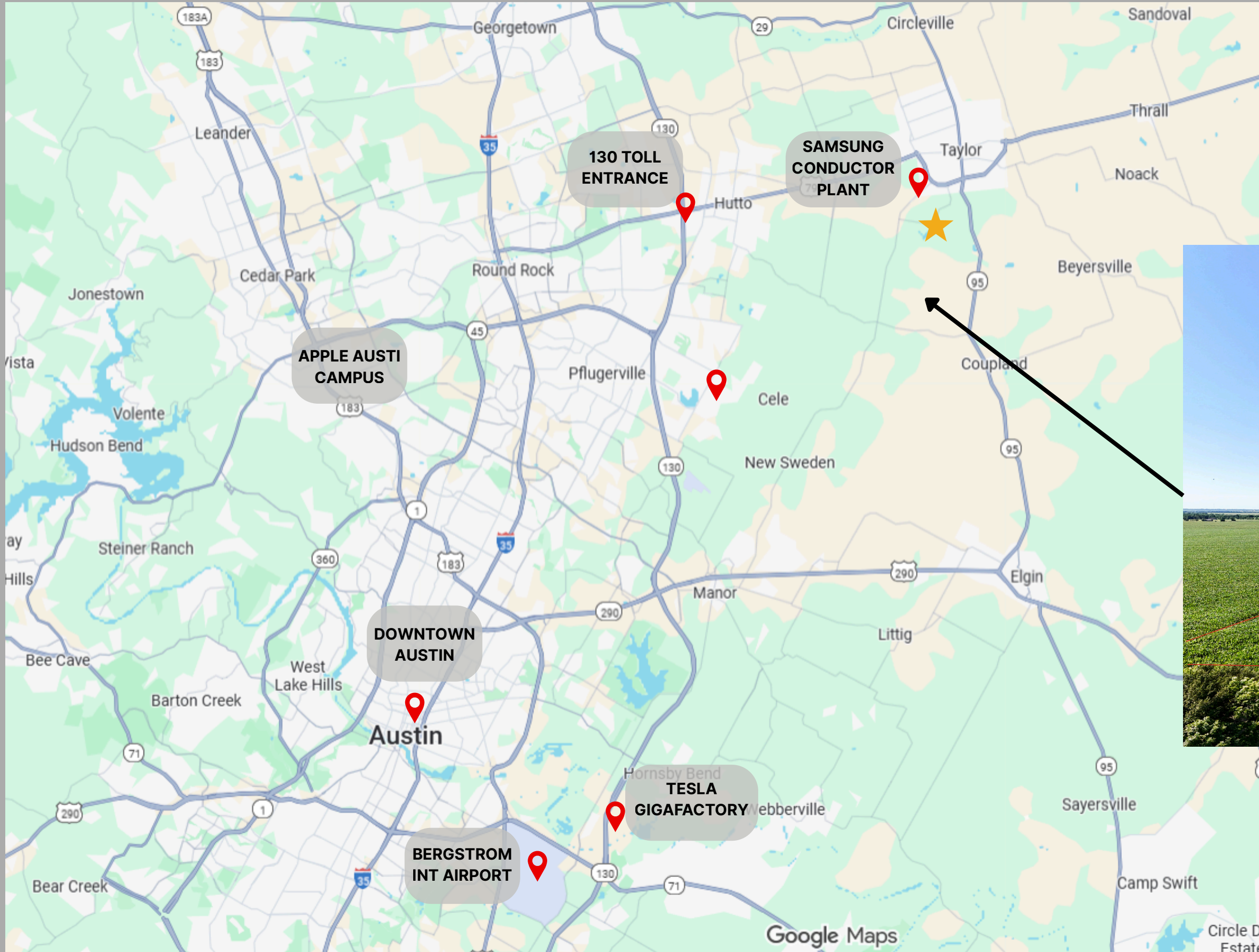
Taylor, TX is a rapidly growing Central Texas hub, located 35 minutes from Austin and 10 minutes from Samsung's \$17B semiconductor campus. With strong highway access and proximity to major employers like Tesla and Apple, the area is attracting increasing interest from investors and developers.

Expanding infrastructure, rising demand for housing and commercial space, and competitive land pricing position Taylor as a prime opportunity in a high-growth corridor.

Notable Locations From CR 405, Taylor, TX

- 10 Minutes to Samsung Semiconductor Plant
- 12 Minutes to Taylor Downtown
- 17 Minutes to Hutto Downtown
- 20 Minutes to 130 Toll
- 30 Minutes to Apple Austi Campus
- 40 Minutes to Tesla Giga Factory
- 45 Minutes to Austin Bergstrom International Airport
- 50 Minutes from Downtown Austin

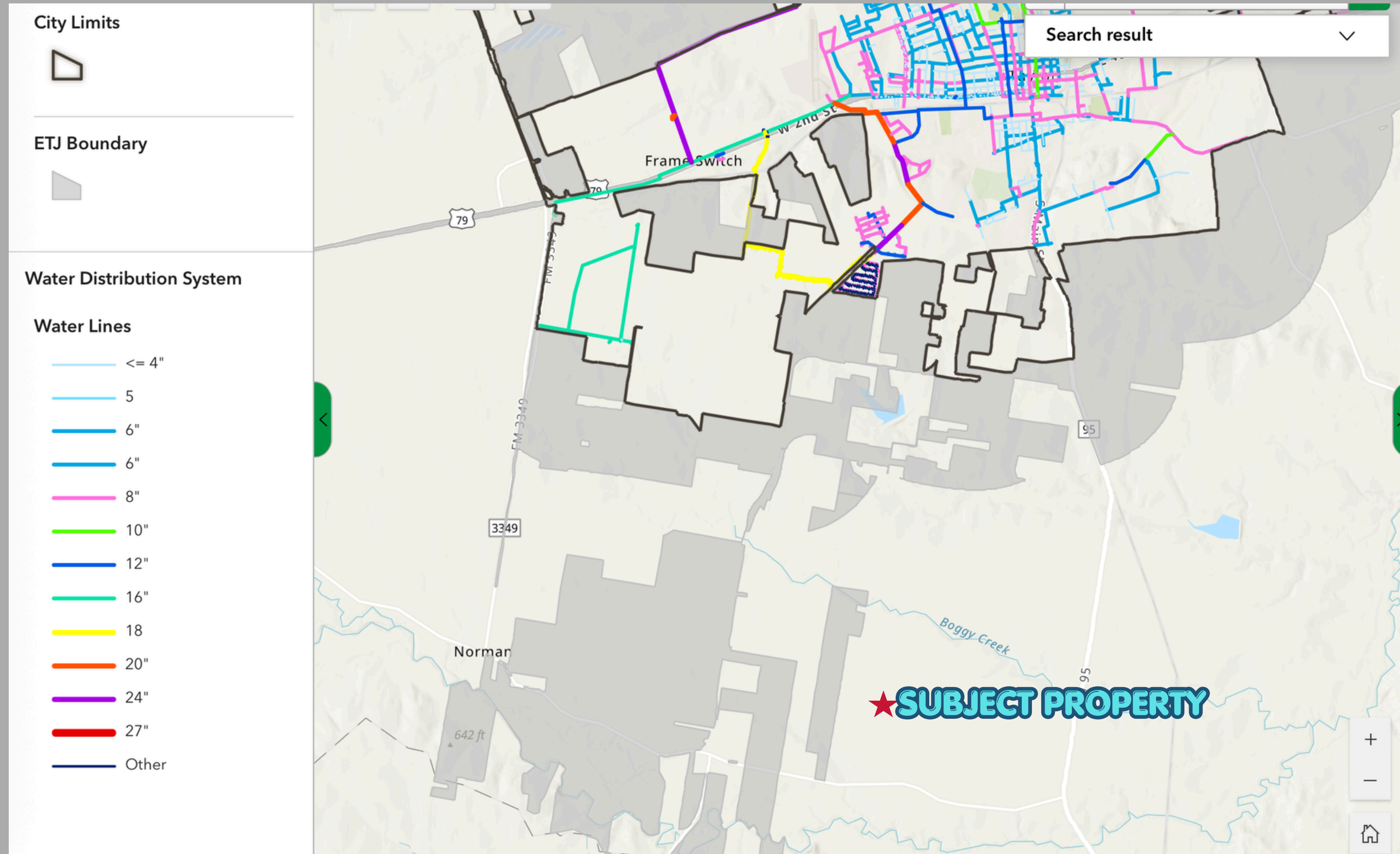
WHERE LAND MEETS OPPORTUNITY



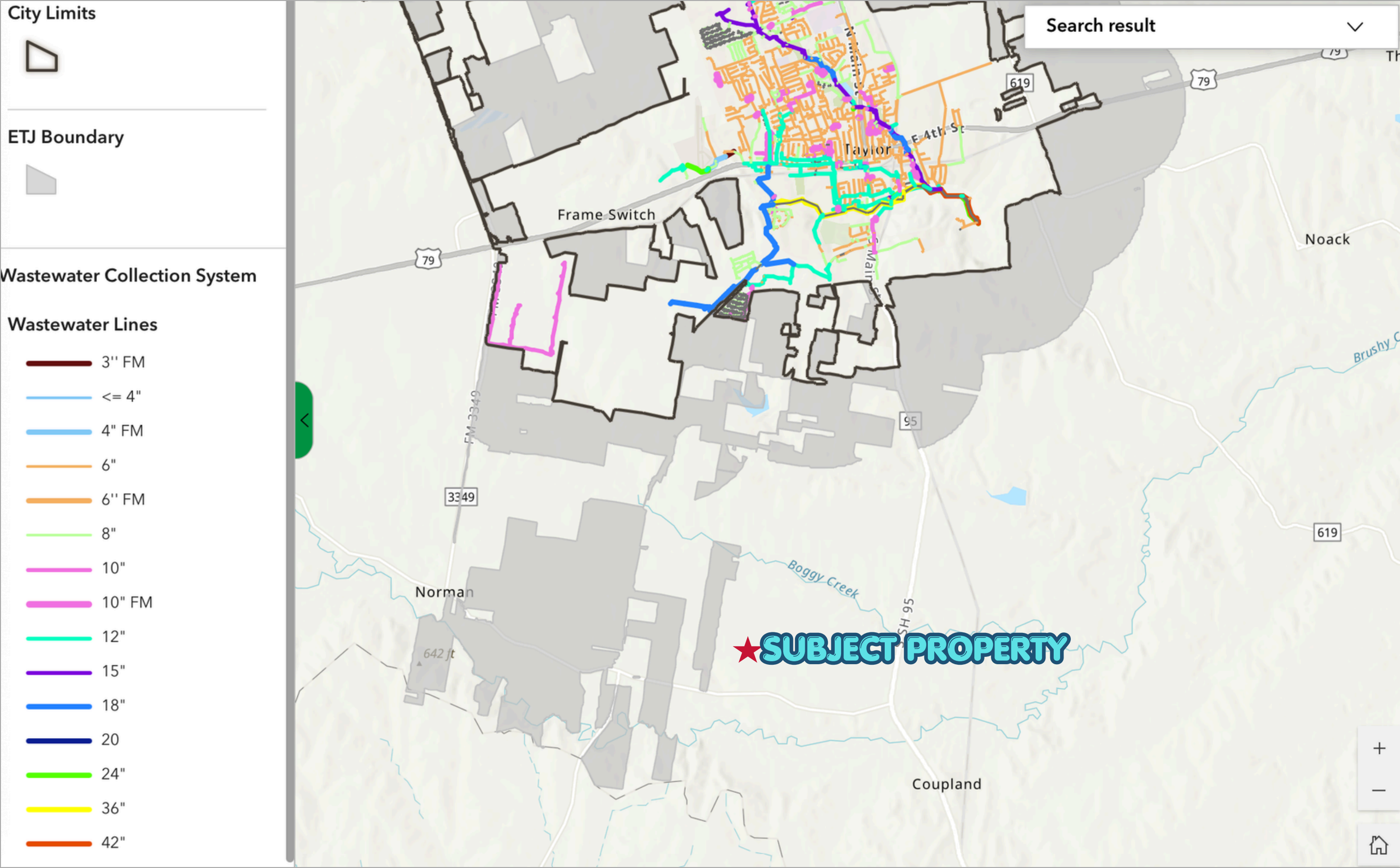
Google Maps

Circle D-
Estates

Water Lines



Sewer Lines



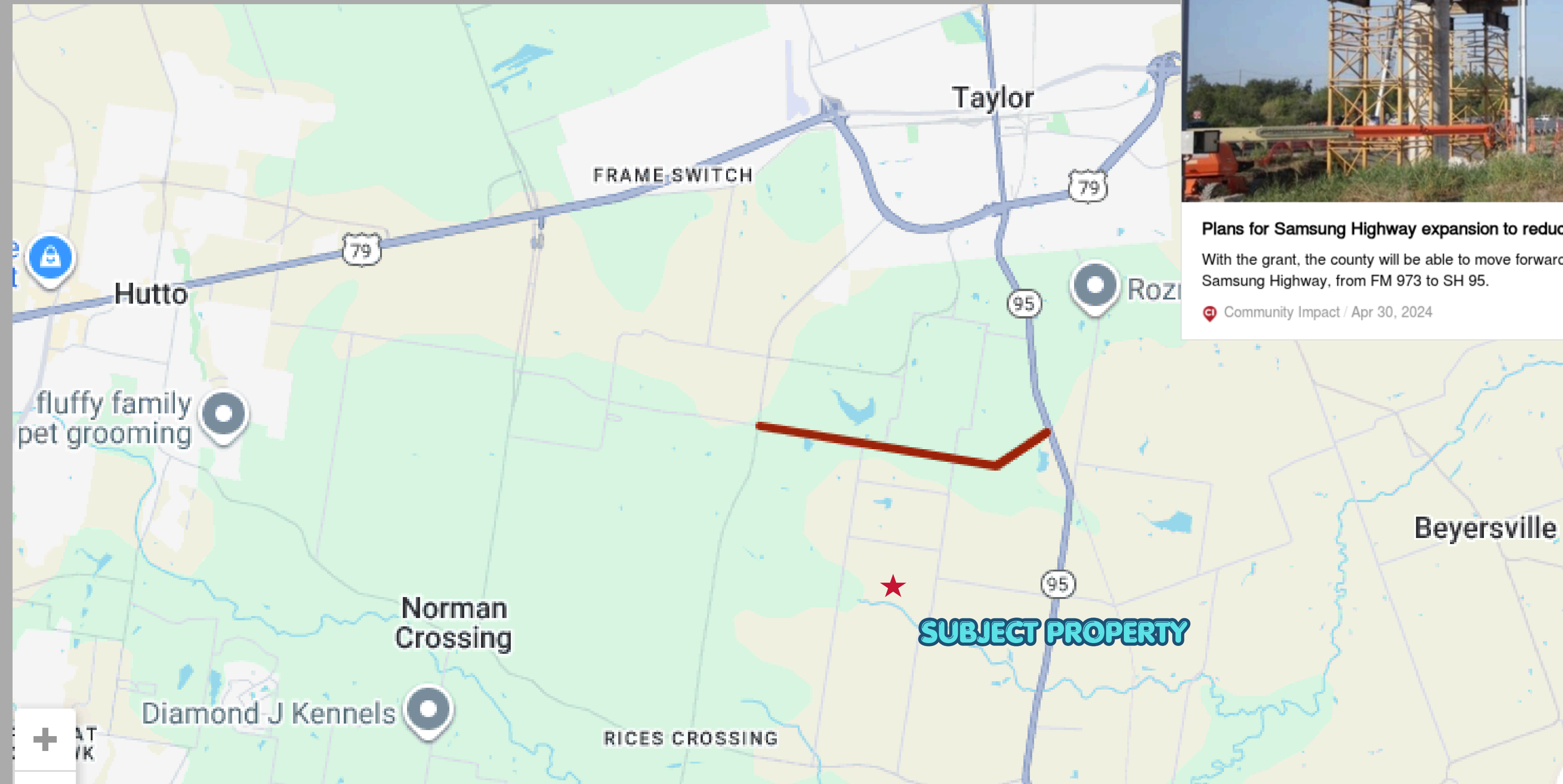
Transportation



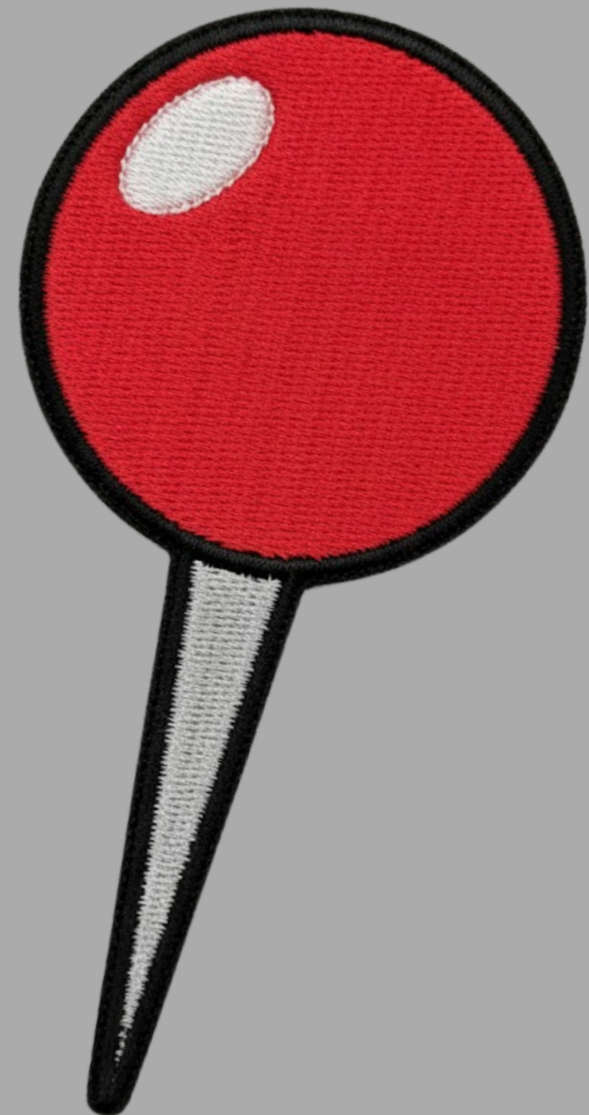
Plans for Samsung Highway expansion to reduce traffic on Hwy. 79

With the grant, the county will be able to move forward on an extension of the Samsung Highway, from FM 973 to SH 95.

Community Impact / Apr 30, 2024



MEGA LOCATIONS



TESLA GIGAFACTORY

Tesla's \$5B Gigafactory—driving massive growth in jobs, housing, and infrastructure.

APPLE AUSTIN CAMPUS

Apple's \$1B Austin campus—fueling tech growth and high-income housing demand.

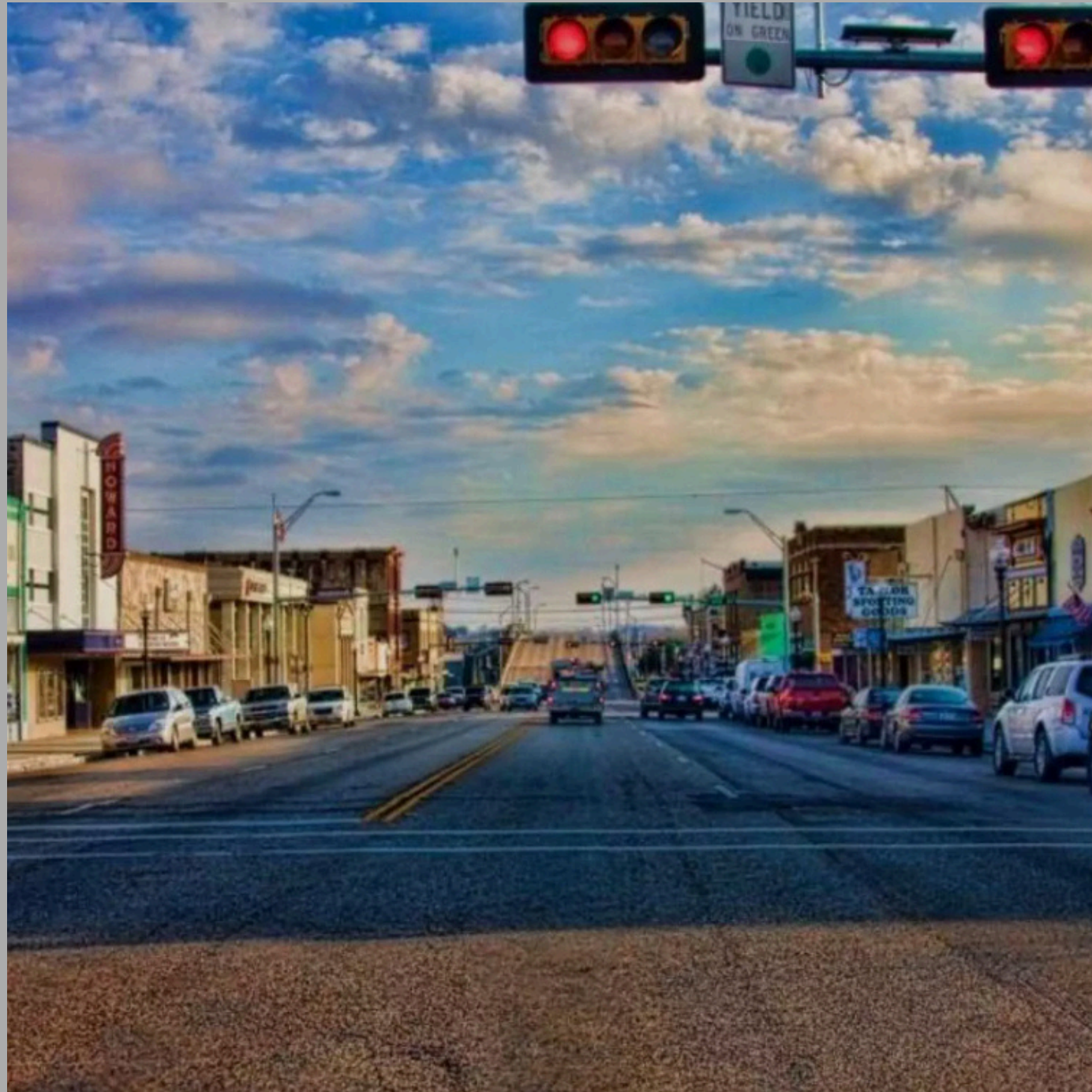
SAMSUNG SEMICONDUCTOR PLANT

Samsung's \$17B chip plant—poised to transform the region.

AUSTIN BERGSTROM INTERNATIONAL AIRPORT

Austin-Bergstrom International Airport—ideal for logistics, travel, and global connectivity.

TAYLOR OVERVIEW



Taylor, TX is rapidly emerging as one of Central Texas's most attractive growth markets—blending small-town accessibility with major economic momentum. Just 35 minutes from Austin and 10 minutes from Samsung's \$17B semiconductor campus, the city sits at the center of a surging tech, industrial, and logistics corridor.

Strategic access to SH-130 and Highway 79, along with proximity to Tesla's Gigafactory, Apple's Austin campus, and Austin-Bergstrom International Airport, provides exceptional regional connectivity. Backed by significant infrastructure investment and a pro-business environment, Taylor continues to attract developers, investors, and major employers.

For those looking to build, develop, or invest, Taylor stands firmly in the path of long-term growth.

NEIGHBORHOOD DEVELOPMENT



Taylor, TX Communities

Castlewood Estates

- Established neighborhood with infill potential
- ~10 mins to Samsung campus
- Larger lots; strong rental/resale appeal

Avery Glen (D.R. Horton)

- New homes: \$250K–\$350K
- Targeting Samsung employees & first-time buyers
- Near N. Main St. with SH-79 access

The Grove at Bull Creek (Planned)

- Master-planned: SFH, multifamily, parks, retail
- Designed for Samsung workforce
- Early infrastructure = long-term upside

Hutto, TX Communities

Emory Crossing (D.R. Horton & M/I Homes)

- Affordable new construction ~15 mins to Samsung
- Strong schools; ideal for young families

Star Ranch

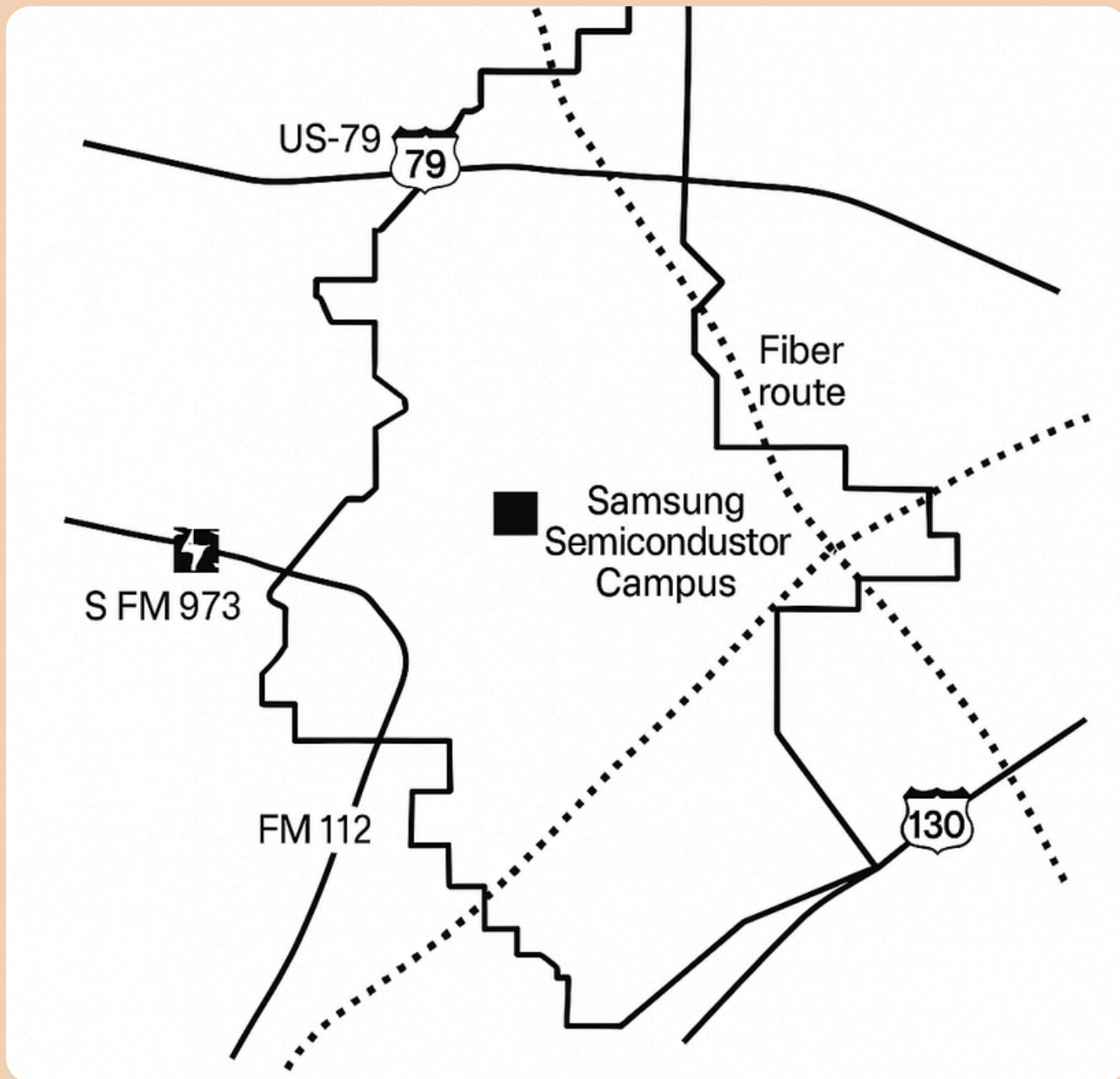
- Golf-course community; luxury resale + new builds
- Easy commute via SH-130
- Growing interest from tech professionals

Brooklands & Cotton Brook (Lennar & PulteGroup)

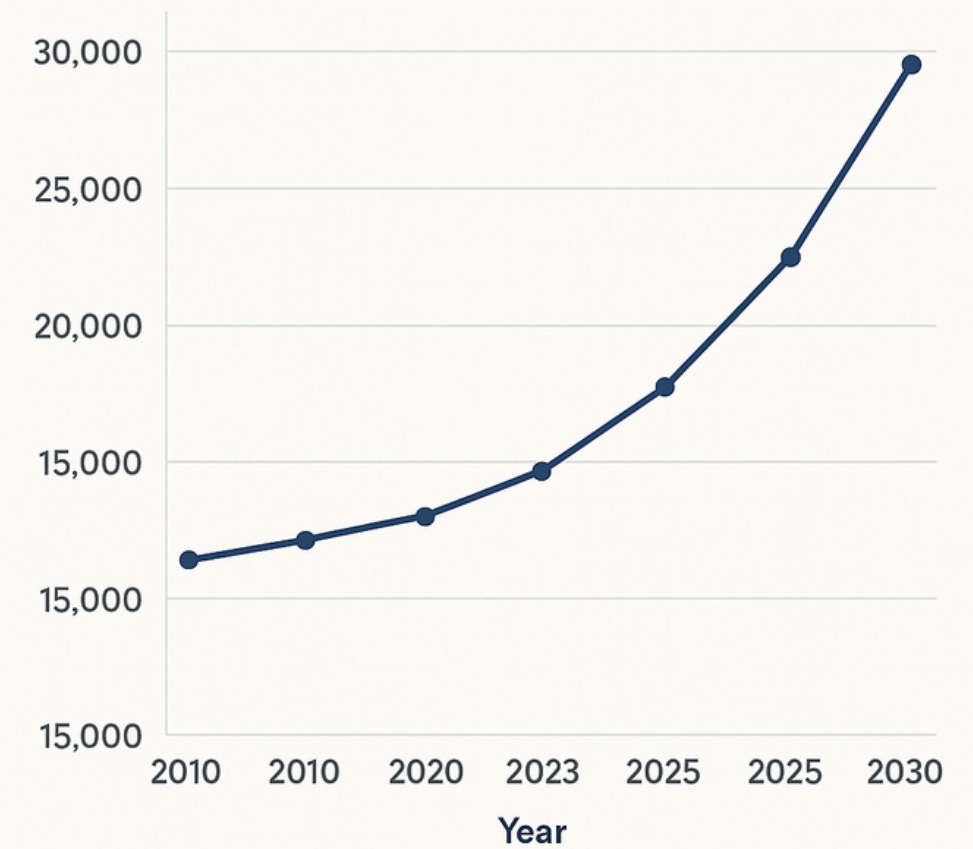
- Homes: \$300K–\$450K
- High rental & resale demand
- Built by top national builders

TAYLOR GROWTH

SOURCE BASIS: U.S. CENSUS, LOCAL DEVELOPMENT PLANS, WILLIAMSON COUNTY GROWTH PROJECTIONS, SAMSUNG-RELATED REPORTS



Taylor, Texas Population Growth



A TRUSTED TEAM



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Bhushan Karle, REALTOR® in Austin, blends data skills with a passion for fitness. With IIT and UNM degrees, he offers sharp market insight and personalized service for buyers, sellers, and investors.



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With 20+ years in Texas Real Estate business (residential and Commercial), Chris leads a Top 1% producing team in Austin with Central Metro Realty,. The Chris Smith Group delivers expert guidance, top service, and custom tools to simplify your real estate journey.



OUR TEAM

YOUR HUB TO REALESTATE IN MOTION