



370 BFG 9000 Way, Taylor, TX 76574
Excellent access to Hwy 79, SH-130, and IH-35

For Lease



5-minute drive to **SAMSUNG**

79 LOGISTICS | 203,471 SF CROSS-DOCK OPPORTUNITY

Located in Taylor, Texas

For More Information:

Tucker Rice
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The Project

Rare Cross-Dock Near Samsung 203,471 SF Available

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the Video

79 Logistics is the only standalone +/-200,000 SF cross-dock opportunity available in the market, just 5 minutes from Samsung's \$17B Taylor campus. With direct access to Hwy 79, SH-130, and IH-35, the site offers exceptional logistics and distribution capabilities.

The newly completed East Wilco Highway Overpass enhances connectivity, while adjacent land allows for trailer parking or outside storage. The site can also be fully fenced and secured for a single tenant, making it ideal for specialized industrial users.

A recently completed Oncor substation just ¼ mile away provides access to significant power upgrades, perfect for heavy manufacturing operations.

Key Advantages:

- 5 minutes to **Samsung** - no toll roads | 45 minutes to **Tesla**
- Williamson County location provides tax rate savings and no building permit required
- 30–35 minutes to IH-35 & Austin-Bergstrom International Airport
- Adjacent expansion land
- Ability to fence and secure entire premises
- Power-ready and distribution optimized

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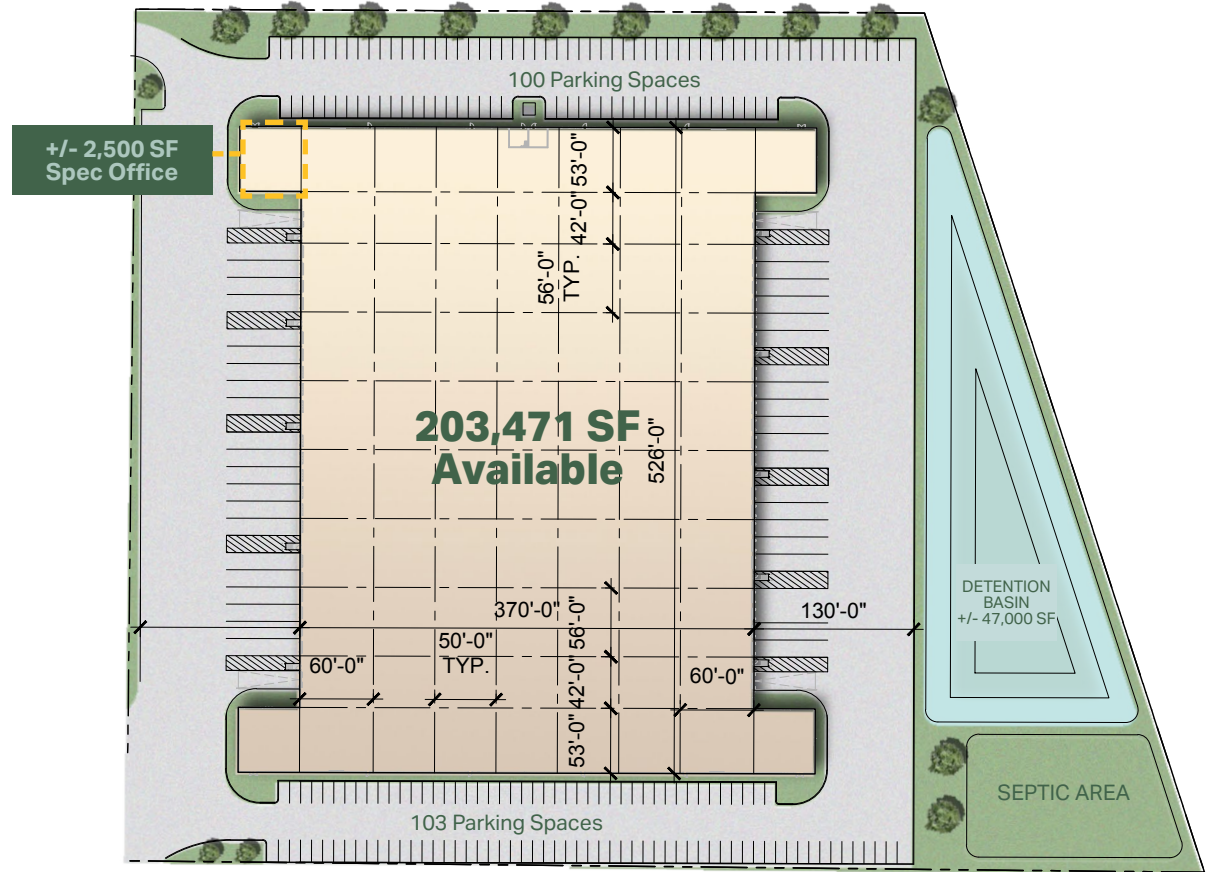
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Site Specs

OVERVIEW	203,471 SF Cross-Dock & Standalone
DOCK DOORS	42 (9' x 10') Dock-High
PIT LEVELERS	8
RAMPS	4 (12' X 14') Drive-In
PARKING	203 Spaces
TRUCK COURTS	130'
BUILDING DEPTH	370'
BUILDING WIDTH	526'
LIGHTS	25 FC LED Warehouse Lights
TYPICAL COLUMN SPACING	50' x 56'
SPEED BAYS	60'
CLEAR HEIGHT	36'
SPRINKLER	ESFR Sprinklered
SLAB THICKNESS	6" Reinforced
POWER	3-phase, 1,500 kVA Transformer



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Strategic Position

Williamson County

This newly delivered facility offers a premier industrial solution in Williamson County, one of the fastest-growing counties in the U.S. Designed for efficiency, flexibility, and heavy industrial use, this site is move-in ready for a single user seeking high-performance functionality and future scalability.

With a dynamic business climate and unmatched quality of life, Williamson County is a strategic destination for companies and individuals seeking long-term growth in Greater Austin.

Demographics

	10 MILES	20 MILES
2024 POPULATION	142,285	535,710
2029 PROJECTED POPULATION	175,690	643,325
2024 AVG HH INCOME	\$102,445	\$118,362
2029 PROJECTED AVG HH INCOME	\$121,980	\$135,871
MANUFACTURING EMPLOYEES	4,975	21,805
WAREHOUSE EMPLOYEES	3,742	13,462



Centrally positioned in the Austin-Round Rock MSA



Over \$1B invested in mobility and infrastructure projects



Job growth of 45%+ over the past decade

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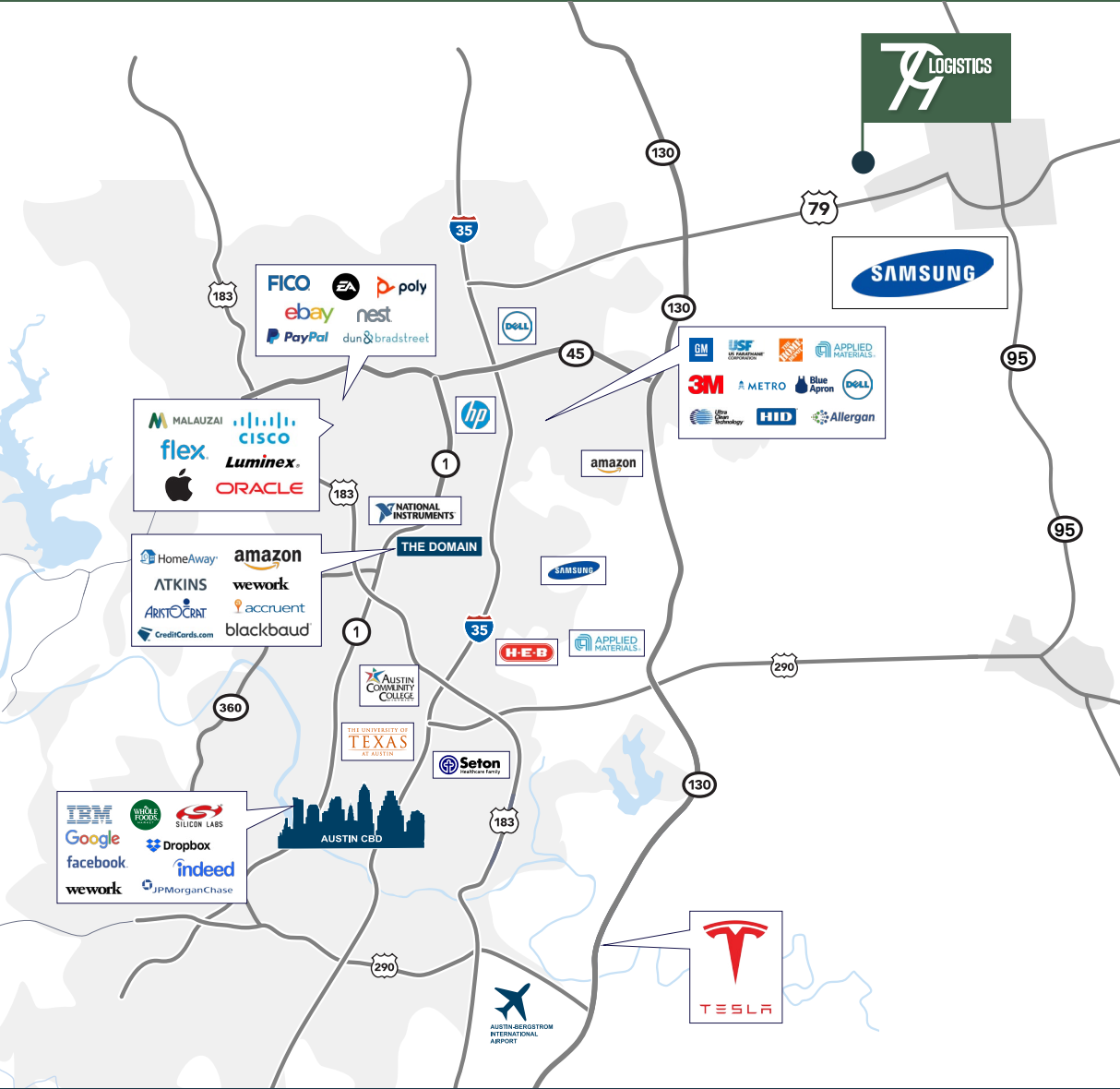
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Drive Times

-  **1 MIN**
HWY 79
-  **14 MIN**
Hwy 130
-  **10 MIN**
Hwy 95
-  **40 MIN**
Downtown Austin
-  **25 MIN**
Austin Executive Airport
-  **41 MIN**
Austin Bergstrom International Airport

Nearby Cities

- Georgetown**
18 Miles
- Houston**
160 Miles
- Austin CBD**
33 Miles
- Dallas**
171 Miles
- San Marcos**
68 Miles

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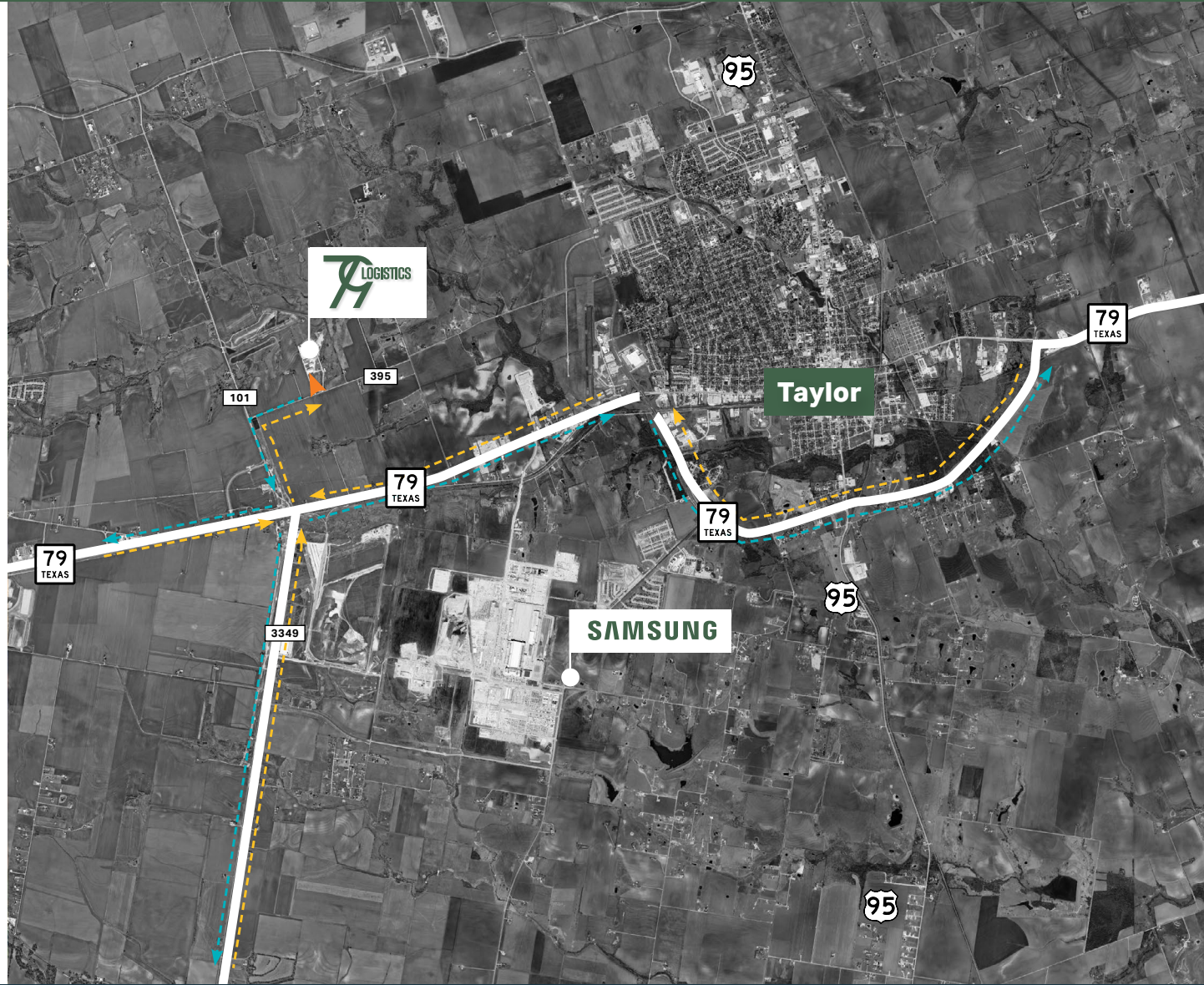


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Ingress / Egress Map

 Ingress
 Egress
 Site Entrance

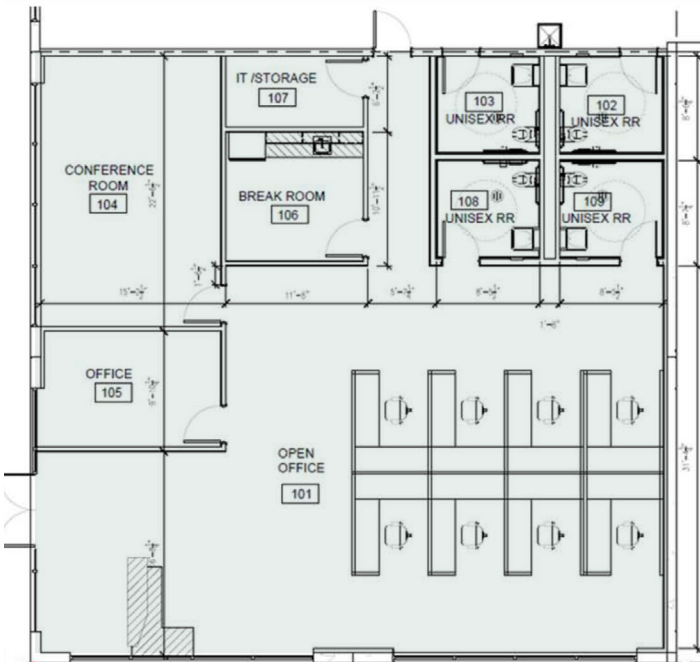


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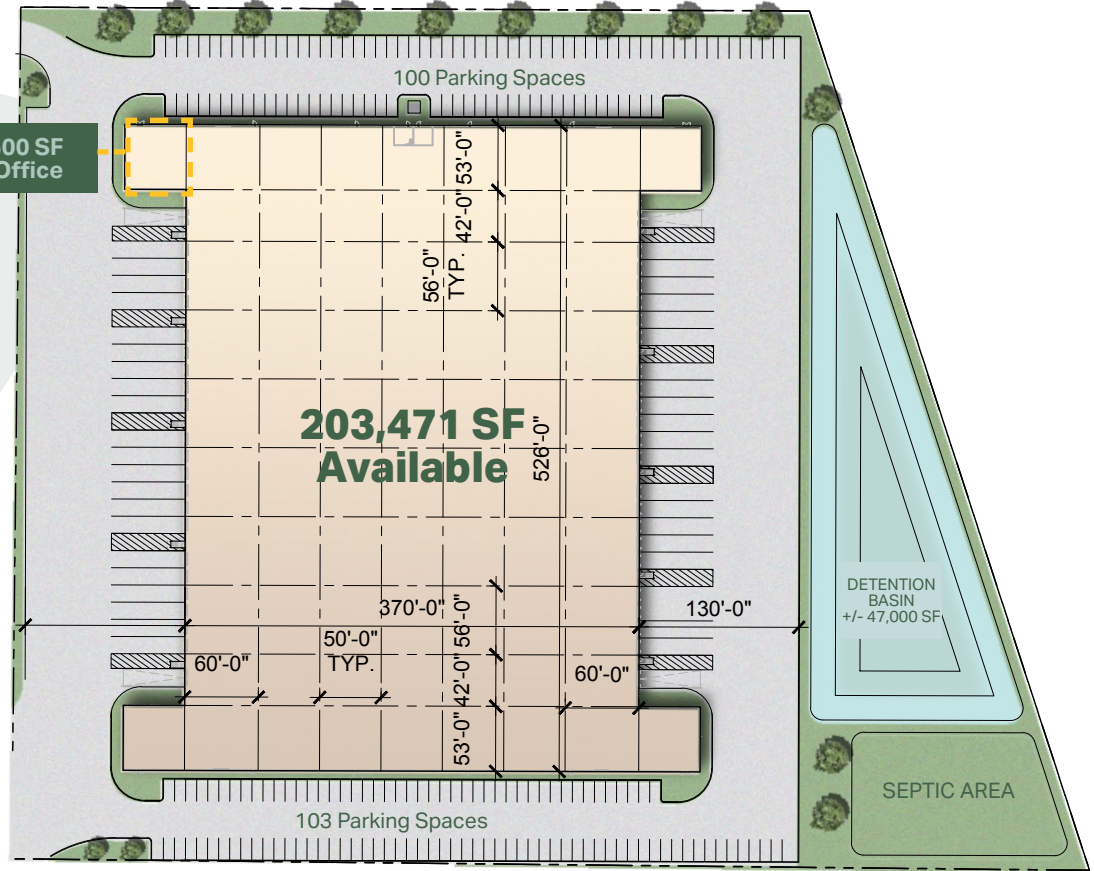
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**+/- 2,500 SF
 Spec Office**



Planned +/- 2,500 SF Spec Suite

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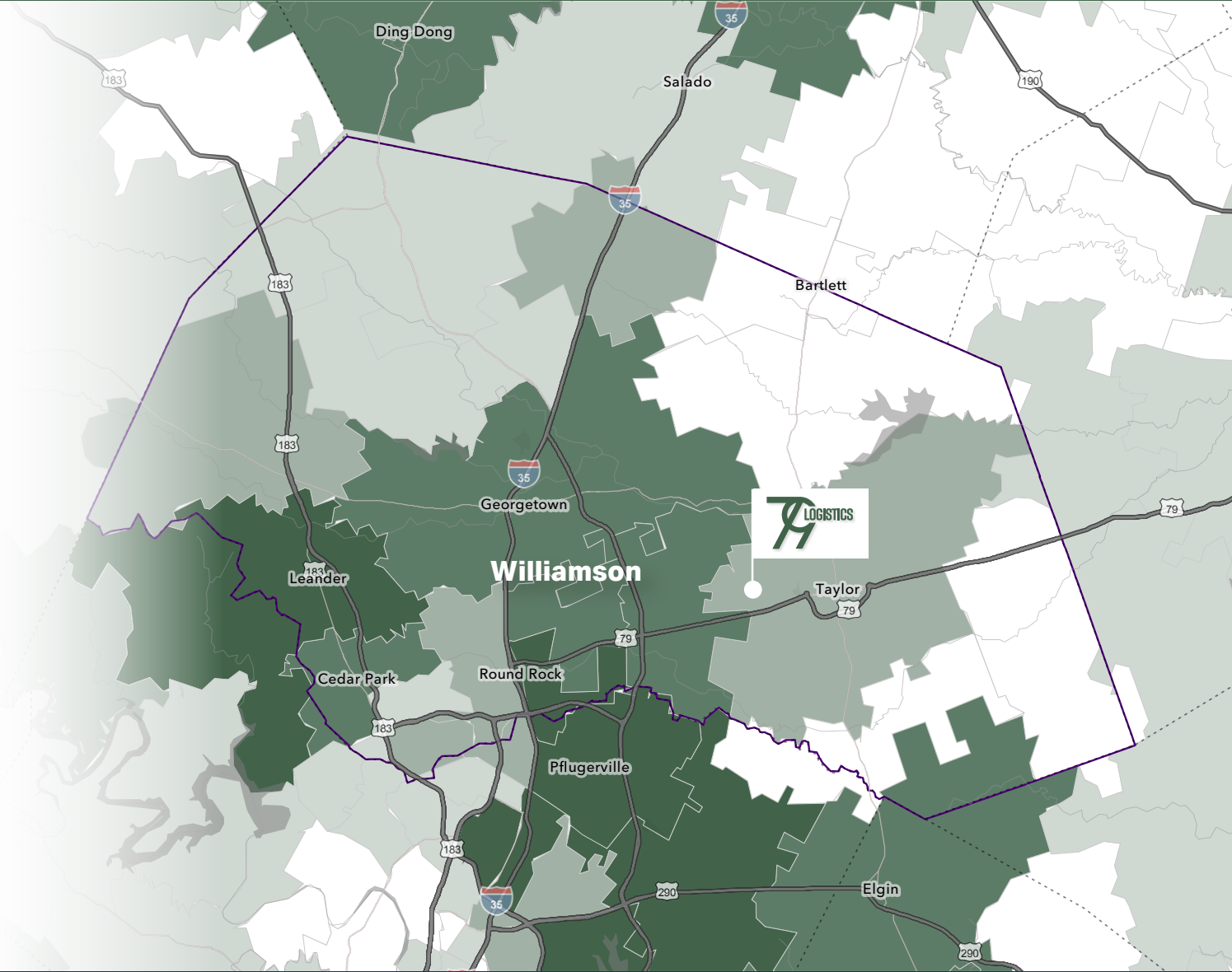


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Abundant Labor
**Warehouse
 & Distribution
 Workforce**

- Less than 500
- 500 - 1,999
- 2,000 - 3,999
- 4,000 - 5,999
- 6,000+
- Williamson County



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Abundant Labor

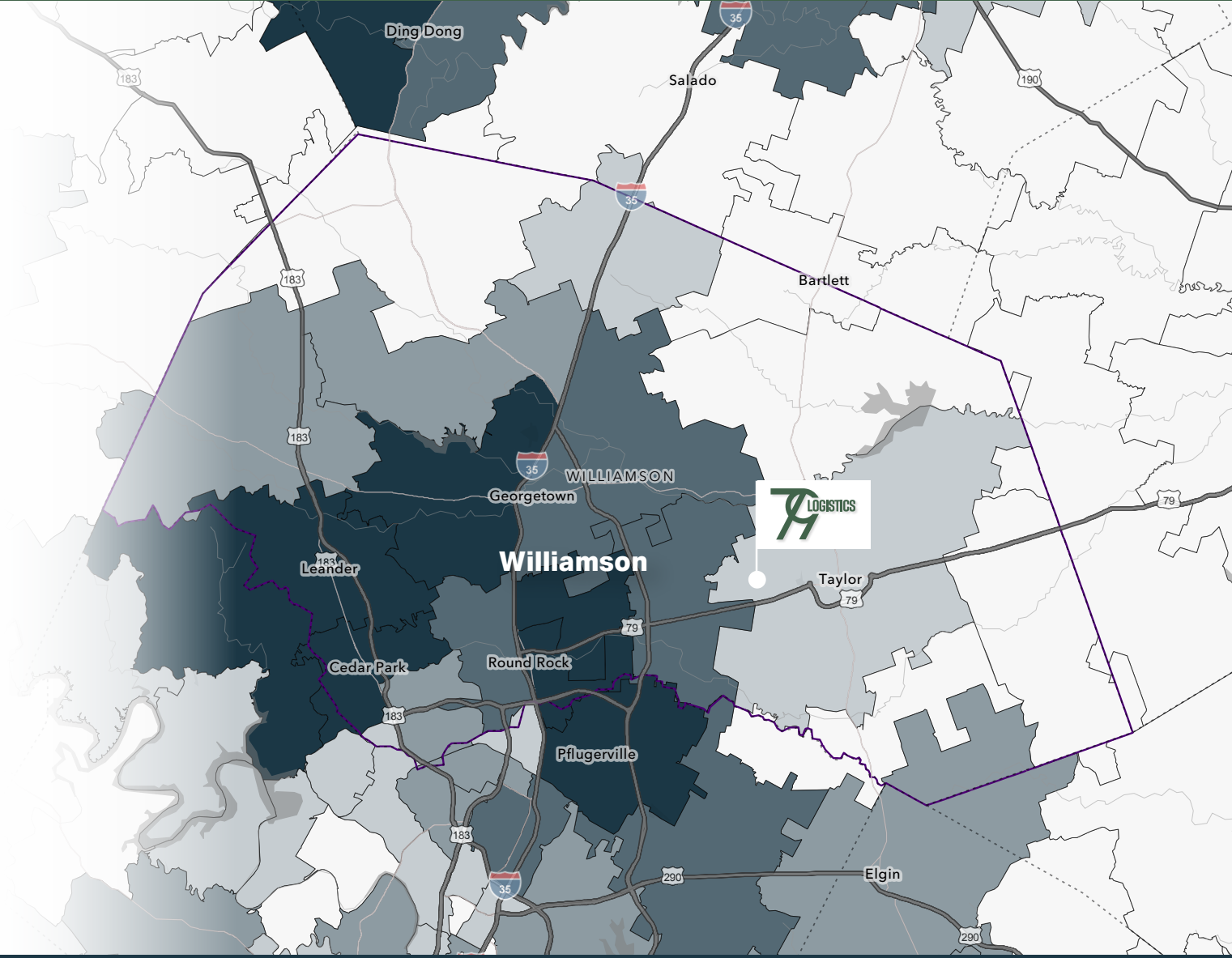
Total Population

2025

Workers: 306,023

Residents: 362,088

-  0 - 15,000
-  15,001 - 30,000
-  30,001 - 45,000
-  45,001 - 60,000
-  60,000+
-  Williamson County



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SCAN TO WATCH
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