



**±1.5 AC Castlewood  
Retail Pad  
Development Site**

**±2 AC Retail Strip  
Coming Soon**

**±1 AC National  
Auto Parts User  
Under Contract**

# Castlewood Development Site

A ±1.5 AC RETAIL PAD SITE FOR SALE

FM 973 & WESLEY MILLER LANE, TAYLOR, TX 76574



OFFERING MEMORANDUM



### For More Information, Please Contact

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AUSTIN OFFICE

901 S MoPac Expy Bldg. III, Suite 300, Austin, TX 78746

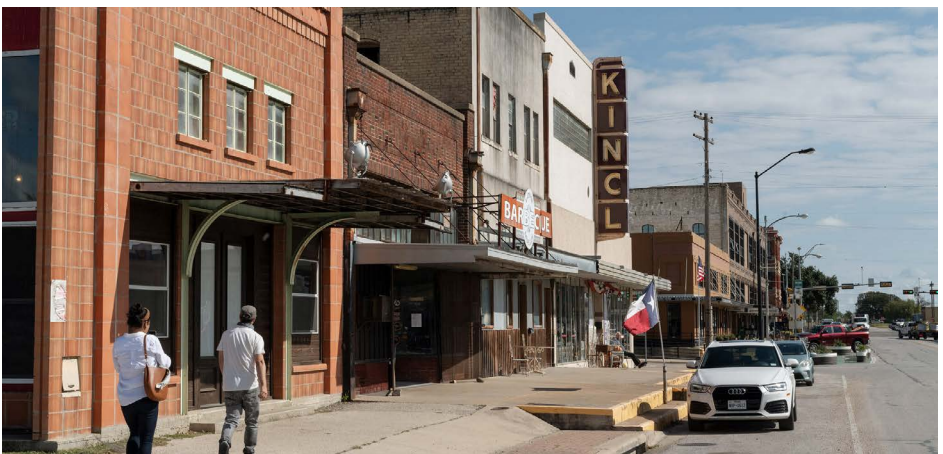
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# Executive Summary

Northmarq is pleased to present **Castlewood Development Site**, a ±1.5-acre commercial and/or retail development site in Taylor, Texas. Taylor, Texas is a vibrant community, known for their pro-business climate, award winning schools, and small-town atmosphere nestled just outside Austin. The Site is located along Farm to Market 973, just a mile down from the Samsung’s Semiconductor Taylor Plant Site, providing a developer with the opportunity to capitalize on Taylor’s significant growth.

**Quick Facts**

- 
**± 1.5 AC**  
 LAND SIZE
- 
**B1**  
 ZONING
- 
**Retail Pad**  
 PROJECTED SITE USE
- 
**Williamson**  
 COUNTY



The text '02 Investment Highlights' is displayed in a white serif font. The number '02' is significantly larger and more prominent than the words 'Investment Highlights', which are stacked vertically to its right.

# Site Description

## SITE DESCRIPTION

ADDRESS	FM 973 & Wesley Miller Ln, Taylor, Texas 76574
OFFERING PRICE	To Be Determined by Market
TERMS	All Cash
ACREAGE	±1.5 AC
PARCEL ID NUMBERS	R630334
TAX RATE	2.079525%
COUNTY	Williamson
SUBMARKET	Taylor
CURRENT USE	Vacant Land
PROJECTED SITE USE	Retail Pad
ZONING	B1 - See Zoning Overview for Approved Uses
SCHOOL DISTRICT	Taylor Independent School District

## TAX GRID

CAD- WILLIAMSON CAD	0
CTA- CITY OF TAYLOR	0.585000
GWI- WILLIAMSON CO	0.369447
RFM- WMSN CO FM/RD	0.044329
STA- TAYLOR ISD	1.063800
W13- LOWER BRUSHY CREEK WC&ID	0.016949
<b>TOTAL</b>	<b>2.079525</b>

## UTILITIES

UTILITIES	PROVIDER	STATUS
WATER / WASTEWATER	City of Taylor Utilities	To Site
ELECTRIC	Oncor	To Site



## ZONING OVERVIEW

### Permitted Uses

Farms, General (Crops)  
 Greenhouse (Non-Retail/Hobby)  
 Plant Nursery (Retail Sales)  
 Veterinarian (Contained)  
 Bed & Breakfast Inn Facility  
 Boarding or Rooming House  
 Community Home  
 Industrialized Home  
 Multiple Family Dwelling  
 Single Family Dwelling (Attached)  
 Single Family Dwelling (Detached)  
 Two Family Dwelling (Duplex)  
 Multiple Family (up to and including four family)  
 Accessory Building - NonResidential (Business or Industry)  
 Associated Outside (Accessory) Uses (or Storage)  
 Home Occupation  
 Off-Street Parking Incidental to Main Use  
 Parking Lot or Garage, Public  
 Swimming Instructions as Home Occupation  
 Swimming Pool (Private)  
 Temporary Field Office or Construction Yard/Office  
 Tennis Court (Lighted)  
 Tennis Court (Private, No Lights)  
 Antenna (Non-Commercial)  
 Local Utility Line (Water & Sewer)  
 Public Agency Building or Facility  
 Telephone Business Office  
 Telephone Exchange,  
 Switching/Relay/Transmitting Station  
 Municipal Facility or Use  
 Art Gallery or Museum  
 Cemetary or Mausoleum  
 Child Care Center/Daycare Center  
 Church, Rectory or Temple  
 College / University  
 Community Center (Public)  
 Continuing Care Retirement Community  
 Convent or Monastery  
 Family Home (Child Care)  
 Fraternal Organization, Lodge,  
 Union Hall or Civic Club  
 Group Daycare Home  
 Halfway Houses  
 Hospital, Acute Care  
 Hospital Chronic Care  
 Hospitals (Residential Facilities)  
 Institution or Religious, Charitable  
 or Philanthropic Nature  
 Kindergarten / Nursery School (Private)  
 Libraries  
 Museums  
 Non-Profit Activites by a Church  
 Rehabilitation Care Facility (Halfway House)  
 Retirement Housing for the Elderly  
 School, Business  
 School, Commercial Trade  
 School, Driving/Defense Driving  
 School, Private (Primary or Secondary)  
 School, Public or Parochial  
 Seasonal Use (Temporary)  
 Skilled Nursing Facility  
 Accountant or Bookkeeping Office  
 Armed Services Recruiting Office  
 Architect's Office  
 Bank, Savings & Load or Credit Union  
 Check Cashing Service & Loan Agency  
 Dental Clinic, Laboratory or Office  
 Medical Clinic or Office  
 Minor Medical Emergency Clinic  
 Mortgage and Loan Agency

Offices, General Business and Professional  
 Optician or Optometrist  
 Radio or Television Broadcasting w/o Tower  
 Real Estate Office  
 Telemarketing Agency  
 Amusement Arcade  
 Amusement, Commercial (Indoor)  
 Aquariums  
 Ballroom Dancing  
 Country Club (Private)  
 Day Camp for Children  
 Park or Recreation Facility, Private  
 Playfield or Stadium (Public)  
 Recreation Centers  
 Roller or Ice-Rink  
 Swimming Pool (Commercial)  
 Swim, Tennis or Handball Club  
 Theatre (Open Drive-In)  
 Threate or Playhouse (Indoor)  
 Anitique Sho, Sales Indoors  
 Appliance Rental  
 Art Supply Store  
 Baker or Confectionery Shop (Retail)  
 Banking, Automatic Teller Only  
 Book or Stationery Shop/Newsstand  
 Cellular Phone/Pager Sales (Indoor)  
 Cleaning Shop/Laundry Pick-Up or Self Service (Small Shop)  
 Computer Sales  
 Consignment Store  
 Copy Shop  
 Custom Personal Service Shop  
 Donut Shop  
 Drapery, Needlework, Weaving Shop  
 Drug Store or Pharmacy  
 Florist Shop

Food Bank or Pantry  
 FOod and Bev Sales with Gasoline Sales  
 (Convenience Store)  
 Food Store  
 FUneral Home or Mortuary  
 Furniture Home Furnishings & Appliance Store  
 Garden Shop  
 Handcraft Shop & Art Objects Sales  
 Hardware Shop  
 Hobby Shop  
 Ice Cream/Yogurt Sales  
 Key Shop  
 Kiosk  
 Laundromat  
 Medical Appliances, Fitting, Sales or Rental  
 Mobile Food Vendor and Mobile Food Court  
 Pet Grooming  
 Pet Shop  
 Restaurant w/ Drive-Thru  
 Restaurant or Cafeteria (No Drive-Thru)  
 Restaurant or Eating Place (Drive-In Service)  
 Retail Shop, Apparel, Gift, Accessory & Similar  
 Items  
 Security Systems  
 Silk Screening Studio or T-Shirt Shop  
 Studio, Decorator, Artist Photographer  
 Studio, Health/Reducing/Fitness Establishment  
 Studio, Music, Dance or Drama  
 Temp Outdoor Retail Sales/Commercial Promo  
 Tool & Light Equipment Rental (Indoor)  
 Travel Bureau / Travel Consultant  
 Trophy Sales & Engraving  
 Used Merchandize or Second Hand Thrift Store  
 Used Merchandise or Secondhand Thrift Store  
 Used Merchandise or Secondhand Thrift Store  
 (Non-Profit)

Vacuum Cleaner Sales & Repair  
 Variety Store or Similar Retail Outlet  
 Veterinarian Hospital (Inside Animal Pens Only)  
 Veterinarian, Office Only (No Animal Hospital)  
 Wallpaper, Flooring and Carpet Store  
 Ambulance Service (Private)  
 Kennel (Indoor Pens)  
 Lithographic or Print Shop  
 Motel/Hotel (Less than 75 Rooms)  
 Motel/Hotel (Over 75 Rooms)  
 Office Park  
 Office Showroom  
 Taxidermist  
 Auto Financing & Leasing (No Outdoor Lot)  
 Auto Laundry / Car Wash  
 Automotive Gasoline or Motor Fuel Service  
 Auto Parts and Accessory Sales (Indoor)  
 Auto Repair, Minor  
 Parking Lot or Structure Commercial (Auto)  
 Train Stations

### Special Use Permit

Greenhouse (Retail)  
 Accessory Dwelling  
 Animal Pound  
 Electrical Energy Generating Plant  
 Electrical Substation (High Voltage Bulk Power)  
 Electrical Transmission Line (High Voltage)  
 Franchised Private Utility (Not Listed)  
 Gas Line & Regulation Station  
 Studio for Radio or Television  
 Sewage Pumping Station (Public)  
 Water Reservoir Well/Pumping Station  
 Water Stand Pipe or Elevated Water Storage  
 Water Treatment Plant  
 Assisted Living Facility  
 Fairgrounds or Exhibition Area  
 Amusement Commercial (Outdoor)  
 Bar / Tavern  
 Carnival, Circus or Tent Service (Temporary)  
 Golf Course (Commercial)  
 Liquor Store  
 Custom Manufacture and Assembly Shop  
 Food & Bev Sales w/o Gasoline Sales (Convenience Store)  
 Green House/Plant Nursery with Outside Display of Plants  
 (Retail Sales)  
 Household Appliance Service/Repair  
 Incidental or Accessory Retail or Service Uses  
 Pawn Shop  
 Recycling Kiosk  
 Heating & Air Conditioning Sales  
 Laboratory, Scientific or Research  
 Auto Repair, Major  
 Bus Station or Terminal  
 Heliport  
 Helistop  
 Concrete or Asphalt Batching Plant (Temp, Max 6 months)

# Demographics



**17,821**

2026 POPULATION



**21,472**

2030 POPULATION  
PROJECTION



**\$339,000**

MEDIAN  
HOME VALUE



**763**

TOTAL  
BUSINESSES



**29%**

RENTER OCCUPIED  
HOUSEHOLDS



**\$74,876**

AVERAGE  
HOUSEHOLD INCOME

# 2026 Market Statistics



**Retail Trade**  
TOP EMPLOYMENT  
SECTOR

Taylor, Texas



**30+**  
MANUFACTURING  
BUSINESSES IN

Taylor, Texas



**\$442M**  
RETAIL SALES

in 2023



**\$17B**  
RECENTLY INVESTED  
IN SAMSUNG'S  
MANUFACTURING  
PLANT

Taylor, Texas



**17,821**  
2026  
POPULATION

[tayloredc.org](http://tayloredc.org)



**\$1,795**  
MEDIAN RENT

In Taylor, Texas

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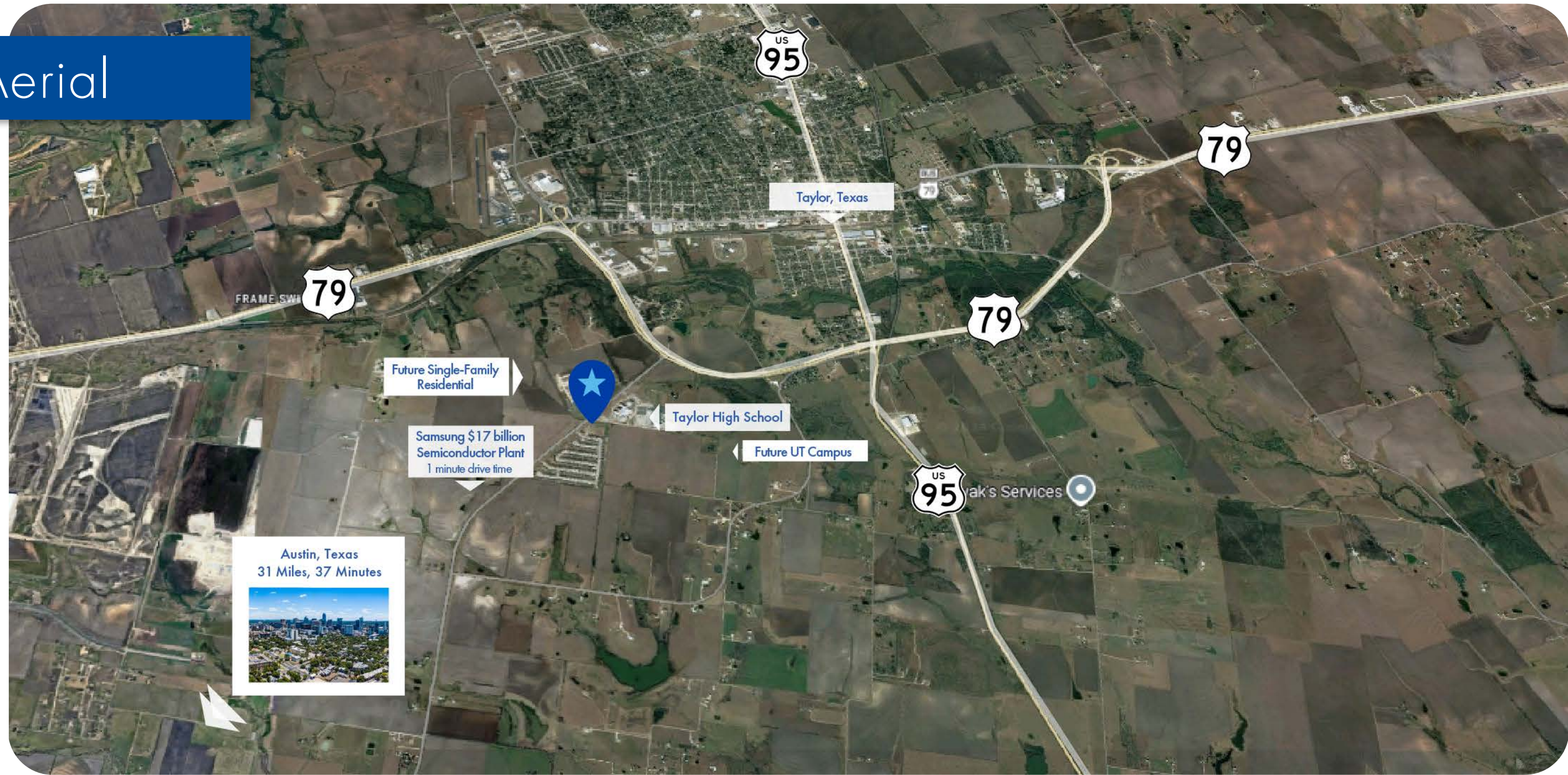
# Locational Overview

## Taylor, Texas

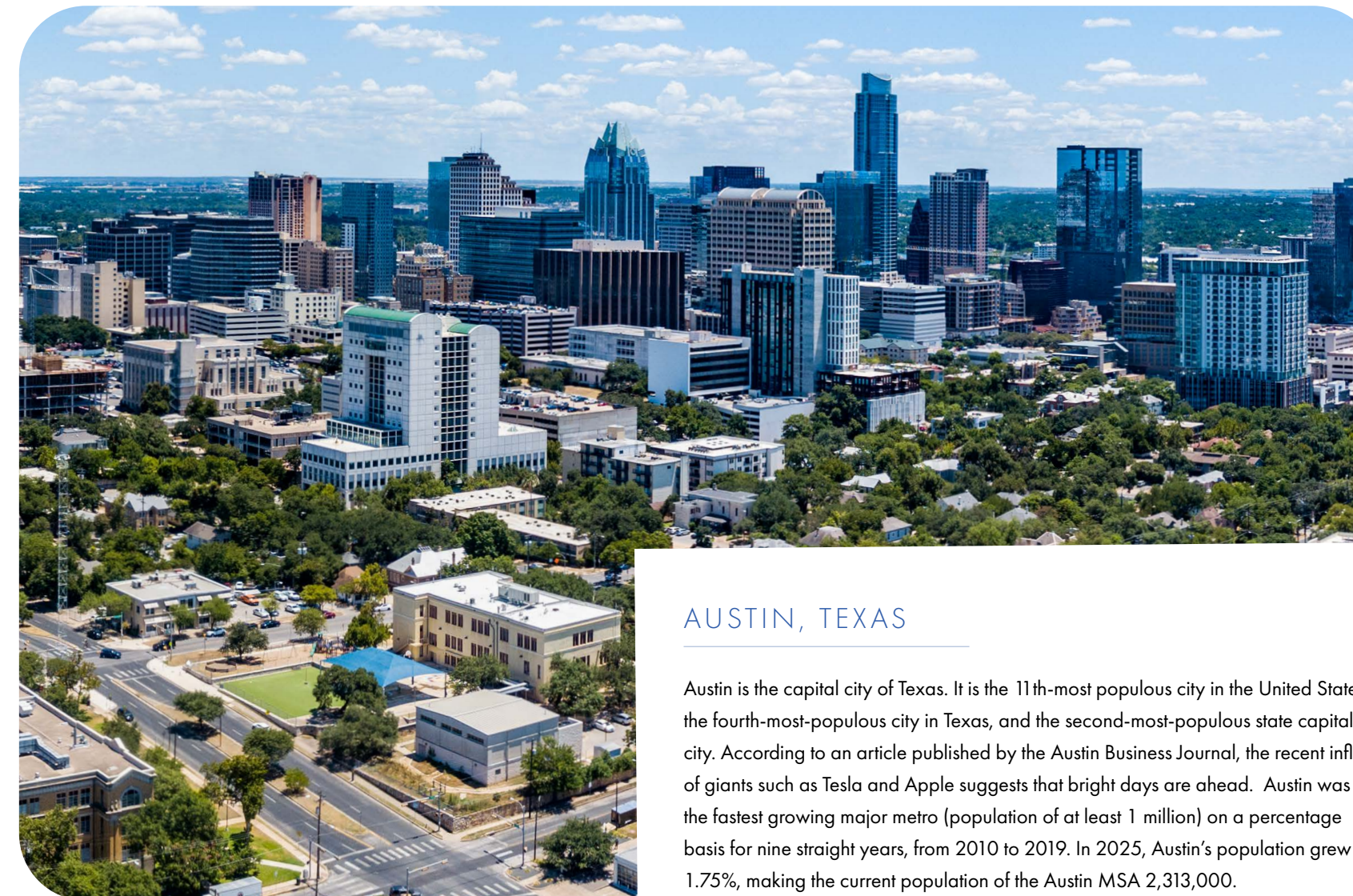
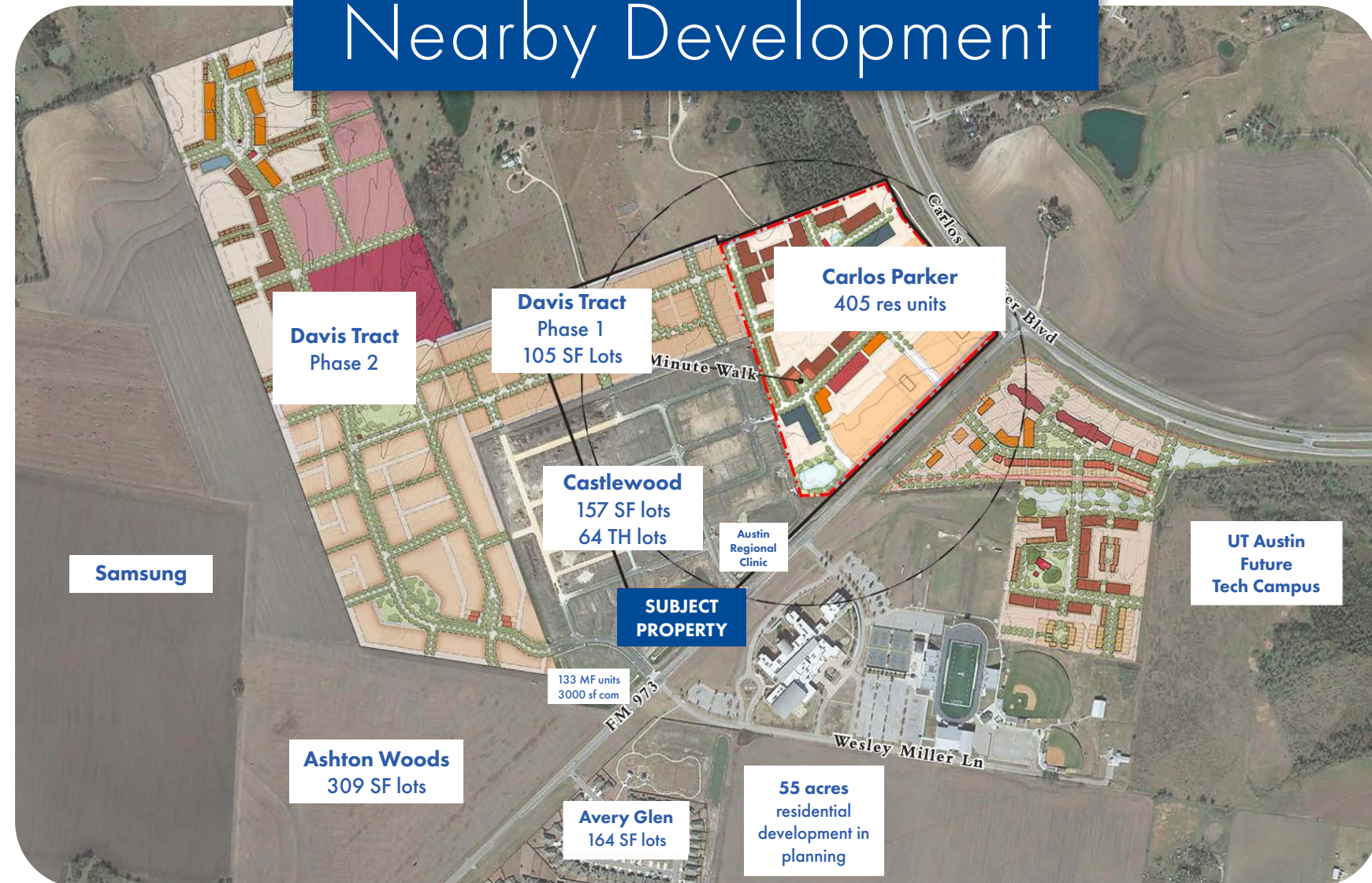
Taylor, Texas is a small town of 17,300+ people that resides just Northeast of Austin. It is located off Texas Highway 79, 30 miles from Austin, giving residents of Taylor a direct route to both SH-130 and I-35, allowing easy commutes to all the Austin MSA. "The Austin metropolitan area is one of the fastest growing regions in the country, and because of that Taylor has begun to experience a lot of that growth as well," said Tom Yantis, Assistant City Manager and Director of Developmental Services. In 2021, Taylor became home to largest direct foreign investment in Texas history, following Samsung's announcement for their new \$17B manufacturing facility. With the goal of bolstering new development and attracting more businesses, the city is ensuring construction of new facilities coincide with Samsung's timeframes. Taylor is looking forward to the future growth and prosperity as the city continues to welcome more economic opportunities.



# Submarket Aerial



# Nearby Development



## AUSTIN, TEXAS

Austin is the capital city of Texas. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas, and the second-most-populous state capital city. According to an article published by the Austin Business Journal, the recent influx of giants such as Tesla and Apple suggests that bright days are ahead. Austin was the fastest growing major metro (population of at least 1 million) on a percentage basis for nine straight years, from 2010 to 2019. In 2025, Austin's population grew by 1.75%, making the current population of the Austin MSA 2,313,000.



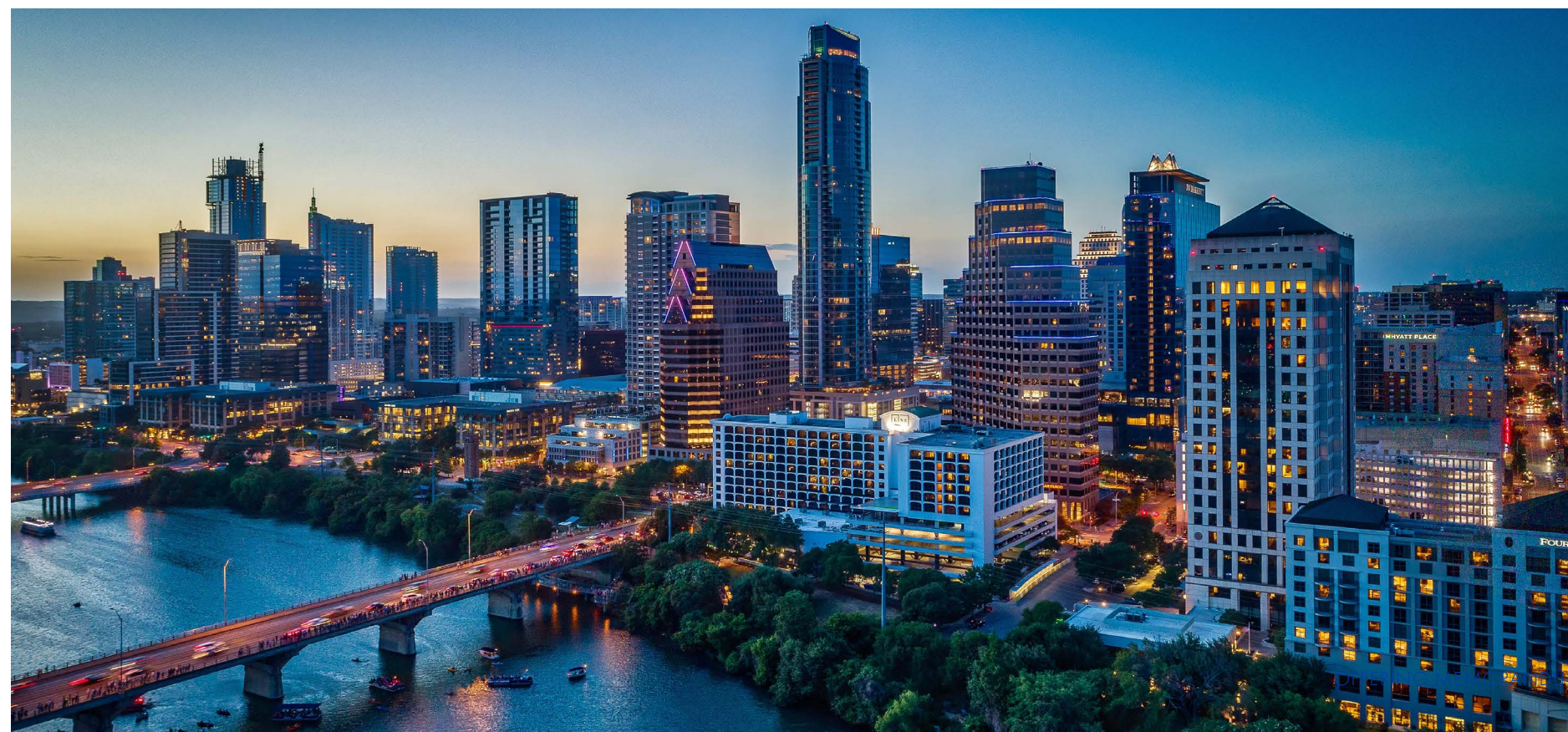
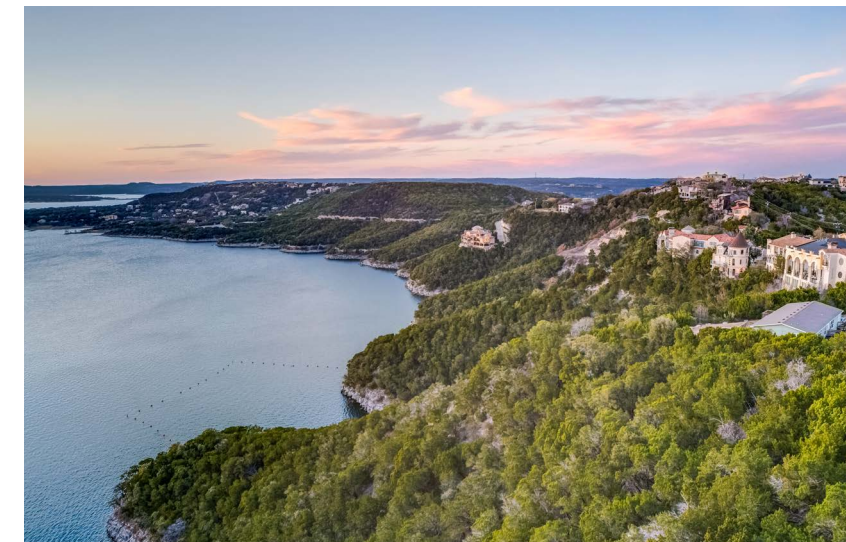
# Wall Street Journal Says

AUSTIN IS 2<sup>nd</sup> IN THE COUNTRY

behind Nashville, for the hottest job market, despite recent layoffs in the tech industry. The list of job markets was created in conjunction with Moody's Analytics and assessed data from 380 different metro areas. The rankings accounted for five metrics: unemployment rate, workforce participation, job growth rate, workforce growth rate, and wage growth rate. Signs of future job growth remain strong, especially when considering the influx of major employers as of late, including Apple's new campus, which plans to house about 15,000 workers. Amazon, Facebook, Google and Indeed all plan to expand in Austin as well, exhibiting confidence in the job market.

## "BEST PLACE TO LIVE"

"Best Place to Live" Austin was ranked #1 Best Place to Live by US News & World Report: "People are drawn to the Texas capital's music, outdoor spaces, and cultural institutions. Austin was established along the Colorado River on the edge of the Hill Country in 1839. Originally named "Waterloo," Austin remains rich in history, from the bronze statue of Stevie Ray Vaughn that greets visitors near the river, to the stately Capitol that anchors downtown, to the LBJ Presidential Library at the University of Texas at Austin. Named the Live Music Capital of the World, Austin has a plethora of music venues and local bands to entertain endless crowds. The metro area is home to banner music festivals like Austin City Limits, a two-weekend-long fall event featuring major headliners and lesser-known acts, as well as South by Southwest, an annual set of film, interactive media and music festivals held in March."



## AUSTIN HEALTHCARE

**The Health District** is located just blocks northeast of the state capital building and is anchored by Dell Medical School and Dell Seton Medical Center at The University of Texas, the school's primary teaching hospital operated by Ascension Seton. This early stage, vibrant district works to improve health in Central Texas by linking diverse partners within participating medical disciplines.

**Ascension Seton** has over 20 locations in Central Texas and employs more than 10,000 in the region.

**St. David's Healthcare** is the third-largest private employer in the Austin area, with more than 10,200 employees and seven of the area's leading hospitals.



Dell Medical School



St. David's Medical Center

## HIGHER EDUCATION

**The University of Texas at Austin (UT Austin)** is a public research university in Austin, Texas and the flagship institution of the University of Texas System. Founded in 1883, the University has the nation's eighth-largest single-campus enrollment, with over 51,000 undergraduate and graduate students and over 24,000 faculty and staff. A Public Ivy, it is a major center for academic research, with research expenditures totaling nearly \$680 million for fiscal year 2018 and ranking first in National Science Foundation funding in the US in 2020.

**Austin Community College (ACC)** Austin Community College (ACC) was established in 1972 and is a public community college system serving Austin. The college maintains numerous campuses, centers, and distance learning options to serve about 100,000 students in academic, continuing education and adult education programs.

**St. Edward's University** is a private Catholic university founded in 1877, located just south of downtown Austin. Its 155-acre campus houses an enrollment of over 4,000 students and offers 8 master's degree programs and bachelor's degrees in more than 50 areas of coursework.



University of Texas at Austin



Austin Community College



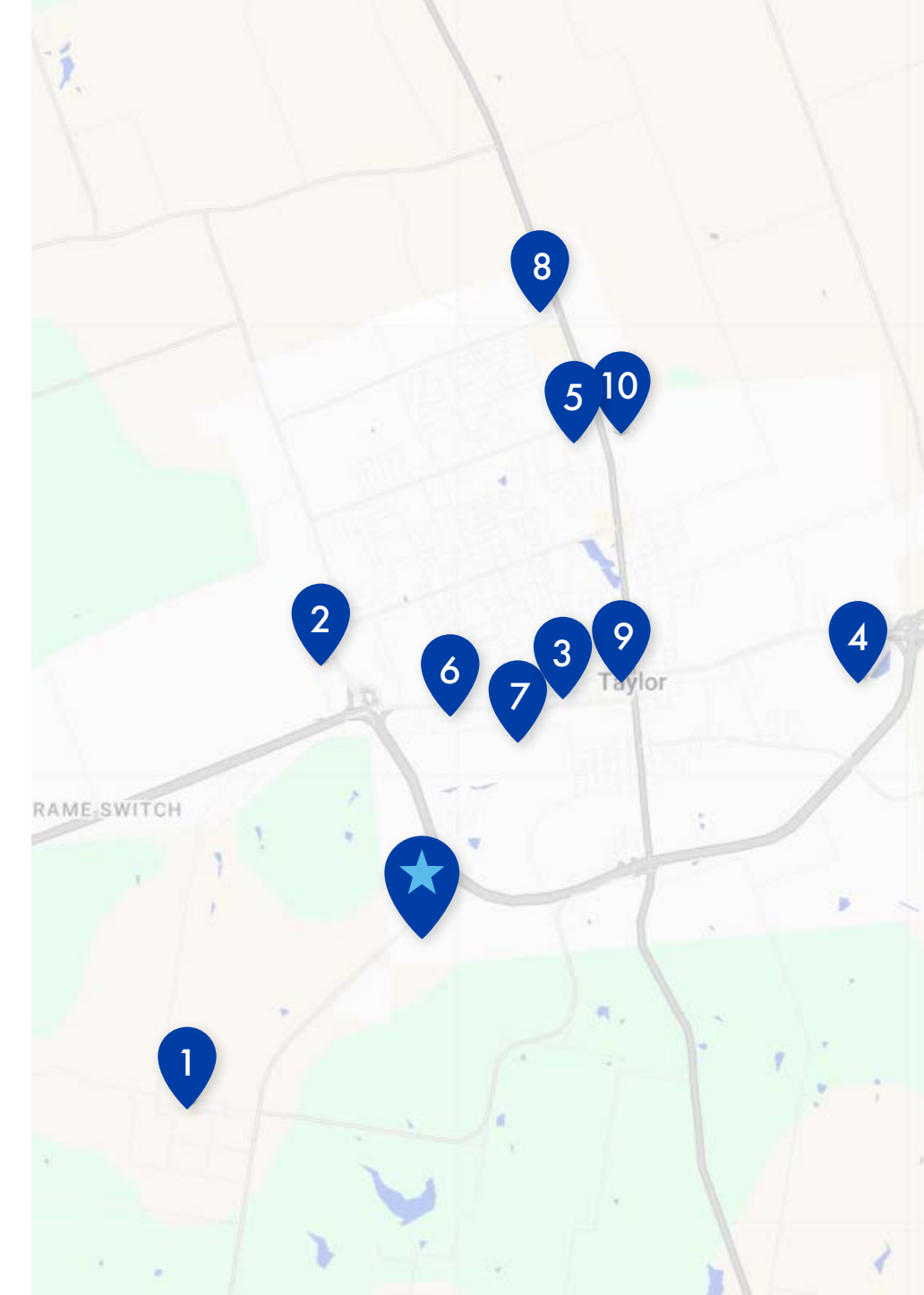
St. Edward's University

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## TECH RIDGE

Tech Ridge, located in Pflugerville off IH-35, is a 126.5-acre mixed-use development including retail, dining, entertainment, and multifamily. The population in Tech Ridge has grown to over 135,000 in a 3-mile radius, a 19% increase since 2016. Demand for flexible housing in this area increased, and at completion Tech Ridge will have 2,200 multifamily units. Tech Ridge has become a highly attractive to tech companies such as, Samsung, Apple, Dell, IBM, General Motors, and 3M, earning itself the name, "Tech Ridge Corridor." The Shops at Tech Ridge are a major draw to the area with retailers including James Avery Jewelry, Conn's HomePlus, Verizon, Party City, and Ross Dress for Less. Entertainment options include AMC Dine-In Theatres, PINSTACK, Walnut Creek Metropolitan Park, and Copperfield Park. Tech Ridge is in an excellent school district, the Pflugerville ISD, which was awarded the Gold Leadership Award two years in a row.



# Major Employers

## TAYLOR, TEXAS

#	EMPLOYER	# OF EMPLOYEES	DRIVE TIMES
1	Samsung Taylor Semiconductor LLC	1000	5 min
2	ERCOT	980	4 min
3	Taylor Independent School District	500	1 min
4	Durcon, Inc	250	6 min
5	Baylor Scott & White	180	8 min
6	Floydco, Inc	170	4 min
7	Corrections Corp. of America	160	30 min
8	HEB Grocery Co	160	Various
9	City of Taylor	140	5 min
10	Basler Electric Company	120	9 min



**5,200+**

EMPLOYEES AT SAMSUNG

“ We believe the new site in Taylor will bridge our 26-year history in Central Texas with a hopeful future full of possibility. Bringing new jobs and valuable training opportunities, our investment in Taylor—Samsung’s largest-ever in the U.S.— will build supply chain resilience of crucial logic chips while contributing to the development of the local community.

- Samsung

01

## SAMSUNG

Samsung already has a massive presence in Austin with their current factory, but the company made waves in 2021 when it announced plans to expand their Austin presence with a \$17 billion semiconductor chip manufacturing plant in Taylor, Texas.

Samsung broke ground on its new 1,200-acre Taylor site in 2022, and shortly after The Taylor City Council approved adding two more parcels of land to the Samsung Site. The manufacturing plant is expected to be fully operational by the end of 2026, creating 2,000 direct jobs. Samsung currently employs 3,200 full-time workers in the Austin Area, and 20,000 across the United States. This new factory will reportedly manufacture advanced computer chips, used for phones, computers, cars, and other electronics. These semiconductors are a priority for the U.S., as President Biden put forward a series of federal funding and tax incentives for semiconductor manufacturing, including the \$52 billion CHIPS Act, which passed in January of 2022. If all goes well, Central Texas will be on the cutting edge of semiconductor manufacturing, an industry that has thrived, while facing dramatic shortages and escalated demand factors fueled by the onset of COVID-19.



02

## TESLA



5,000+

EMPLOYEES AT TESLA

Tesla's new Global headquarters is in East Austin. The new campus covers 2,500 acres along the Colorado River and includes over 10 million square feet of factory floor. Elon Musk is quoted as saying that Giga Texas is "the most advanced car factory the planet has ever seen." Tesla spent an estimated \$1.1 billion to build the plant. This site will produce the Model 3, Model Y and the Cybertruck, as well as the long-delayed Tesla Semi. The company started to build Model Y crossovers at the Gigafactory at the end of 2021 and at full capacity will employ over 5,000 people directly.

03

## APPLIED MATERIALS

Applied Materials has quickly become the #1 Semiconductor and Display Equipment Company in the world and employs over 1,800 employees in Austin. The technology company is also considering opening a new \$2.4 billion site in Hutto, Texas, only 10 minutes from Taylor, Texas. Applied Materials already has two plants in Northeast Austin, both just 13 minutes away from the Site. Currently, the company has a 2.05 million square foot campus, 316,661 square feet of manufacturing space, and plans to add a new 729,000 square-foot warehouse facility. This major expansion for Applied Materials will make it the third largest manufacturing firm in Austin based on total square footage.



1,800+

EMPLOYEES AT APPLIED MATERIALS



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## EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of

**Castlewood Development Site.**

## OFFERING STRUCTURE

**Castlewood Development Site** is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

## ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development Plans

## COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Seller. The Landowner at the property should not be directly contacted. Seller reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

**Northmarq**

## DISCLAIMER

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# 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 interests 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 state 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 or any other 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 the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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Buyer/Tenant/Seller/Landlord Initials

Date

