



BRADLEY BUSINESS PARK

LOCATED ON HWY 79 IN TAYLOR, TX



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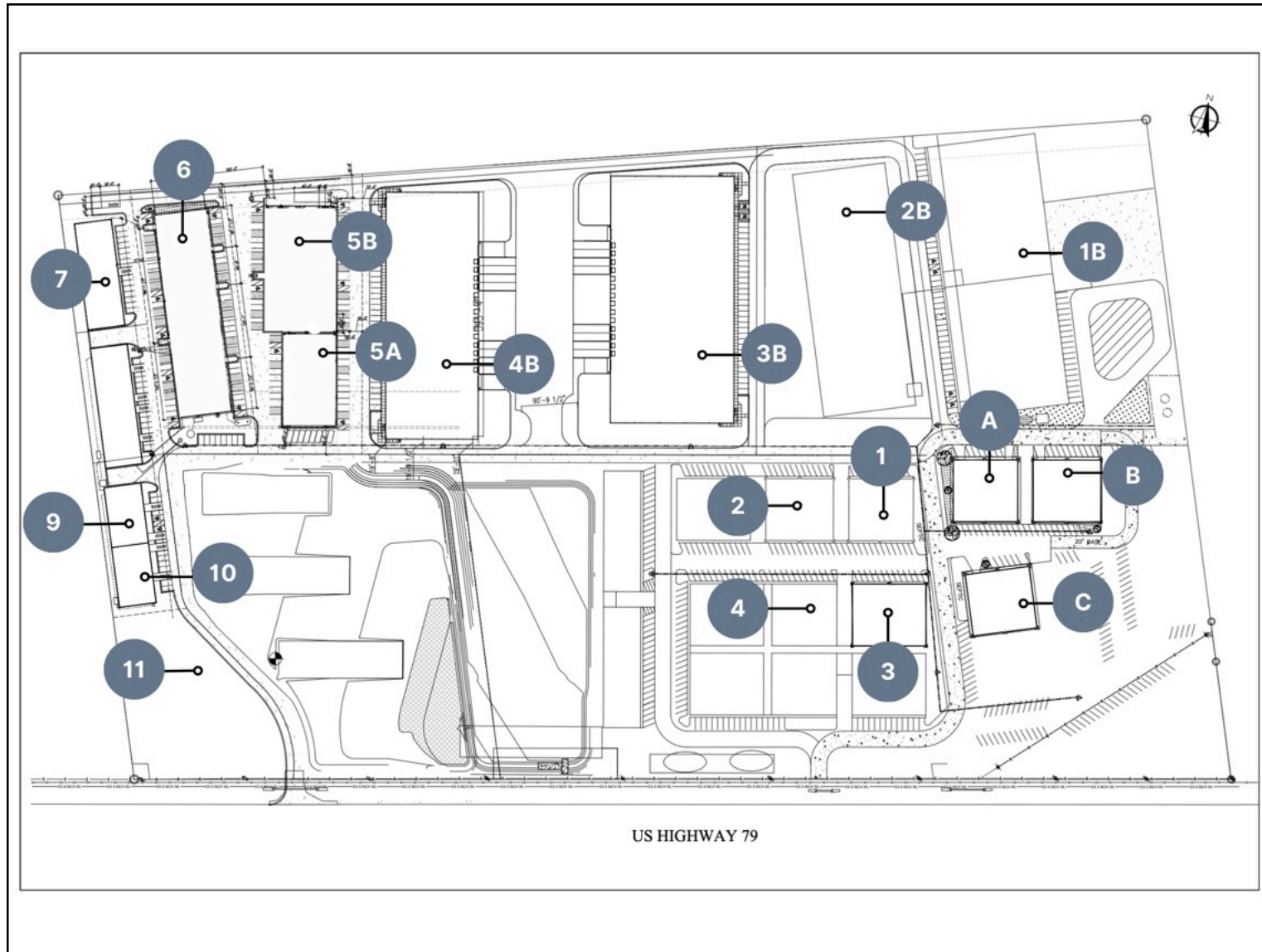


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BRADLEY BUSINESS PARK



- 2B** FOR SALE / FOR LEASE
59,951 SF / 14,827 SF
Shell Condition
- 3B** FOR SALE / FOR LEASE
80,000 SF
Shell Condition
- 4B** FOR SALE
42,000 SF
Build to Suit
- 5A** FOR SALE / FOR LEASE
12,976 SF
Turnkey Suites
or Shell Condition
- 5B** FOR SALE / FOR LEASE
20,504 SF
Turnkey Suites
or Shell Condition
- 6** FOR SALE
28,132 SF
Turnkey Suites
- 10** FOR LEASE
2675 SF
Restroom, HVAC & Fans
- 11** FOR SALE
1.35 AC
Build to Suit



21959 US-79

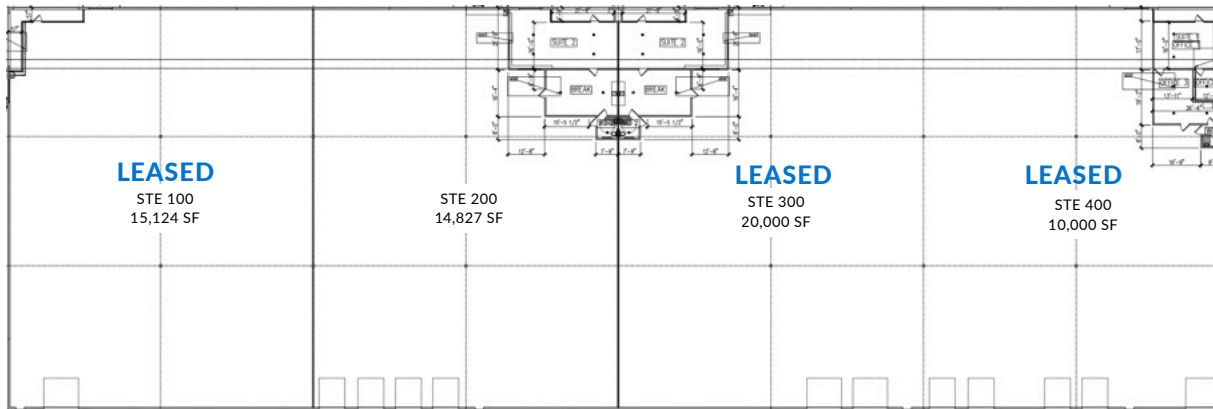
BUILDING 2B

HIGHLIGHTS

- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- PRIVATE ROAD
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 32' CLEAR HEIGHT
- 3 PHASE / 480 V / 1200 A
- 5 GRADE LEVEL 12' BAY DOOR
- 8 DOCK HIGH DOORS
- TYPICAL COLUMN 53' x 45'

AVAILABLE

- 59,951 SF
- 75% LEASED
- CALL FOR PRICING



21827 US-79

BUILDING 3B

HIGHLIGHTS

DEDICATED PARKING

OUT OF ETJ, MIN RESTRICTIONS

PRIVATE ROAD

SEPTIC SYSTEM

US-79 VPD 10,640

3 PHASE / 480 V / 1200 A

2 GRADE LEVEL 14' BAY DOOR

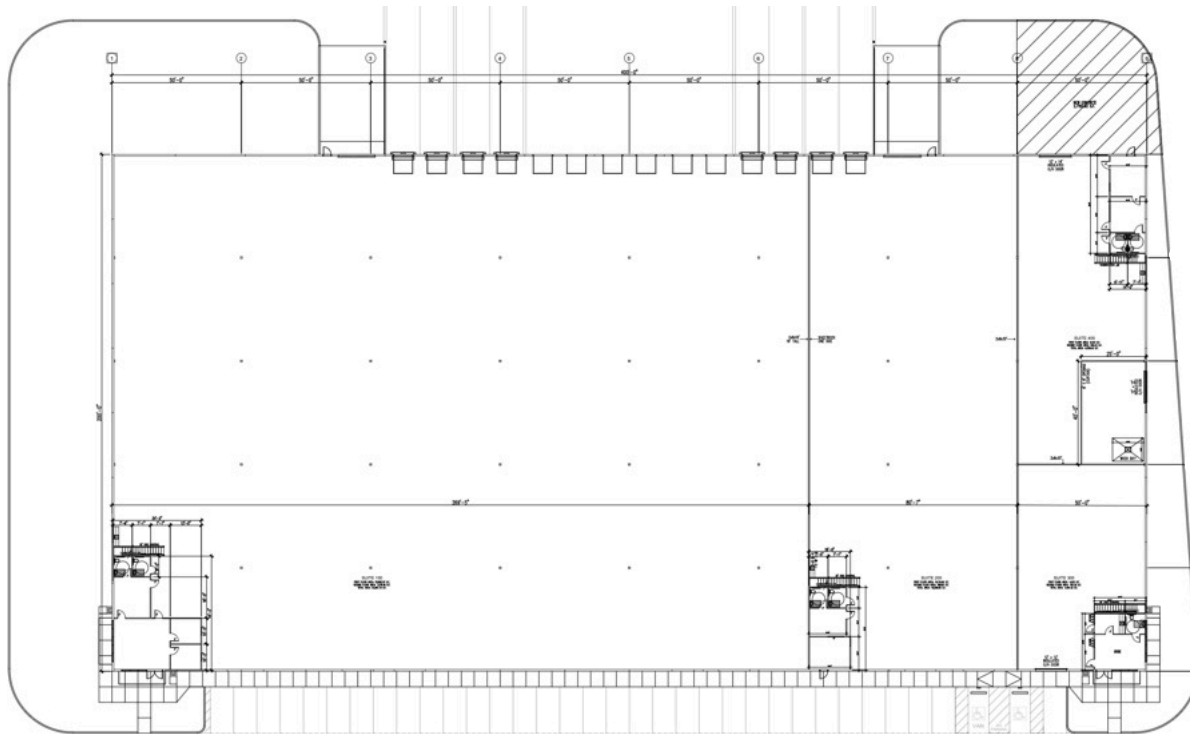
8 DOCK HIGH DOORS

COLUMN 50' x 40'

AVAILABLE

80,000 SF

CALL FOR PRICING



21805 US 79 STE 100

1

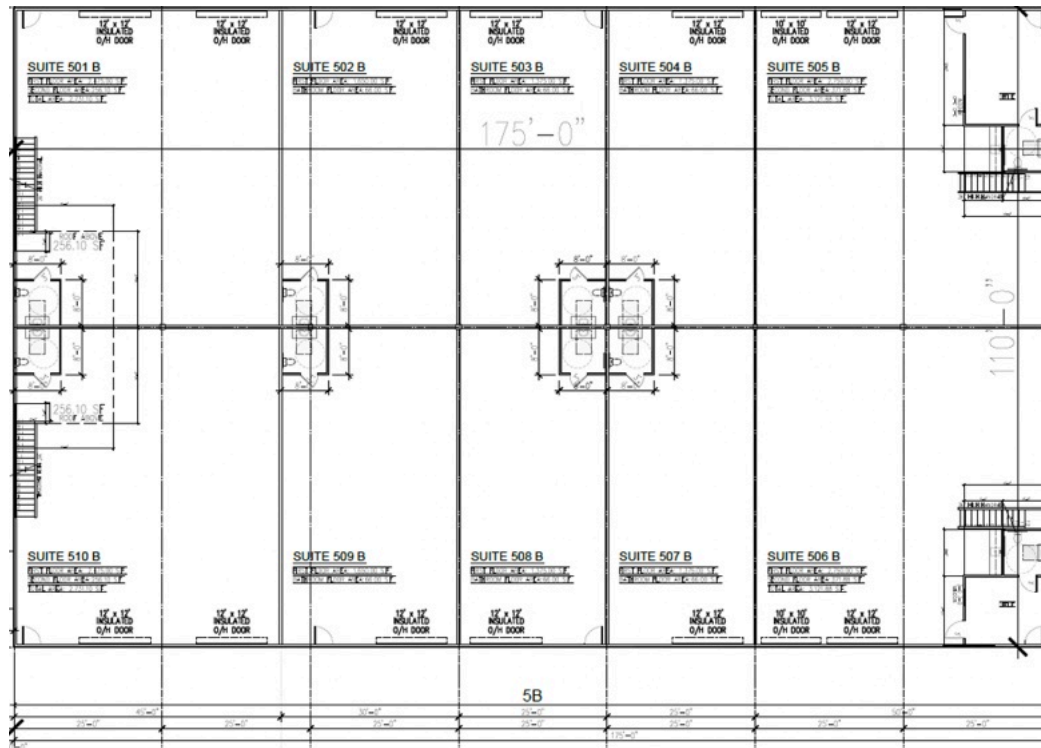
BUILDING 5B

HIGHLIGHTS

- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 16' CLEAR HEIGHT (Option to Increase)
- FLEXIBLE GRADE LEVEL BAY DOORS
- ALL WALLS DEMISABLE

AVAILABLE

- 1st FLOOR / 19,250 SF
- 2nd FLOOR / 1,254 SF (Optional)
- CALL FOR PRICING



21805 US 79 STE 200

1

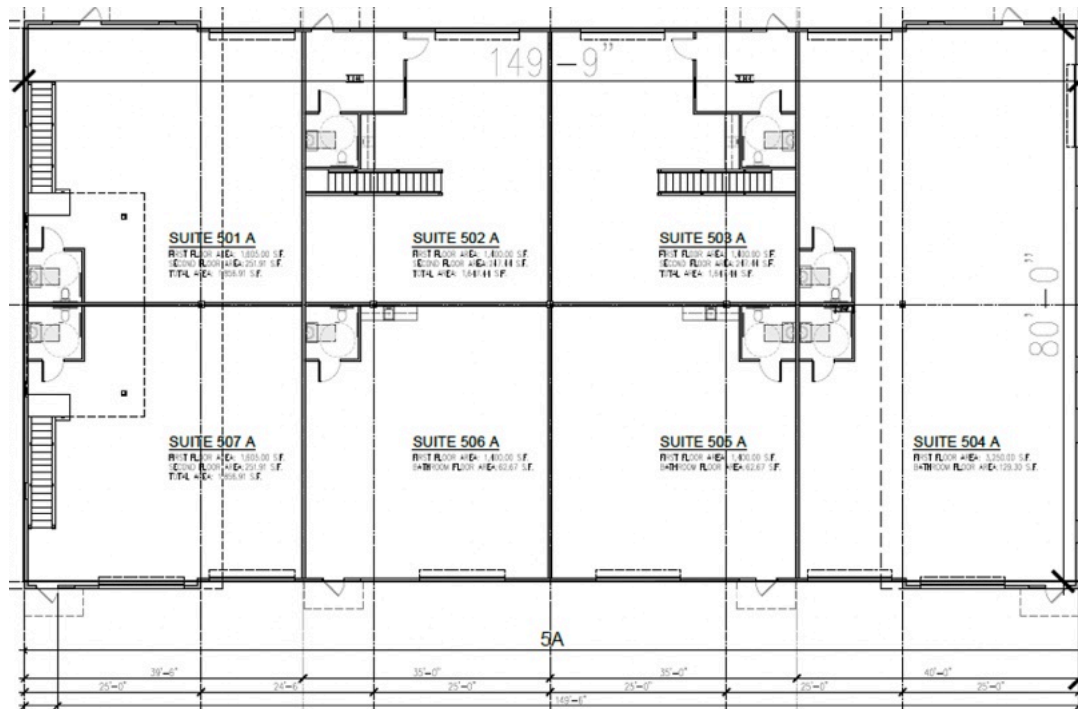
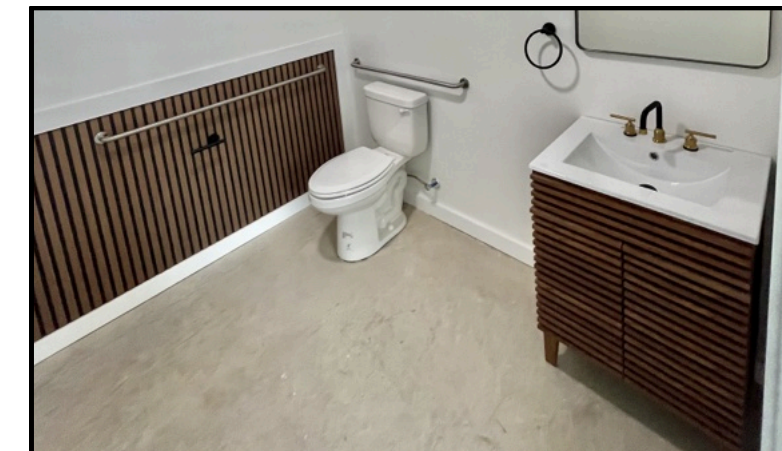
BUILDING 5A

HIGHLIGHTS

- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 16' CLEAR HEIGHT (Option to Increase)
- FLEXIBLE GRADE LEVEL BAY DOORS
- ALL WALLS DEMISABLE

AVAILABLE

- 1st FLOOR / 11,980 SF
- 2nd FLOOR / 996 SF (Optional)
- CALL FOR PRICING



190 NINETY FOUR LN

1

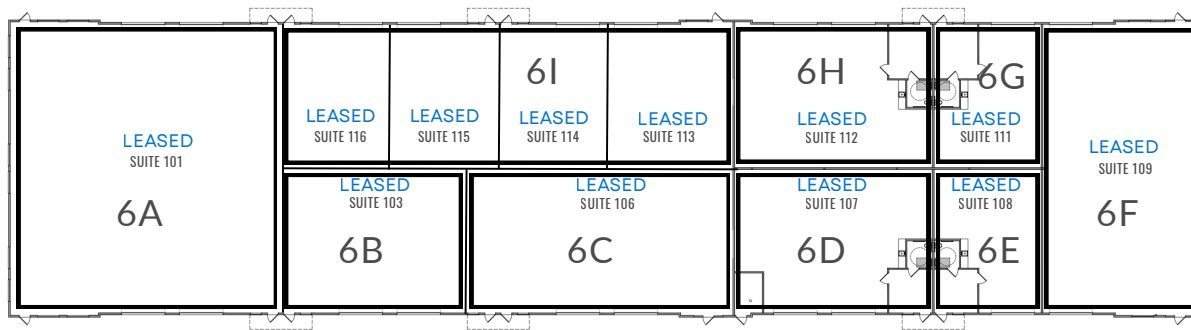
BUILDING 6

HIGHLIGHTS

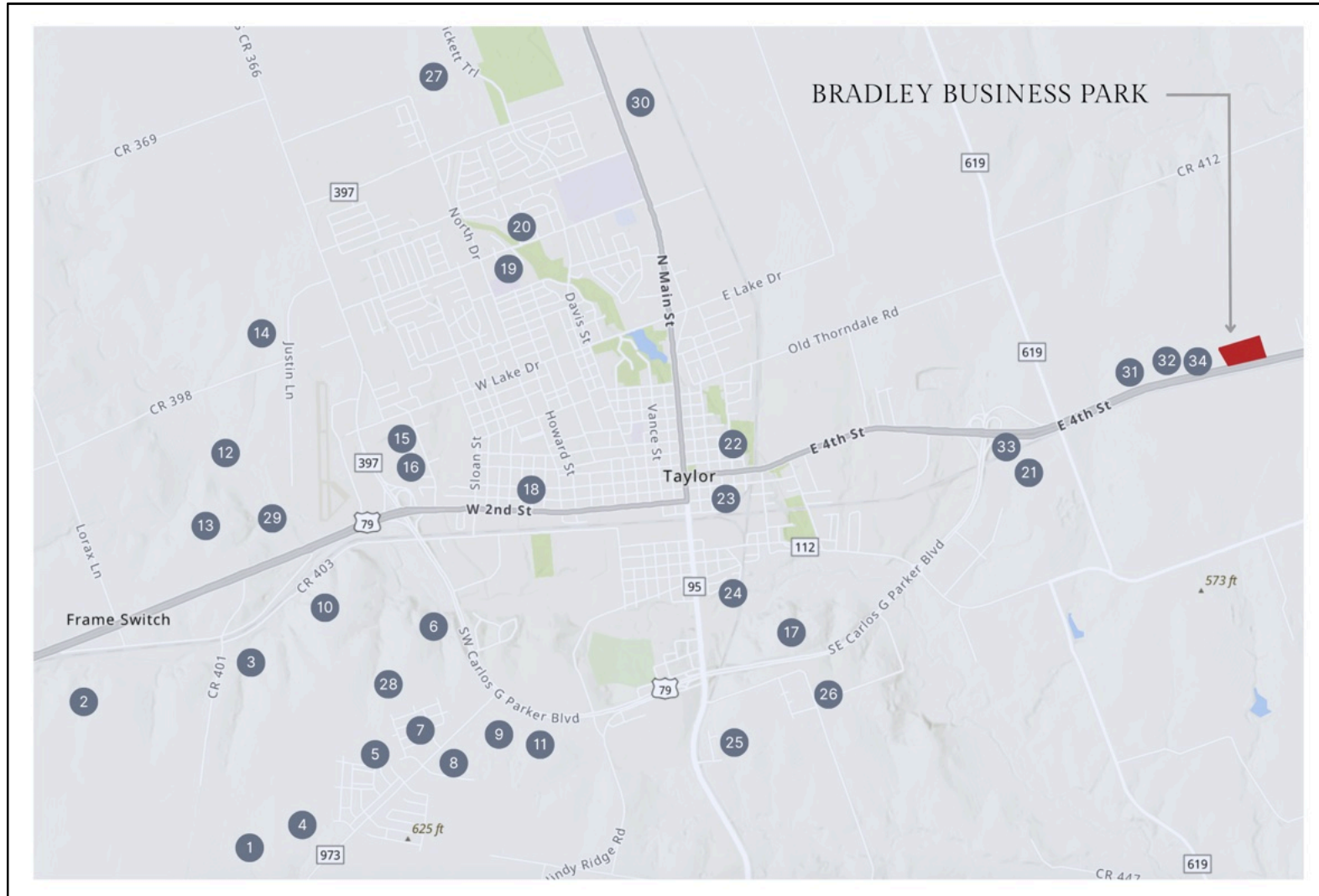
- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- PRIVATE ROAD
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 16' CLEAR HEIGHT
- 20 GRADE LEVEL 12' BAY DOOR

AVAILABLE

- 28,132 SF
- 100% LEASED
- CALL FOR PRICING



AREA HIGHLIGHTS



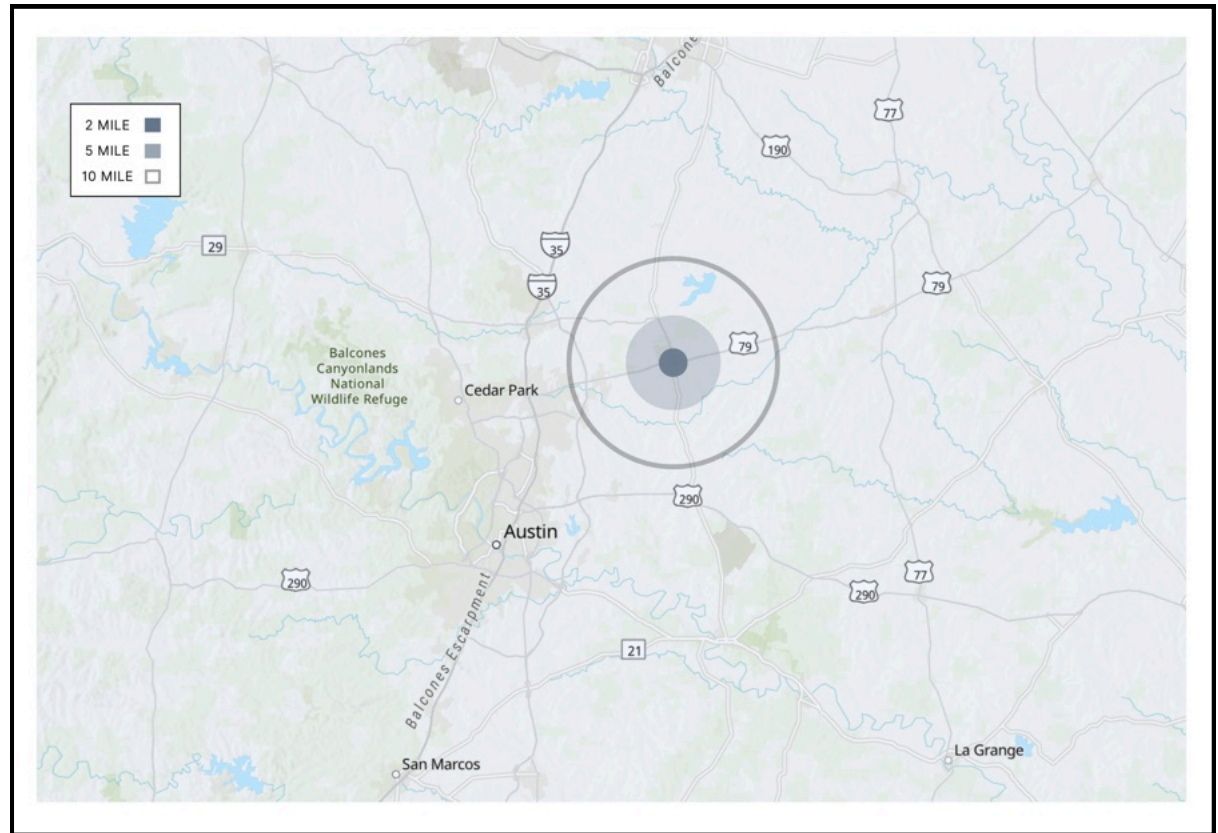
- 1 Samsung Semiconductor
- 2 RCR Taylor Complex
- 3 Forterra Business Park
- 4 Taylor HQ
- 5 Castlewood South
- 6 427 Loop
- 7 Castlewood Mixed Use
- 8 Simons Tract
- 9 Gateway
- 10 Forterra Mixed Use
- 11 University of Texas Taylor
- 12 Silicon Vistas
- 13 Megatel
- 14 Taylor Heights
- 16 Legacy Crossing
- 15 Mule Loop Townhomes
- 17 Blueprint Data Center
- 18 The Ferguson
- 19 Parkside Apartments
- 20 Sierra Taylor Apartments
- 21 iMarket America
- 22 MSR II
- 23 City Hall Urban Design
- 24 Avery Site (THA)
- 25 95 Industrial
- 26 Hilltop Estates
- 27 Home2Suites
- 28 Davis Tract
- 29 Park 79
- 30 3601 N Main
- 31 Kubota
- 32 ShowTime Metal Works
- 33 Nutrien
- 34 Rent-A-Fence



AREA ANALYTICS

OVERVIEW

Located 4 minutes east of downtown Taylor on US 79, known as the “Advanced Manufacturing and Talent Corridor”, Bradley Business Park is only a seven-minute drive from the cutting-edge Samsung Taylor Semiconductor. Recent investments injected \$26.8 billion into Central Texas and supports thousands of jobs, and now is landmarked by the \$16.5 billion agreement for Samsung to manufacture Tesla’s next-generation AI chips. Position your company at the center of an economic transformation at Bradley Business Park- we have developed alongside the community to provide a variety of products that meet the needs of both investors and owner-operators.



POPULATION

	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	411	19,066	27,694
AVERAGE AGE	46.5	39.3	40.5
TOTAL HOUSEHOLD	155	7054	10,318
AVERAGE HOUSE VALUE	\$517,544	\$241,850	\$259,112
AVERAGE HOUSEHOLD INCOME	\$107,197	\$73,373	\$80,494



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Austin Home Seekers, LLC DBA, Seeker Commercial	9006286	chris@memorizemyemail.com	512.703.7416
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Chris Matthews	584342	chris@memorizemyemail.com	512.703.7416
Designated Broker of Firm	License No.	Email	Phone
Chris Matthews	584342	chris@memorizemyemail.com	512.703.7416
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gracie Eunjin Matthews	762025	gracie@seekercommercial.com	512.769.6336
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

