# TAYLOR ±100 ACRES
# P5 URBAN CENTER MIXED-USE OPPORTUNITY

## SAMSUNG SEMICONDUCTOR BACKYARD | IN THE CITY'S INTENDED GROWTH SECTOR
## EXCLUSIVE LISTING | TAYLOR, TEXAS


CONTACT

Land Advisors ORGANIZATION


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# EXECUTIVE SUMMARY

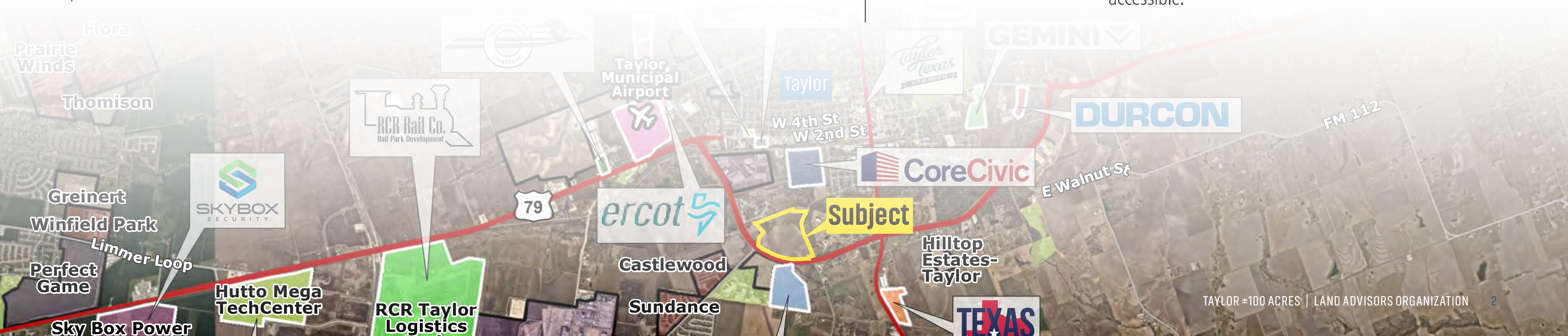
## The Taylor ±100 Acres is a land development opportunity located in Taylor, Texas, one of the fastest-accelerating growth submarkets in the Austin MSA.

The property is located at the intersection of Highway 79 and FM 973, with frontage on S. Rio Grande Street. The property is located approximately 30–40 miles northeast of Downtown Austin and benefits from access to major regional routes, including US-79, SH-95, and SH-130. This connectivity provides efficient reach to key employment centers across the Austin metro, including Round Rock/Georgetown and North Austin.

The 100 acres is two miles from the new Samsung semiconductor fabrication campus in Taylor. Taylor's trajectory has been fundamentally transformed by Samsung's campus, which has driven significant infrastructure investment, supplier interest, and long-term expectations for employment growth in the submarket. As that workforce continues to ramp, the demand for well-positioned, entitled land with infrastructure in place will only intensify — and opportunities like this one, with P5 zoning and full city utilities already at the boundary, will only become more expensive and competitive to buy.

| | |
|---|---|
| **SIZE** | ±100 Acres |
| **PRICE** | Contact Broker |
| **ZONING** | The property is zoned as P5 – Urban Center. This is one of Taylor's premier zoning classifications, designed to support the city's most walkable, mixed-use, and highest-intensity development environments. Compared with surrounding neighborhoods and mixed-use place types, P5 allows greater building height, reduced setbacks that push development to the street edge, and higher residential and commercial densities — making it well-suited for vertically integrated residential, retail, office, and hospitality projects. |
| **UTILITIES** | Water- City of Taylor, 20” line located at Hwy 79 and FM 973.<br>Wastewater: City of Taylor, 12” line located along eastern boundary of the property. |

| | |
|---|---|
| **SCHOOL DISTRICT** | Taylor Independent School District. |
| **TAXES** | 2026 rate $2.06 per $100 valuation |
| **ROAD FRONTAGE** | The property has over half a mile of road frontage along US Highway 79 — known interchangeably as Carlos Parker Blvd., through this corridor — as well as frontage on S. Rio Grande Street. |
| **ENVISION TAYLOR COMPREHENSIVE PLAN** | In the City of Taylor, Texas, the official growth sector designations are outlined in the Envision Taylor Comprehensive Plan. The exact designation for intended growth is the Intended Growth Sector (G-3). This designation applies to areas where the city actively encourages development and redevelopment because public infrastructure and utilities are either already available or easily accessible. |



# AREA MAJOR EMPLOYMENT

**soulbrain**

A major supplier for Samsung is investing $175 million in a new 60,000 square-foot plant in Taylor. Soulbrain has agreed to provide a minimum of 50 jobs.

**HUTTO MEGA TECHCENTER**

188-acre Industrial Park featuring 2.6 million+ square feet of lease space.

**RCR Rail Co.** Rail Park Development

750+ acre Master Planned Rail Served Logistic & Industrial Park.

**SKYBOX** DATACENTERS

220-acre Data Center Campus on the Hutto Megasite featuring multiple large data center facilities and electrical substation.

**TEXAS** Future Taylor Campus

The University of Texas is developing a Taylor campus dedicated to semiconductor research, engineering education, technical certifications, and industry training, creating a workforce pipeline to support the region's growing chip industry anchored by Samsung.

## SAMSUNG TAYLOR SEMICONDUCTOR CAMPUS — A TRANSFORMATIONAL ECONOMIC DRIVER

Samsung's Taylor semiconductor project is one of the most significant industrial investments in Texas in recent history. Key benchmarks include:

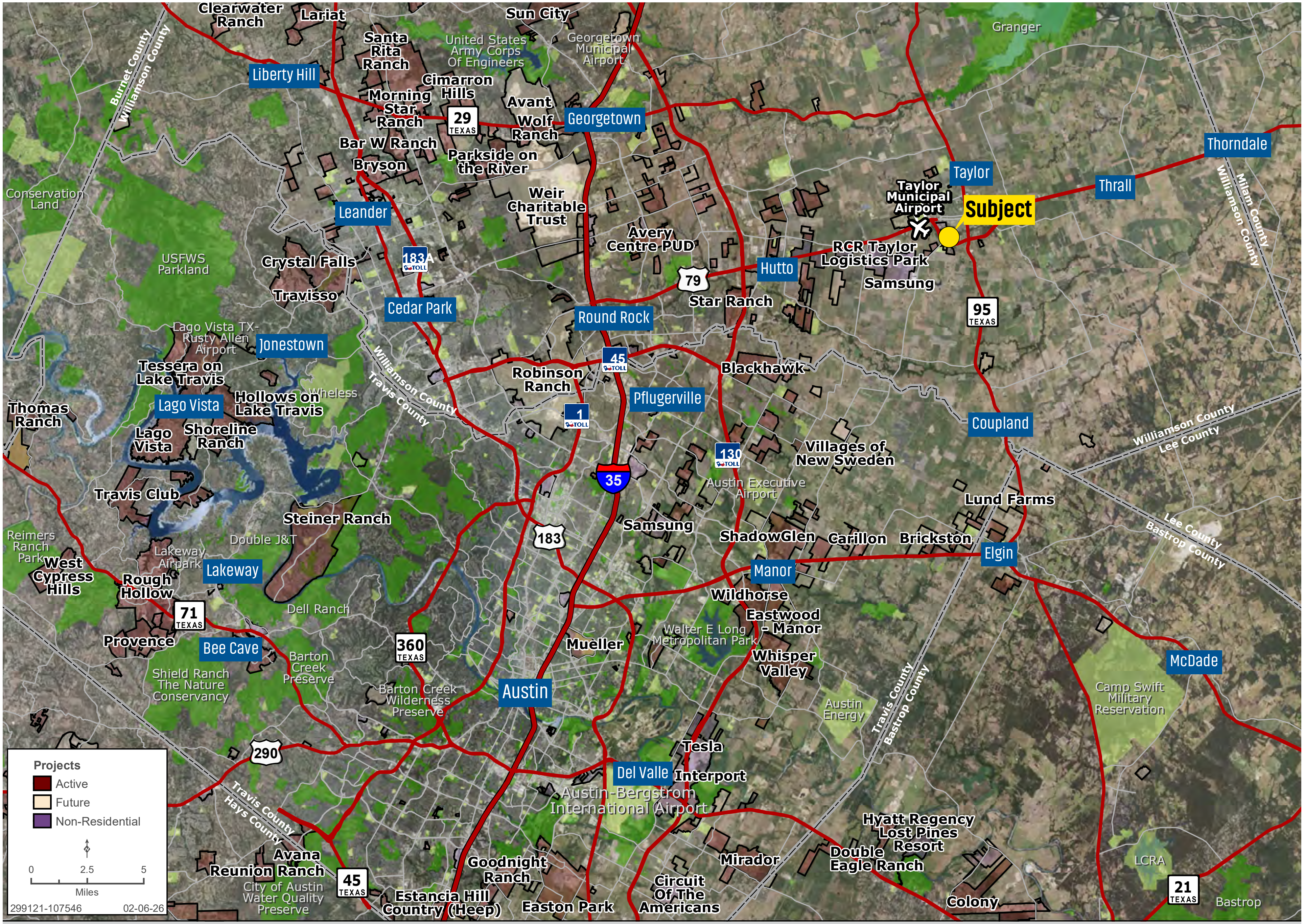
- Announced baseline investment: $17 billion minimum for the Taylor campus
- Permanent jobs: Samsung has indicated the Taylor facility is expected to create ~2,000 new permanent jobs over time.
- Construction jobs: widely reported to be thousands during the build-out phase.
- Broader economic activity: Samsung's public economic impact reporting has described multi–tens of billions of dollars of regional impact tied to Central Texas operations and the Taylor project.

# REGIONAL MAJOR EMPLOYMENT

# RETAIL

35
NE Inner Loop
Southwestern University
Georgetown
SE Inner Loop
Sam Houston Ave
Patriot Way
CR 105
130 TOLL
FM 1460
Westinghouse Rd
CR 110
University Blvd
29 TEXAS
FM 1105
FM 971
Williamson County
Williamson County Waste Management
Chandler Rd
Granger
FM 1331
H-E-B
DOLLAR TREE
TWIN LIQUORS FINE WINE & SPIRITS
The UPS Store
WILLIAMSON COUNTY TEXAS EXPO
TRACTOR SUPPLY CO
WAL*MART SUPERCENTER
CareNow Urgent Care
HARBOR FREIGHT
All Star Liquor
Taylor Municipal Airport
Jones St
Taylor
E 4th St
E Walnut St
FM 112
Subject
LOWE'S
Academy SPORTS+OUTDOORS
Hooky
next level URGENT CARE
THE HOME DEPOT
Chick-fil-A
chili's
Panera BREAD
COTTONWOOD
JACK ALLEN'S KITCHEN
Walgreens
CVS pharmacy
DOLLAR GENERAL
ANYTIME FITNESS
SONIC America's Drive-In
Hutto
Old Settlers Park
79
N A.W. Grimes Blvd
Chris Kelley Blvd
FM 3349
FM 973
95 TEXAS
FM 619
Round Rock
Forest Creek Dr
Red Bud Ln
Gattis School Rd
S Mays St
Greenlawn Blvd
45 TOLL
Williamson County
Travis County
FM 685
FM 1660
0
1
2
Miles
299121-107546
02-06-26

# REGIONAL

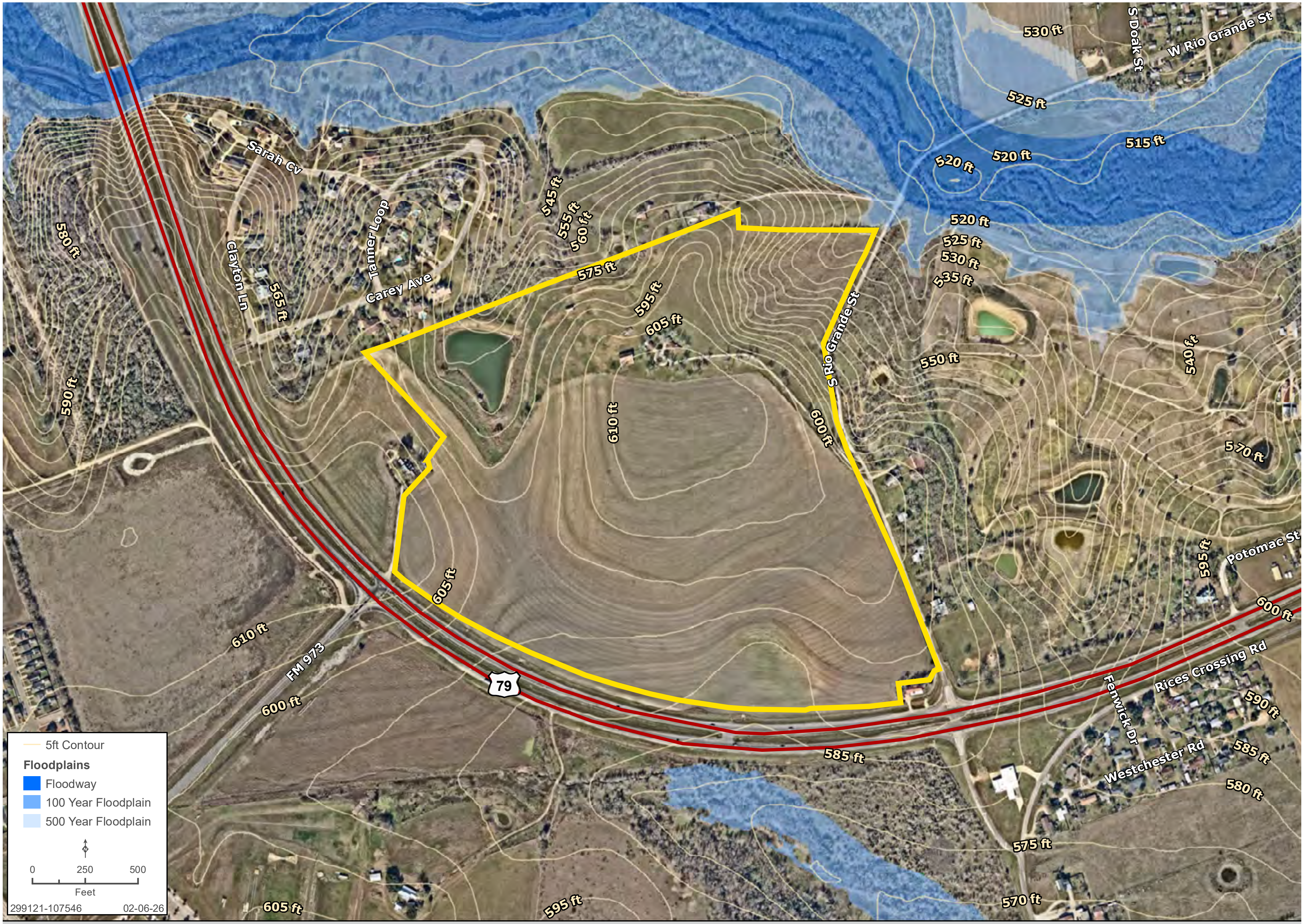


Clearwater Ranch
Lariat
Sun City
Granger
Santa Rita Ranch
United States Army Corps Of Engineers
Georgetown Municipal Airport
Burnet County
Williamson County
Liberty Hill
Cimarron Hills
Morning Star Ranch
29 TEXAS
Avant
Wolf Ranch
Georgetown
Thorndale
Bar W Ranch
Bryson
Parkside on the River
Taylor
Thrall
Conservation Land
Weir Charitable Trust
Taylor Municipal Airport
Subject
Leander
Milam County
Williamson County
Avery Centre PUD
USFWS Parkland
Crystal Falls
183A TOLL
RCR Taylor Logistics Park
Hutto
79
Samsung
Travisso
Star Ranch
Cedar Park
95 TEXAS
Round Rock
Lago Vista TX-Rusty Allen Airport
Jonestown
45 TOLL
Tessera on Lake Travis
Robinson Ranch
Blackhawk
Wheless
Williamson County
Travis County
Pflugerville
Thomas Ranch
Lago Vista
Hollows on Lake Travis
1 TOLL
Coupland
Lago Vista
Shoreline Ranch
Williamson County
Lee County
130 TOLL
Villages of New Sweden
35
Austin Executive Airport
Travis Club
Lund Farms
Steiner Ranch
Samsung
Reimers Ranch Park
Double J&T
183
ShadowGlen
Carillon
Brickston
Lee County
Bastrop County
West Cypress Hills
Lakeway Airpark
Lakeway
Elgin
Manor
Rough Hollow
Wildhorse
Dell Ranch
71 TEXAS
Eastwood - Manor
Walter E Long Metropolitan Park
Provence
Bee Cave
360 TEXAS
Mueller
Whisper Valley
McDade
Shield Ranch The Nature Conservancy
Barton Creek Preserve
Barton Creek Wilderness Preserve
Austin
Austin Energy
Travis County
Bastrop County
Camp Swift Military Reservation
290
Tesla
Del Valle
Interport
Austin-Bergstrom International Airport
Travis County
Hays County
Hyatt Regency Lost Pines Resort
Avana
Reunion Ranch
Goodnight Ranch
Mirador
Double Eagle Ranch
LCRA
45 TEXAS
City of Austin Water Quality Preserve
Circuit Of The Americans
21 TEXAS
Estancia Hill Country (Heep)
Easton Park
Colony
Bastrop
Projects
Active
Future
Non-Residential
0
2.5
5
Miles
299121-107546
02-06-26

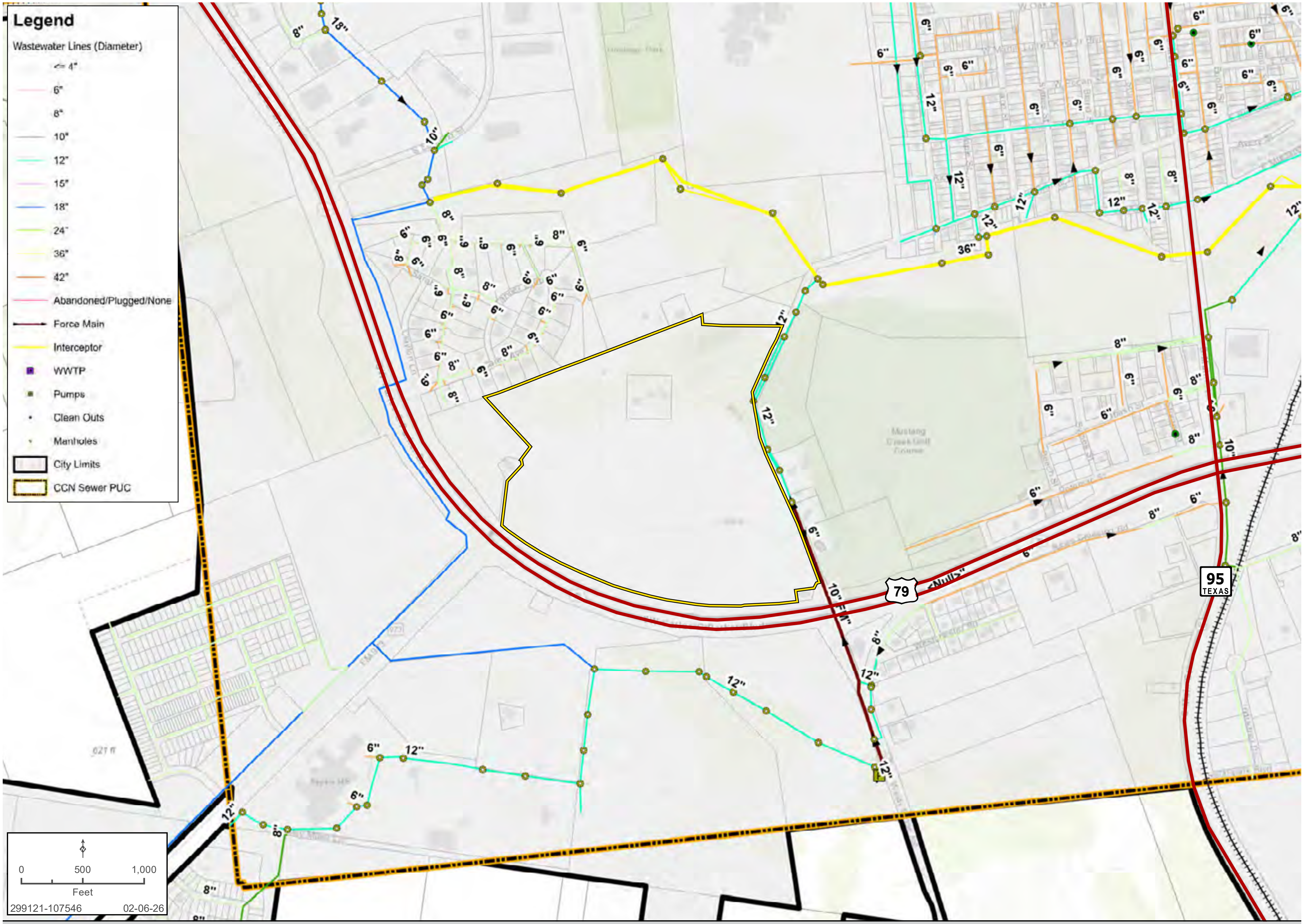
# AREA

WILLIAMSON COUNTY TEXAS EXPO
H-E-B
Taylor ISD
BaylorScott&White HEALTH
Basler
Chandler Rd
floyd's Glass Co.
TAYLOR CRAFT CABINET DOOR COMPANY
ROADRUNNER CHARTERS
Taylor Municipal Airport
Taylor Texas
GEMINI
Taylor
DURCON
FM 112
RCR Rail Co. Rail Park Development
W 4th St
W 2nd St
CoreCivic
E Walnut St
Flora
Prairie Winds
Thomison
SKYBOX SECURITY
Greinert
Winfield Park
Limmer Loop
79
ercot
Subject
Perfect Game
Hutto Mega TechCenter
Castlewood
Hilltop Estates-Taylor
Sky Box Power Campus Austin
RCR Taylor Logistics Park
Sundance
TEXAS BUILDING SUPPLY
Samsung
TEXAS Future Taylor Campus
FM 973
Cotton Brook
HUTTO MEGA TECHCENTER
FM 3349
95 TEXAS
FM 619
SAMSUNG
Meadow Brook
Stromberg
Heritage Mill
Rolling Glen
FM 1660
Projects
Active
Future
Non-Residential
0
0.5
1
Miles
299121-107546
02-06-26

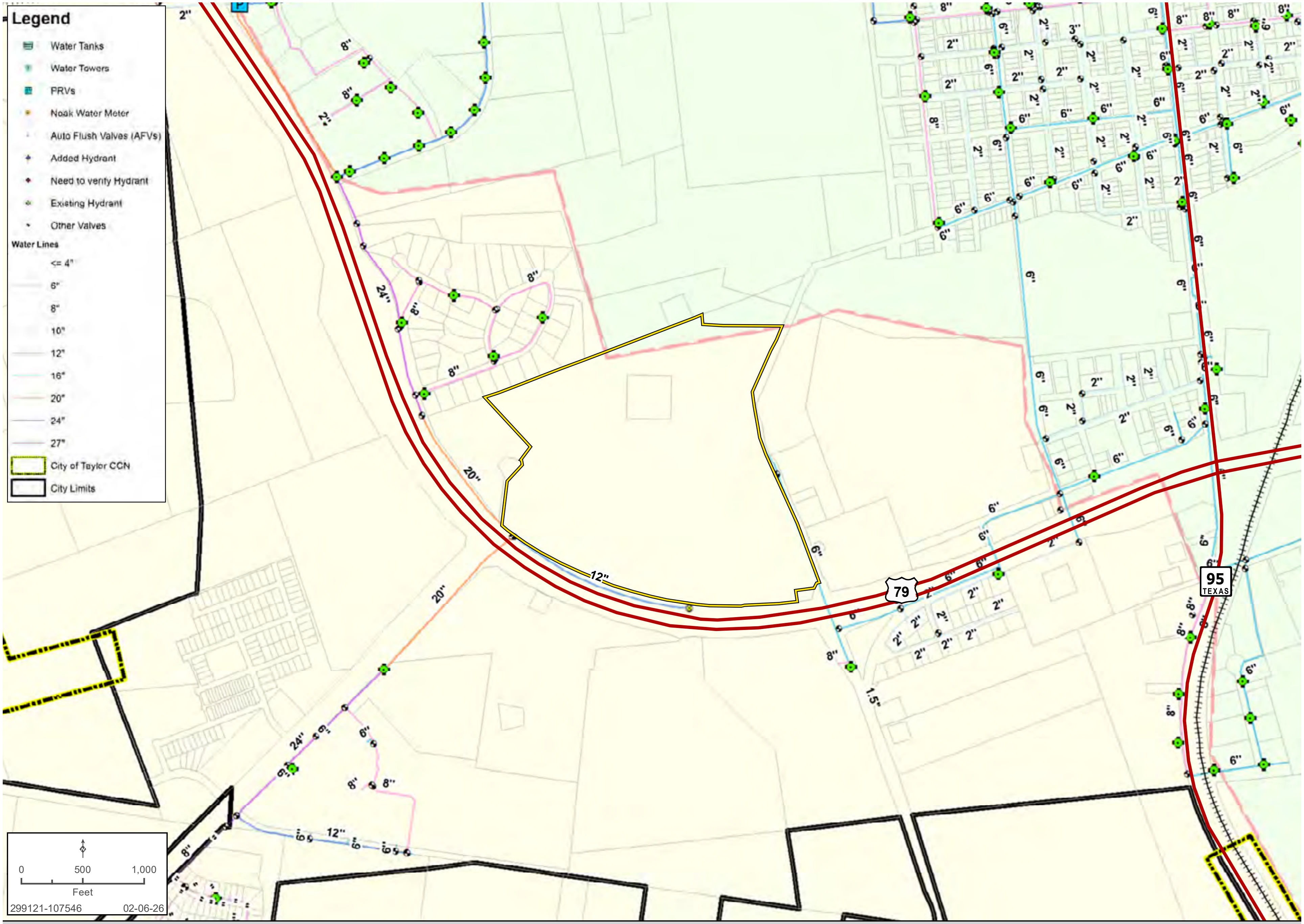
# CONTOUR & FLOODPLAIN



# WASTEWATER


Legend
Wastewater Lines (Diameter)
<= 4"
6"
8"
10"
12"
15"
18"
24"
36"
42"
Abandoned/Plugged/None
Force Main
Interceptor
WWTP
Pumps
Clean Outs
Manholes
City Limits
CCN Sewer PUC
79
95
TEXAS
0
500
1,000
Feet
299121-107546
02-06-26

# WATER DISTRIBUTION



# *CONCEPTUAL MASTER PLAN


*Conceptual only. Not approved. Subject to independent verification.
An illustrative development concept derived in part from prior planning discussions and modified for marketing purposes.

# Taylor Market Data

## Samsung & the Industrial Anchor Wave

*The Largest Single Capital Commitment on the Corridor*

### SAMSUNG AUSTIN SEMICONDUCTOR — TAYLOR CAMPUS

Samsung's Taylor campus is the gravitational center of the corridor's employment thesis — a generational capital commitment that has reshaped the regional economy and continues to expand.

- **Capital investment:** $17 Billion initial commitment / **$45 Billion** announced for the Taylor corridor expansion
- **~2,000 permanent high-tech jobs** (~1,800 direct per City of Taylor)
- **6,500–10,000 construction jobs** at peak
- **18,161 direct + indirect** construction jobs supported in Taylor (2023)
- Regional economic impact nearly **doubled to $26.8 Billion** in 2023 ($6.3B in 2021 → $13.6B in 2022 → $26.8B in 2023)
- **6-million-square-foot** fab facility

### THE INDUSTRIAL ANCHOR WAVE ALONG HWY 79

Beyond Samsung, the eastern corridor has attracted a cluster of suppliers, logistics, and specialized industrial users — the depth of demand that earlier employer maps of the western Austin metro simply omitted.

| Employer / Project | Detail |
|---|---|
| **Soulbrain** | $175M phosphoric-acid plant (Samsung supplier), RCR Taylor Logistics Park |
| **RCR Taylor Logistics Park** | 755 acres, rail-served; attracting HTNS, ENC, and additional warehousing tenants |
| **Datacenter Development** | Announced April 2025 |
| **Melagen Labs** | Radiation/space-component testing center; $4.5M public-private investment (April 2026) |
| **E3 Agriculture** | Industrial partnership (October 2025) |
| **H-E-B** | Established local-services retail anchor |


SOURCES

1. *Samsung Austin Semiconductor 2023 Economic Impact Report (Impact DataSource).*
2. *City of Taylor (taylortx.gov).*
3. *Taylor Economic Development Corporation (tayloredc.org).*

# Taylor Market Data

## Samsung & the Industrial Anchor Wave Continued

*The Largest Single Capital Commitment on the Corridor*

The investment case for Taylor ±100 Acres is not tied to short-term residential market fluctuations or the timing of the Austin housing cycle. It rests on a structural, multi-decade concentration of high-tech employment, capital investment, and public infrastructure within a few miles of the site — a build-out already underway and anchored by commitments measured in the tens of billions of dollars.

This corridor is anchored by Samsung's semiconductor campus and reinforced by the University of Texas at Austin, the Texas Institute for Electronics (TIE), and a sustained wave of industrial and commercial development along the U.S. Highway 79 axis. Together, these create a permanent base of employment, research, and supplier activity — the kind of durable demand that underwrites long-term value rather than chasing a cyclical peak.

For a buyer, the thesis reframes the opportunity: away from a single-asset residential bet and toward participation in a regional employment engine. The subject property sits on the same growth corridor and axis as these anchors, positioned to capture the household formation, visitation, and services spending that a build-out of this scale generates.

**WHY THIS MATTERS FOR A MIXED-USE BUYER**

Approximately **35,000 new permanent jobs** projected across Williamson County's Hwy 79 corridor translate directly into demand for **workforce housing, hotel rooms, retail, and services** — exactly the uses a **P5 Urban Center** site is positioned to deliver. Every new permanent job is a recurring source of housing demand, daytime population, and consumer spending within the trade area surrounding the subject property.


SOURCES

1. *The Perryman Group, "Potential Impact of Recent Major Locations/Expansions along the U.S. Highway 79 Corridor," September 2024 (commissioned by Taylor Economic Development Corporation; tayloredc.org)*

## The University of Texas at Austin — Taylor Center

*& The Texas Institute for Electronics (TIE)*

The corridor's employment base is reinforced by a permanent talent-and-research ecosystem — not just a single employer. In May 2024, the Temple College at Taylor Foundation gifted a 68-acre tract to The University of Texas at Austin, anchoring a research and workforce-development presence directly on the growth corridor.

### THE TALENT-AND-RESEARCH ECOSYSTEM

- 68-acre tract gifted by the Temple College at Taylor Foundation to UT Austin (May 2024)
- Located on U.S. Highway 79, adjacent to Taylor High School — the same growth corridor and axis as the subject property
- Sits directly next to Samsung's 6-million-square-foot fab
- Texas Institute for Electronics (TIE): $552M in Texas Legislature funding, plus a federal DARPA award
- Focus: 3D Heterogeneous Integration (3DHI) advanced packaging and semiconductor workforce training/development

This presence converts the "Samsung backyard" narrative into a durable, multi-decade talent-and-research ecosystem. A university research footprint paired with a state- and federally-funded advanced-packaging institute creates the kind of permanent demand driver that underpins long-term value for apartments, hotel, retail, and office on a P5 Urban Center site — sustained by faculty, researchers, students, and the supplier and contractor activity that orbits a semiconductor R&D cluster.

SOURCES

1. *The University of Texas at Austin (news.utexas.edu, May 2024).*
2. *Texas Institute for Electronics (txie.org).*
3. *Taylor Economic Development Corporation (tayloredc.org).*

# Taylor Market Data

## The Perryman Economic Impact Study

*U.S. Highway 79 Corridor — Independent Regional Analysis*

The Perryman Group's September 2024 study quantifies the scale of economic activity flowing into the corridor. The figures below isolate impacts at the City of Taylor level and at the broader Williamson County level across the four anchor projects driving the build-out.

**Table 1 — Economic Impact: City of Taylor**

| Metric | Initial Phase | Full Build-Out |
|---|---|---|
| **Construction Gross Product** | $1.6 Billion | **$4.1 Billion** |
| **Construction Employment** | 9,900 job-years | **26,200 job-years** |
| **Annual Operations Gross Product** | $626.9 Million | **$1.4 Billion** |
| **Annual Operations Employment** | 3,616 jobs | **8,000 jobs** |

### City of Taylor — Projected at Full Corridor Build-Out

- ~24,100 new residents projected in the City of Taylor
- ~8,600 new housing units needed to absorb that growth
- ~8,000 new permanent jobs at the city level (from Table 1 above)

Source: The Perryman Group, "Potential Impact of Recent Major Locations/Expansions along the U.S. Highway 79 Corridor," September 2024.

**Table 2 — Economic Impact: Williamson County**

*Four Anchor Projects: Samsung · Soulbrain · Skybox PowerCampus · Titan Hutto*

| Metric | Full Build-Out |
|---|---|
| **Construction Gross Product** | **$12.1 Billion** |
| **Construction Employment** | **87,600 job-years** |
| **Annual Operations Gross Product** | **$4.9 Billion** |
| **Annual Ongoing Employment** | **34,700 jobs** |
| **Annual Revenue to Local Taxing Entities** | **$1.1 Billion** |

This is third-party, regional, forward-looking analysis — not a developer pro forma. A county absorbing ~35,000 new permanent jobs along a single corridor represents the workforce-housing, retail, and hotel demand a mixed-use buyer underwrites against. The construction phase alone delivers tens of thousands of job-years and billions in gross product, while the ongoing operations base sustains demand long after the cranes are gone.

SOURCES

1. *The Perryman Group, "Potential Impact of Recent Major Locations/Expansions along the U.S. Highway 79 Corridor," September 2024 (commissioned by Taylor Economic Development Corporation; tayloredc.org)*
2. The $17B to $45B investment is Capital Investment in Plant and Equipment (CAPEX). Construction Gross Product is the wealth injected into the community from the Plant construction and Equipment acquisition/installation. Annual Operations Gross Product is the wealth injected annually into the community from the Plant's ongoing operations (1st phase).

# 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.

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**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.

*Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov.*

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- 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.

| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
|---|---|---|---|
| Land Advisors Organization | | | |

| Designated Broker of Firm | License No. | Email | Phone |
|---|---|---|---|
| Kirk Laguarta | 60656241 | klaguarta@landadvisors.com | |

| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
|---|---|---|---|
| | | | |

| Sales Agent/Associate's Name | License No. | Email | Phone |
|---|---|---|---|
| Hal Guggolz | 628945 | hguggolz@landadvisors.com | 210-416-6276 |

Buyer/Tenant/Seller/Landlord Initials ____________ Date ____________

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YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
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