

FOR SALE • 146± ACRES • TAYLOR, TX

901 County Road 398, Taylor, TX 76574



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DRONE VIDEO



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from All American Commercial and should not be made available to any other person or entity without the written consent of All American Commercial. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Why Major Employers are Choosing to Relocate To Taylor Texas

Taylor Texas is a great place to live and work with a booming economic sector fueled by the addition of Samsung, Applied Materials and Tesla's Terafactory. It is a family-oriented, outdoor, active community with 311 acres of parkland and open spaces including nearly 10 miles of hike and bike trails and sidewalks. The Taylor Regional Park and Sports Complex is a state of the art sports facility that is located adjacent to the East Williamson County Event Center and draws more than 100,000 visitors per year. A key consideration for families and businesses when considering a move to Taylor hinges upon the setting in which they can live, work and play.

Connected Community Located just 20 minutes east of IH 35 and 35 minutes from downtown Austin and ABIA, the city is the crossroad of SH 95 and U.S. Hwy 79 with Amtrak train service, Capital Area Rural Transit bus service and a general aviation municipal airport.

A City with History and a Future

The city boasts world-famous barbecue restaurants, recreational outdoor activities and venues, 22 athletic fields, a community pool, an art center, museum & theater. Downtown Taylor is filled with historic buildings, beautiful architecture, and plenty of retail and restaurant options with easy access and is walkable from surrounding neighborhoods. Some of the downtown structures date back more than a century and are being carefully restored to their former glory and adapted for new use, preserving the past while preparing for the future.

Samsung is investing \$17 billion into the construction of a state-of-the-art fabrication facility in Taylor, set to operate in 2024. The 6 Million square foot plant is currently under construction and is ideally situated on 1300 acres. The facility is one of the largest investments in Texas, and the U.S. and more importantly, it opens the door to opportunities for additional suppliers, OEM manufacturers, and support service businesses. The project in Taylor is part of a larger recent push by major chip companies to expand capacity, including a commitment by Samsung, to spend about \$205 billion over three years.

In anticipation of Samsung suppliers setting up shop in and around Taylor, Houston-based Partners Real Estate, is developing RCR Taylor Logistics Park, a 750 acre multi-modal logistics and transportation center located west of Taylor and Samsung. The park will accommodate buildings anywhere from 50,000 to 1 million square feet. The first building on site will be a 350,000-square-foot rail-served distribution building. Completion is expected in late 2022. The growth potential in Taylor is virtually limitless. The community has welcomed the growth and contributed to the acceleration of the local economy.



PROPERTY INFORMATION

901 County Road 398, Taylor, TX 76574

Nearby Employers

of Employees

Dell Technologies	13,000
Amazon, Inc	11,000
Apple, Inc.	7,000
IBM, Corp.	6,000
Tesla, Inc	5,000
NXP Semiconductors	4,000
AMD, Inc	3,575
Samsung Austin Semiconductor	3,300
Oracle	2,500

AUSTIN, TX
35.1 miles

This 146.489± acre tract is prime for development. It is located just 2 Miles from the \$17B Samsung Factory and in an Opportunity Zone. The subject property is just outside of Taylor and currently in the ETJ with no restrictions. A 24" water line runs along CR 398. Electricity is available and sewer will be coming soon. This is an unparalleled opportunity to buy in "Technology Row" between Hutto and Taylor before the confirmation of the next round of an additional \$168B investment by Samsung. This location is set to experience a similar path as Tesla's Giga-Texas (4.5 million SF warehouse), Amazon's 750,000-SF distribution center (on top of a recently completed 4 million-SF project in Pflugerville), Applied Materials, BAE, and Simwon, who are all building in the area. Manufacturers, third-party logistics companies, parts suppliers, technology campus and mixed use developments are all possible options for development. Taylor is pro-business with economic tax incentives and in an immediate need for commercial and residential development.

- ▶ **Listed Price:** Price Upon Request
- ▶ **Property Subtype:** Commercial
- ▶ **Sale Type:** Investment or Owner User
- ▶ **Proposed Use:** Commercial
- ▶ **Total Lot Size:** 146.498 AC
- ▶ **Property Type:** Land
- ▶ **Zoning:** Qualified Opportunity Zone & Ag Exemption



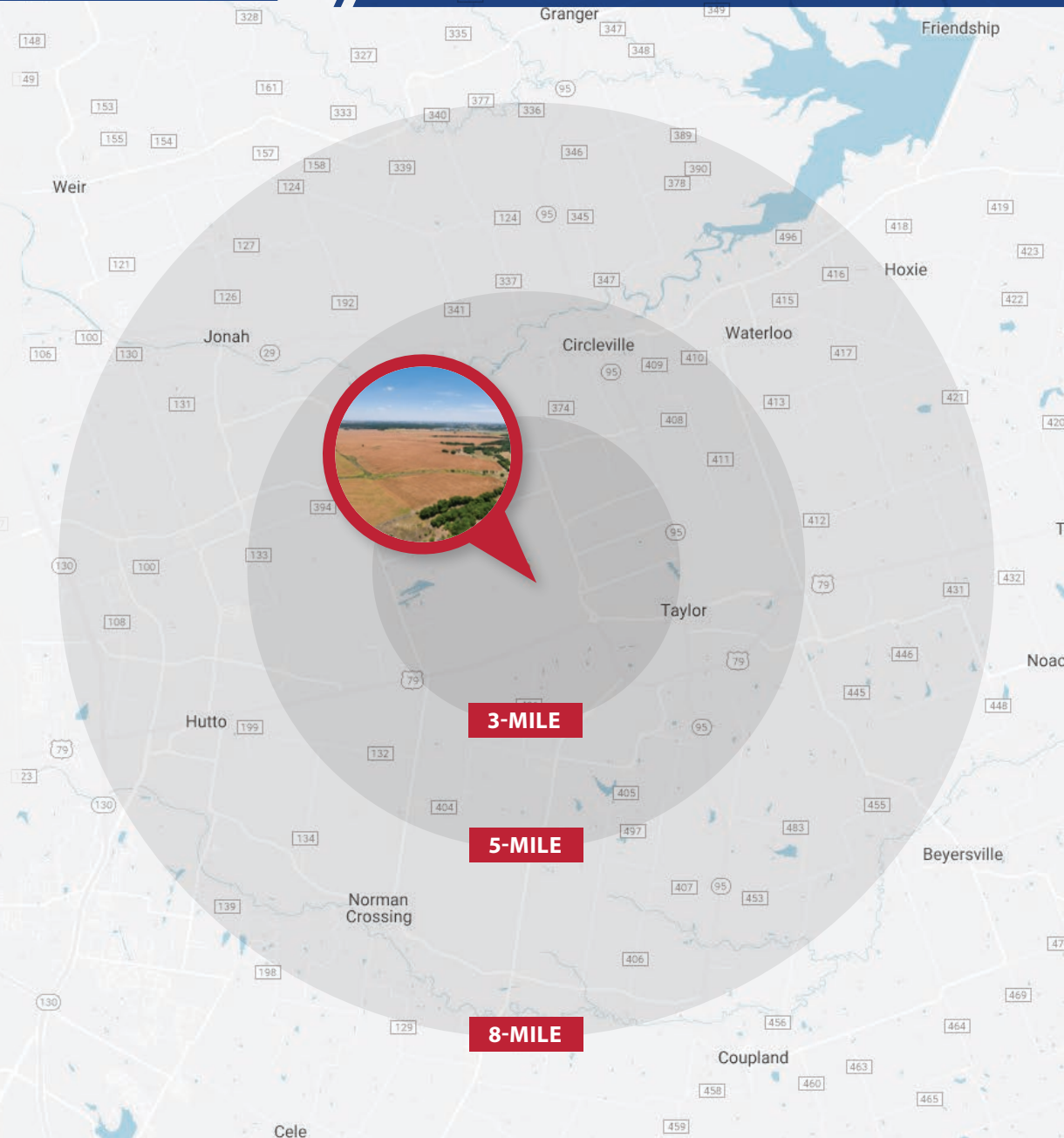
Contact broker for more information.
Survey & Environmental Site Assessment available upon request.

DEMOGRAPHICS

901 County Road 398, Taylor, TX 76574

2022 SUMMARY

	Serenada 3 MILE	5 MILE	8 MILE
Population	14,556	20,302	53,022
Households	5,431	7,570	18,152
Families	3,666	5,217	13,492
Average Household Size	2.62	2.63	2.90
Owner Occupied Housing Units	3,544	5,187	13,919
Renter Occupied Housing Units	1,887	2,383	4,233
Median Age	37.4	37.6	34.8
Median Household Income	\$60,198	\$63,329	\$78,733
Average Household Income	\$82,871	\$88,862	\$101,309



RENDERINGS

901 County Road 398, Taylor, TX 76574



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



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REPRESENTATIVE PHOTO

AREA STREET MAP

901 County Road 398, Taylor, TX 76574



CHANDLER RD

CARLOS G PARKER BLVD - 8,389 VPD

373

398

TAYLOR MUNICIPAL AIRPORT-T74
5 minute drive | 2.5 miles

373

79

W 2ND ST - 19,146 VPD

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REGIONAL MAP

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SERVICES

COMMERCIAL REAL ESTATE ACQUISITION & DISPOSITION

- Investment Sales (NNN, Strategic Buyer/Hold, Landbanking, Portfolio Properties)
- Valuation & Advisory - Broker's Opinion of Value, Due Diligence, Comprehensive Sales/Marketing Consultation & Negotiation Strategy
- Financial and Market Analysis
- Healthcare / Medical Office / Dentist Office, Retail Site Selection, Data Centers, Industrial & Logistics, Healthcare, Inline Retail, Stand Alone QRS, Banks, Regional Malls, Self Storage, Vineyards, Warehouse, Manufacturing Site Selections and Relocations
- Hospitality, Bar/Restaurant, Hotel, RV, Mobile Home, Multifamily Investment Acquisition.

LEASING SERVICES

- Property Marketing and Leasing
- Leasing Advisory: Tenant Representation | Landlord Representation | Tenant Retention Lease Structuring and Auditing
- Tech Campus Identification and Acquisition
- Marketing & Strategic Planning and Site Selection, Relocations, Dispositions and Lease Negotiations
- Land Acquisitions, Consulting and Advisory, Debt, Dispositions, Due Diligence, Equity, Process Management, Seller Representation and Underwriting.

ADVISORY SERVICES

- Net Lease (NNN) Asset Stabilization and Disposition
- Tenant Finish Land Preparation & Construction Management
- 1031 Exchange Facilitation Including DST, Trusts, Opportunity Zone & Tax-Deferred Alternative Investments for Wealth Preservation
- Entitlement, Survey, Zoning and Subdivision
- Environmental Phase I, II, III, & Mitigation



OUR TEAM



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ABOUT

All American Commercial is an 8th generation Texan family-owned and run full-service, versatile commercial real estate brokerage. We go above and beyond, do whatever it takes, and always focus on delivering value above all else. We deliver premier services and results, exceed expectations, and deliver on lifelong client relationships built upon honesty, integrity, trust, and mutual respect with our clients, associates, and community members to foster mutually-beneficial transactions time after time. We focus on relational engagement with our clients, not transactional decisions based on short-sighted objectives. Real estate value builds over time, just like we do with our clients. We are advisors, confidants, advocates, and professionals with extensive knowledge and expertise.



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