

MCCRORY
TIMMERMAN



201 N MAIN ST

Taylor, TX 76574

FOR SALE | 2 BUILDINGS AVAILABLE TOGETHER OR SEPARATE

partners

PARTNERS AUSTIN

+ 512 580 6025

901 S MoPac Expy, Bldg 1, Ste 550

Austin, Texas USA 78746

PARTNERSREALSTATE.COM




**MCCRORY
TIMMERMAN**



PRIMARY CONTACTS




Todd Mahler
Senior Vice President


 **512 643 8071**

 todd.mahler@partnersrealestate.com




Brandt Basso
Associate

 **512.660.5683**

 brandt.basso@partnersrealestate.com



Gary Hebert
Vice President

 **917.903.5747**

AUSTIN

+1 512 580 6025
901 South MoPac Expressway
Building 1, Suite 550
Austin, TX 78746

HOUSTON - HQ

+ 713 629 0500
1360 Post Oak Blvd, Suite 1900
Houston, TX 77056

DALLAS

+1 214 550 2990
1717 McKinney Ave, Suite 1480
Dallas, TX 75202

SAN ANTONIO

+1 210 446 3655
112 E. Pecan, Suite 1515
San Antonio, Texas 78205

partners

PROPERTY OVERVIEW MCCRORY TIMMERMAN (BUILDING 1)

CONTACT BROKER

PRICE

33,107 SF

BUILDING SIZE

24,523 SF

NET RENTABLE

2014-2023

RENOVATED

63%

LEASED

TAYLOR

TEXAS

PROPERTY HIGHLIGHTS

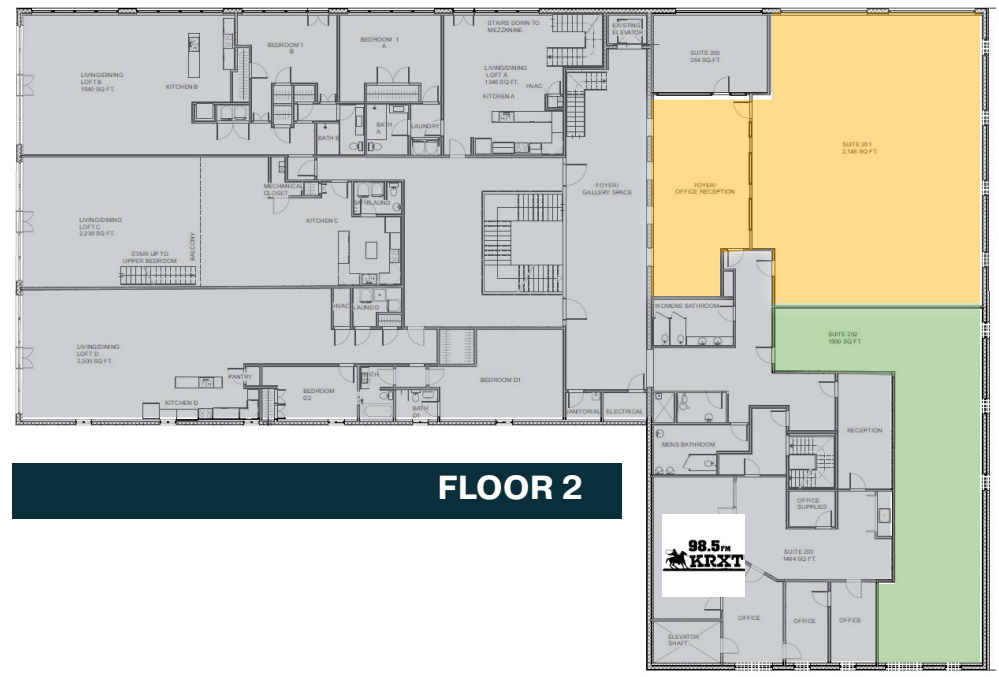
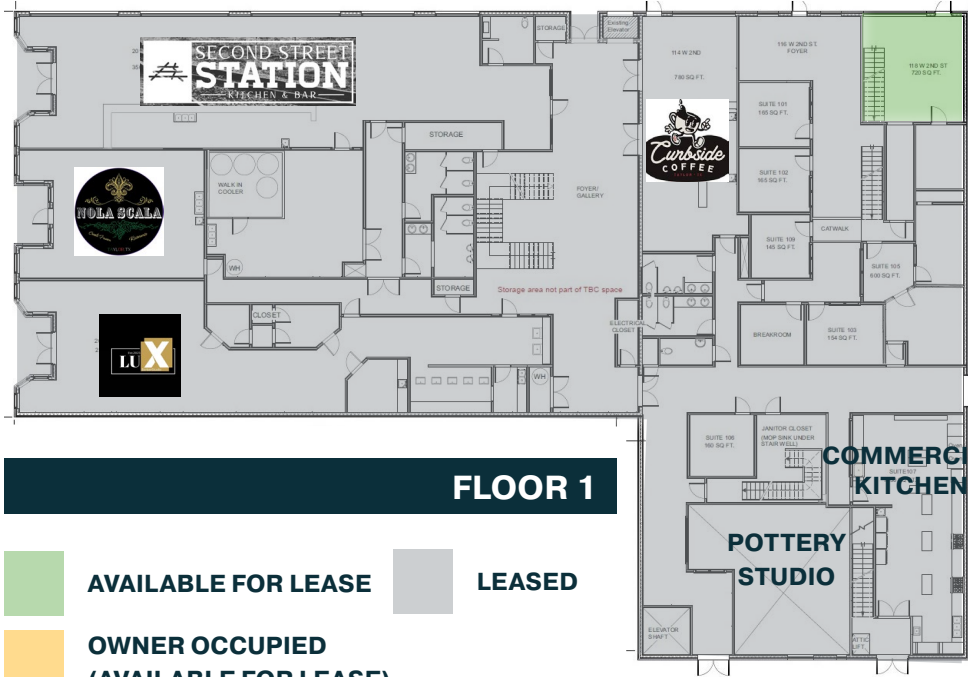
- Modernized mixed-use building on heart of downtown Taylor, TX
- High-growth market minutes from Samsung
- Mix of retail, office, & residential suites
- New condominium development planned for downtown Taylor



**MCCRORY
TIMMERMAN**



FLOORPLAN MCCRORY TIMMERMAN (BUILDING 1)



PROPERTY OVERVIEW TITSWORTH (BUILDING 2)

CONTACT BROKER

PRICE

11,340 SF

TOTAL BUILDING SIZE

• 9,090 SF
GROUND FLOOR

• 800 SF
MEZZANINE

2,635 SF

LEASED SF

2014-2023

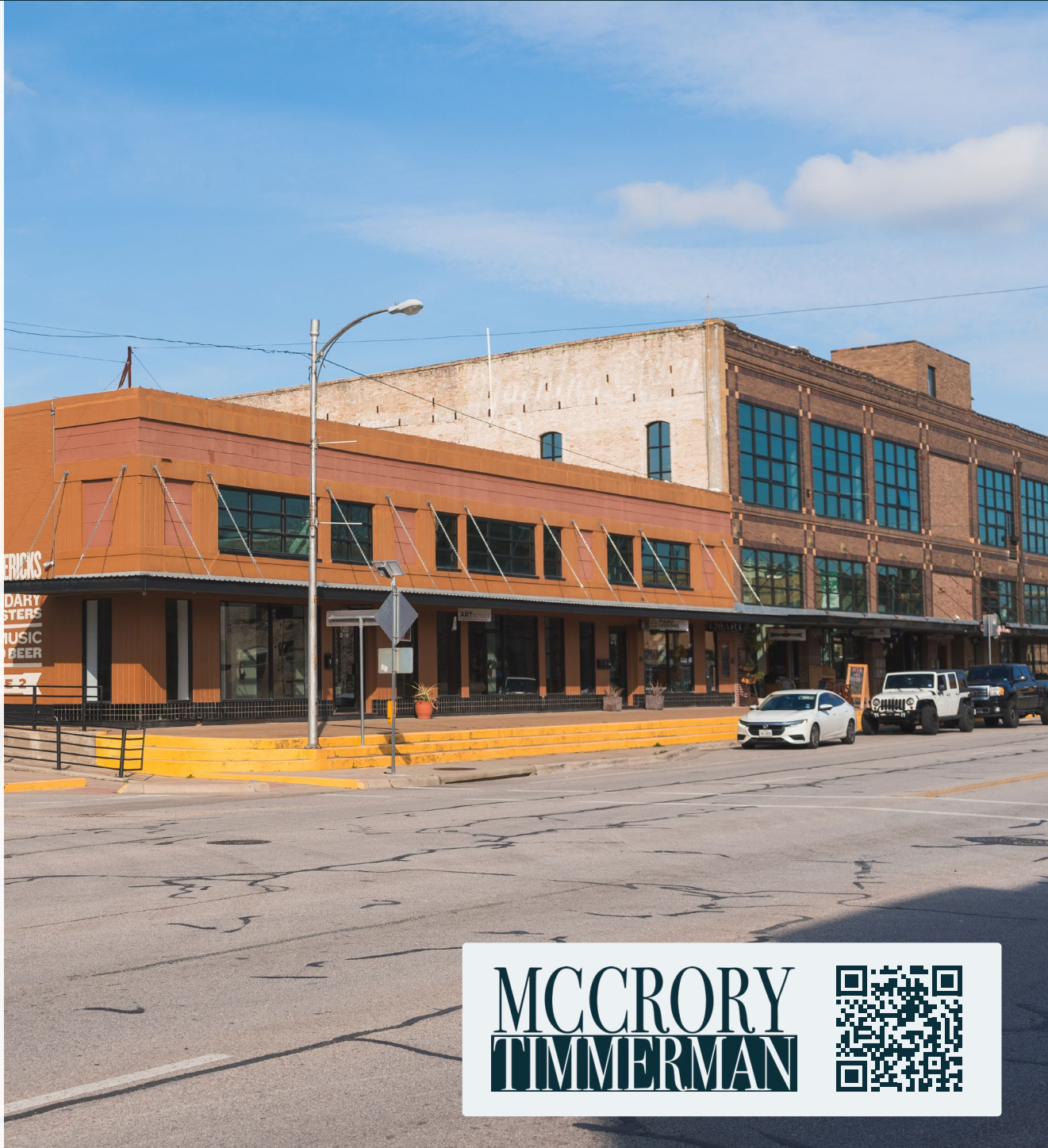
RENOVATED

71%

LEASED

PROPERTY HIGHLIGHTS

- Modernized mixed-use building on heart of downtown Taylor, TX
- High-growth market minutes from Samsung
- Mix of retail, office, & residential suites
- New condominium development planned for downtown Taylor



**MCCRORY
TIMMERMAN**



FLOORPLAN TITSWORTH (BUILDING 2)



 AVAILABLE FOR LEASE  LEASED



ANCHOR TENANTS



[READ MORE](#)



nolascala.com

Formally La Scala, Nola Scala brings Italy and Louisiana to Taylor. Wine, Pizza, Pasta, Small Plates, Handmade Pasta, and Dessert, using fresh quality ingredients and preparing everything in house from scratch.



secondstreetstationtaylor.com

Come on in and enjoy our delicious food, refreshing drinks, and friendly atmosphere. We are the perfect spot for lunch, dinner, or drinks with friends. Check out our menu and daily specials!



Curbside Coffee Company

Locally roasted coffee, house-made pastries + good vibes.



luxbarber.studio

Lux Barber delivers top-tier services including haircuts, beard trims, close shaves, eyebrows, and modern designs.



cbntexas.com

KRXT 98.5 is a 6,000 watt Class "A" FM radio station covering the Central Texas area from the Brazos River on the east and IH-35 to the west, north to Waco and south to Giddings.



neighborhoodbottleshoppe.com

We just love good beer! Our mission is to share good beer. Whether made locally, in the great state of Texas, around the United States or imported from around the world, we are passionate about supporting craft brewers and sharing their products with our neighborhood.



silvermooncurious.com

At Silver Moon Curios, we are dedicated to cultivating a space that nurtures creativity, spiritual growth, and community connection. Our mission is to offer ethically sourced goods, healing experiences, and a diverse array of holistic services that inspire individuals on their personal journeys.



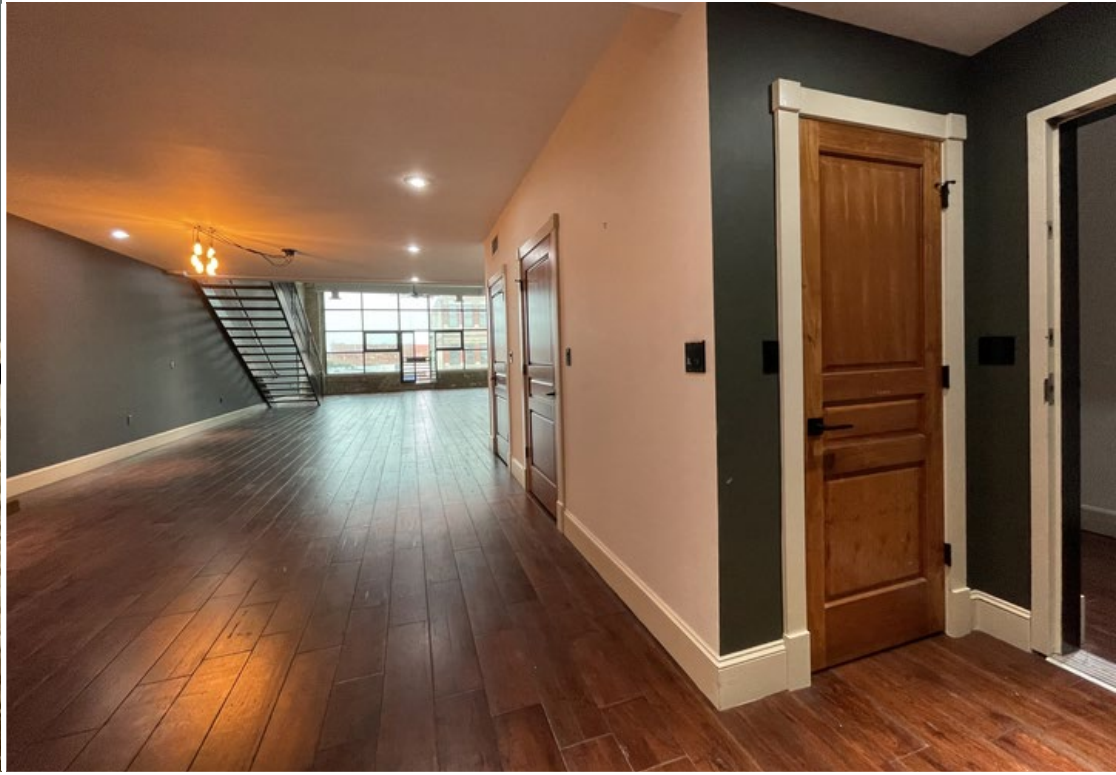
telin.com

We are a unique telecom company that embraces a distinct distribution model. That is, we are your one source for all things unified communications.

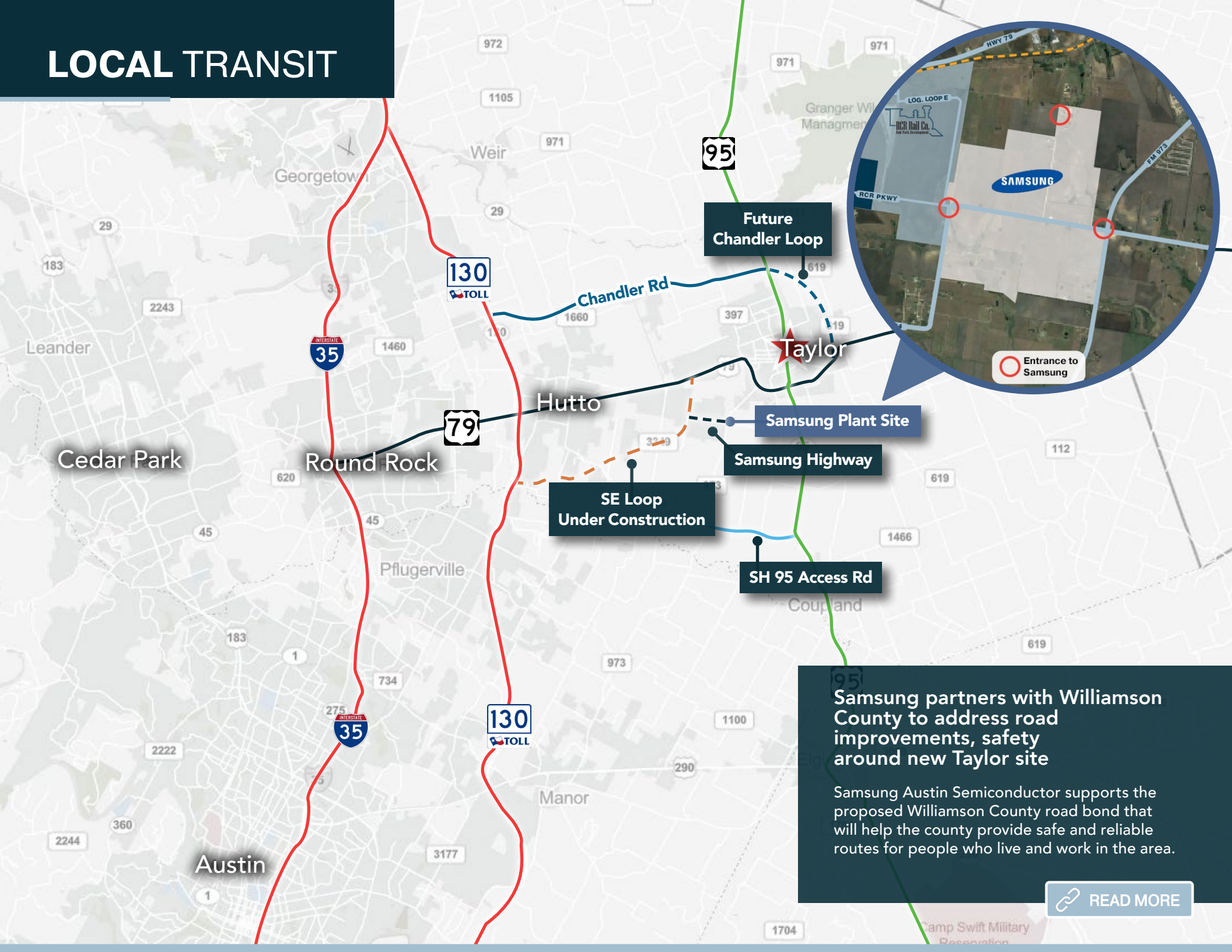


Urban Lofts A, B, C & D





LOCAL TRANSIT



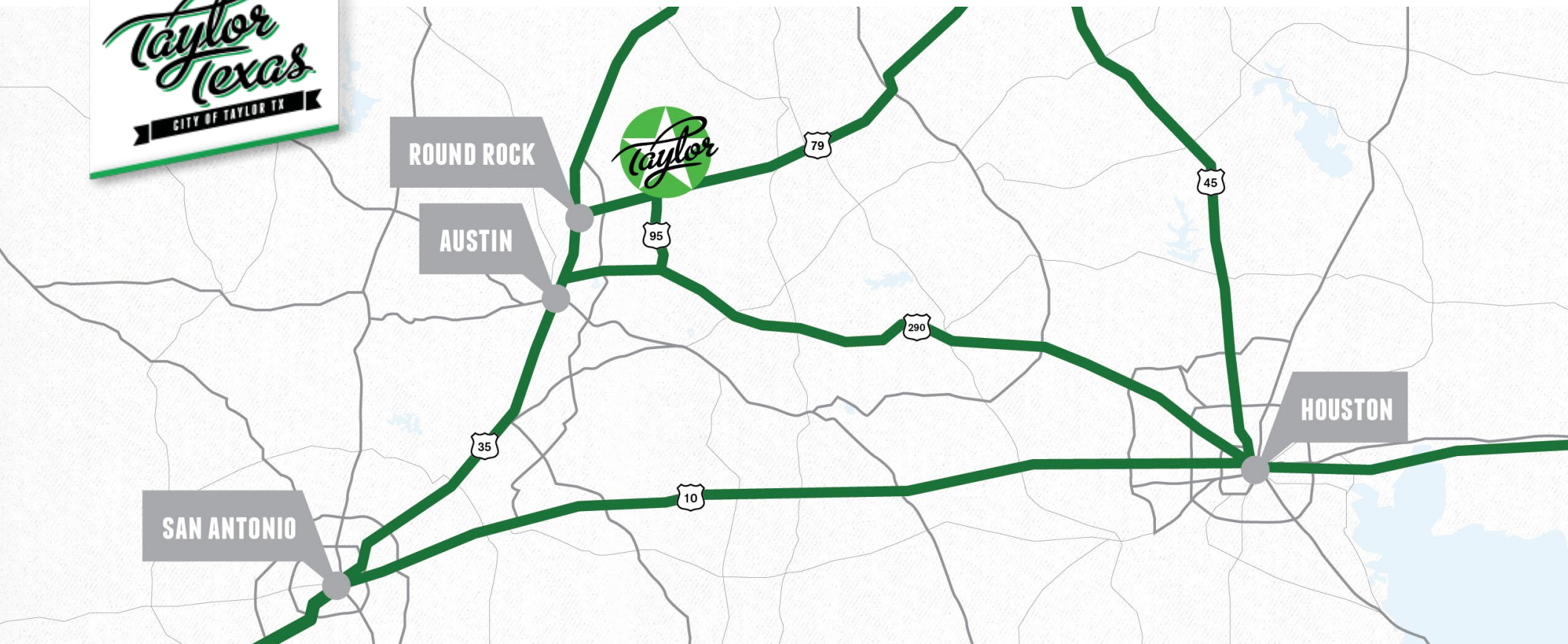
Samsung partners with Williamson County to address road improvements, safety around new Taylor site

Samsung Austin Semiconductor supports the proposed Williamson County road bond that will help the county provide safe and reliable routes for people who live and work in the area.

[READ MORE](#)

NEARBY DEVELOPMENTS





TAYLOR TEXAS

Taylor embodies the essence of a quintessential small Texas town. It boasts breathtaking sunsets, sprawling fields of cotton, world-class barbecue, and an abundance of horseback-riding cowboys. However, Taylor's charm extends far beyond these traditional attributes. Since 2009, over 20 companies have chosen to expand or relocate to Taylor, drawn by its welcoming attitude towards small businesses. Taylor stands on the brink of significant growth,

a development that, though perhaps surprising to some, is in line with the ambitious spirit prevalent throughout Texas. Taylor is enriched by a diverse culture, stunning natural beauty, and the kind of opportunities every city aspires to offer. A visit to Taylor is not just a trip to another small Texas town; it's an experience of a city that is genuinely unique—a city that epitomizes the very essence of Texas. Welcome to Taylor, a place that's truly Taylor Made Texas.



DOWNTOWN TAYLOR

The City of Taylor adopted the Envision Taylor Comprehensive Plan on November 18, 2021, and amended it on May 12, 2022 and on March 9, 2023 provide visionary planning and zoning for keeping Taylor's character intact despite the huge growth pressures on the town. [READ MORE](#)

In 2015, Taylor's Downtown Master Plan received the APA Project Planning Award. The district offers a vibrant urban experience imbued with Taylor's trademark small-town culture. Downtown is also home to a diverse group of local restaurateurs and retailers. It's here that you'll find Louie Mueller's Barbecue, the world-class barbecue that the city is known for, along with a variety of specialty stores and music venues.

Taylor, like most cities surrounding Austin, is experiencing a population boom. Taylor's population has increased 13.8% since 2010, with most of the growth occurring very recently. Taylor takes up 13.6 square miles and, according to 2019 U.S. Census estimates, has a population of 17,383 people.

GREEN SPACES IN TAYLOR

The City of Taylor is home to more than 200 acres of green space. This includes eight miles of hike-and-bike trails in five major parks: Heritage Square, Bull Branch, Murphy, Taylor Regional, and Fannie Robinson.

Every public park offers free Wi-Fi, and each park has its own unique set of amenities. These include a botanical garden, public swimming pools, a fishing pier, tennis courts, playscapes, and covered pavilions.

SPECIAL EVENTS IN TAYLOR

- Blackland Prairie Days Festival
- 4th of July Celebration
- Taylor Car Show
- Wine Swirl
- Main Street Christmas Fair
- Taylor Pride Parade taylorpride.org

SCHOOLS IN TAYLOR

Taylor ISD's \$82.47 million 2022 bond addresses safety, district growth, and aging facilities with no tax rate increase. Taylor ISD is home to 3,200 students with six schools. Located in one of the fastest growing counties in the nation, students in Taylor ISD can earn workplace certifications, college credit, and participate in multiple extracurricular activities.

PROPOSED

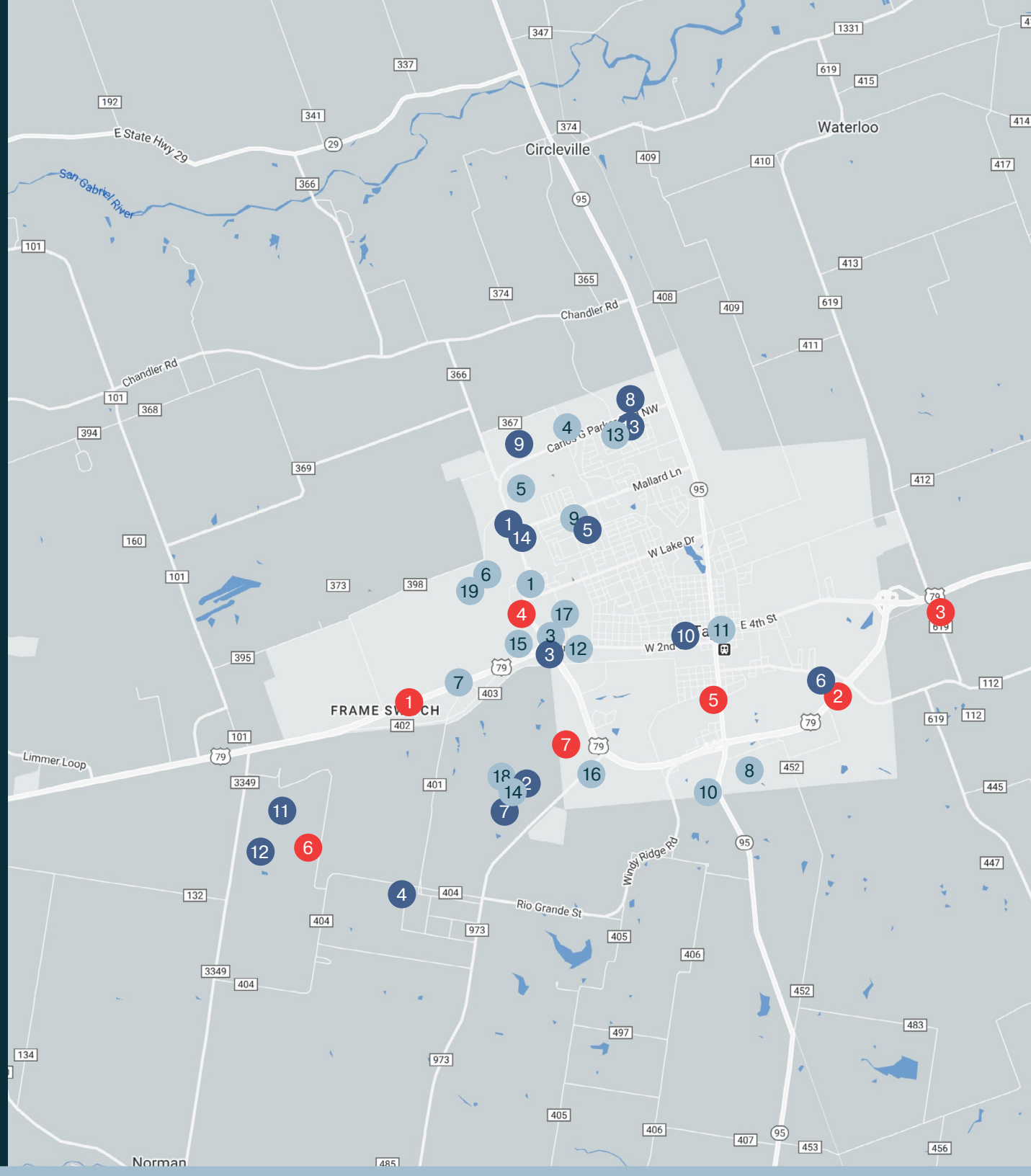
- 1 - MEGATEL TAYLOR
- 2 - IMARKET
- 3 - HK RAIL PARK
- 4 - 1103 SW CARLOS G PARKER
- 5 - TAYLOR HOUSING AUTHORITY
- 6 - SOULBRAIN
- 7 - 715 CGP

PLANNED

- 1 - OLD GEORGETOWN RD
- 3 - MULE LOOP THS
- 4 - NORTH VILLAGE
- 5 - BULL BRANCH THS
- 6 - TAYLOR HEIGHTS
- 7 - TAYLOR TX HOLDINGS
- 8 - HILLTOP ESTATES
- 9 - SIERRA TAYLOR APARTMENTS
- 10 - SOUTHPARK INDUSTRIAL
- 11 - MSR II
- 12 - BOXWOOD II
- 13 - HOME 2 SUITES
- 14 - CASTLEWOOD MIXED USE
- 15 - AIRPORT STORAGE
- 16 - GATEWAY
- 17 - LEGACY CROSSING
- 18 - DAVIS TRACT
- 19 - SILICON VISTAS

UNDER CONSTRUCTION

- 1 - THE GROVE
- 2 - CASTLEWOOD
- 3 - BOXWOODS
- 4 - SAMSUNG
- 5 - PARKSIDE TOWNHOMES
- 6 - STEEL NETWORK
- 7 - CASTLEWOOD SOUTH
- 8 - 3811 N. MAIN
- 9 - SPRING CREEK
- 10 - TALBOT COMMONS
- 11 - RCR RAIL PARK
- 12 - PARTNERS CAPITAL TAYLORPORT
- 13 - JIFFY LUBE
- 14 - RETREAT AT MALLARD



SAMSUNG DEVELOPMENT

Economic Impacts Supported by Taylor Site in 2023

	CONSTRUCTION IMPACT	OPERATIONS IMPACT	TOTAL
Economic Output (Direct, Indirect, Induced)	\$11.62 Billion	\$115.03 Million	\$11.7 Billion
Employment (Direct, Indirect, Induced)	18,161	2,317	20,478
Salaries (Direct, Indirect, Induced)	\$672.18 Million	\$110.74 Million	\$782.92 Million
Revenues for Local Governments	\$3.5 Million	\$2. 98 Million	\$6.48 Million

Property Tax Payments Made to Local Taxing Districts

City of Taylor	\$711,005
Williamson County	\$376,681
Taylor ISD	\$1,243,858
Williamson County FM/RD	\$50,126
Lower Brushy Creek WC&ID	\$18,392
Total	\$2,400,062

In 2023, construction activities at the Taylor site pumped \$11.62 billion into the local economy and supported more than 18,000 construction jobs. The Taylor site, its employees and workers in spin-off jobs supported in the community substantially impact the Central Texas economy.

In 2021, Samsung announced a new facility in Taylor, Texas, where it plans to invest a minimum of \$17 billion in the build-out. The first phase of development will have 4.7 million square feet of floor space consisting of a cluster of semiconductor manufacturing buildings such as a fab, office, parking garage, central utility building and special utility supply facilities. The Taylor facility will boost the production of semiconductor solutions that will power next-generation technologies in areas like SG, artificial intelligence (AI) and high performance computing. Once operational, the Taylor fab will be leveraging advanced EUV technology. The Taylor fab is expected to directly create more than 2,000 high-tech jobs during the next decade.

1,200+ Acreage of Taylor site

2022 Year construction on Taylor fab started

\$11.7 Billion Economic impact from Taylor construction site in 2023

18,161 Direct and additional construction jobs in 2023

\$17 Billion Initial investment in the Taylor fab



DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

**MCCRORY
TIMMERMAN**



201 N MAIN ST

Taylor, TX 76574

OFFERING MEMORANDUM

partners

partners

AUSTIN
+1 512 580 6025
901 South MoPac Expressway
Building 1, Suite 550
Austin, TX 78746

HOUSTON - HQ
+ 713 629 0500
1360 Post Oak Blvd, Suite 1900
Houston, TX 77056

SAN ANTONIO
+1 210 446 3655
112 E. Pecan, Suite 1515
San Antonio, TX 78205

DALLAS
+1 214-550-2990
1717 McKinney Ave, Suite 1480
Dallas, TX 75202

PARTNERSREALESTATE.COM



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

PCR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-620-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-620-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Mahler	686323	todd.mahler@partnersrealestate.com	512-643-8071
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 1-1