

# FOR SALE • 49.913 ± ACRES • TAYLOR, TX

350 County Road 395 • Taylor, TX 76574



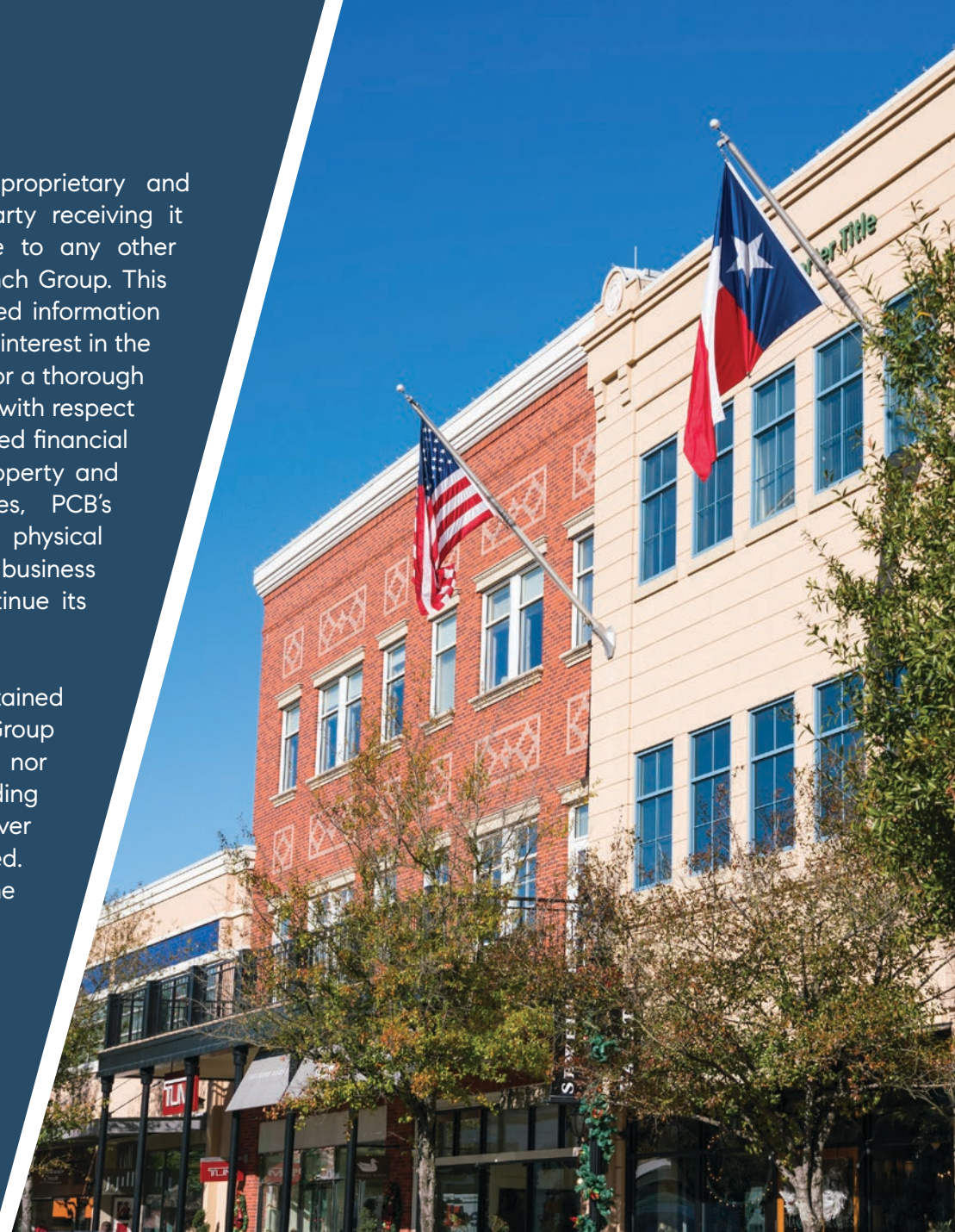


# CONFIDENTIALITY AGREEMENT

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 Ranch Group and should not be made available to any other person or entity without the written consent of All American Ranch Group. 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.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable, however, All American Ranch Group has not verified, and will not verify, the information contained herein, nor has All American Ranch Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

By receipt of this memorandum, you agree that this Offering Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Offering Memorandum you agree to release All American Ranch Group and hold them harmless.





## 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

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## 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

FEATURED  
PROPERTY

TAYLOR

AUSTIN, TX  
35.1 miles

49.913± acres of prime land located in the beautiful city of Taylor, Texas. This expansive property presents an incredible opportunity to buy in "Technology Row" between Hutto and Taylor, 5 minutes drive from Samsung Fabrication Facility (Opening October 2024) which will create jobs for 6,000 employees.

Situated just minutes away from Samsung's \$17B Fabrication Plant and in an Opportunity Zone. The property is located just outside the city of Taylor in the ETJ with no restrictions. This location benefits from its proximity to one of the world's leading technology companies. As new roads are currently being constructed to connect this property with the Samsung site, accessibility and convenience will be further enhanced, making it an ideal choice for businesses looking to capitalize on the flourishing local economy.

The property's size and location make it an attractive option for companies seeking a strategic base to support their operations in the region. This property offers vast possibilities for development and utilization including cold storage facilities, warehouses, industrial complexes, and distribution centers. Manufacturers, third-party logistics companies, parts suppliers, technology campus and mixed use developments are all possible options for development. 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. The property's size and location make it an attractive option for companies seeking a strategic base to support their operations in the region. 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/Investment
- ▶ **Proposed Use:** Commercial/Industrial/Cold Storage/Distribution
- ▶ **Total Lot Size:** 49.913± AC
- ▶ **Property Type:** Land
- ▶ **Zoning:** ETJ - No Restrictions  
In Qualified  
Opportunity Zone (QOZ)  
With Ag Exemption



# DEMOGRAPHICS

350 County Road 395 • 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

FEATURED  
PROPERTY

3-MILE

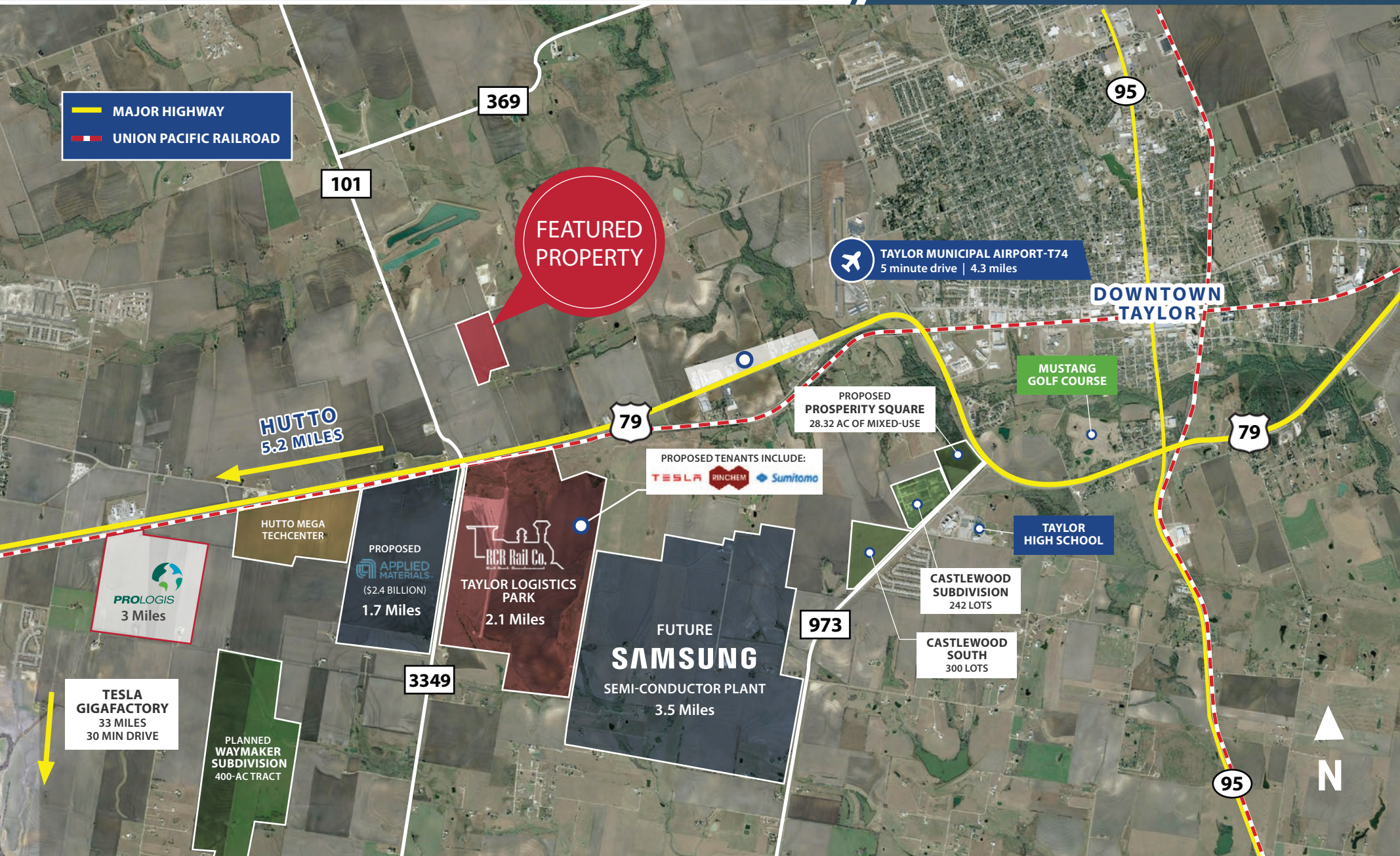
5-MILE

8-MILE



# AERIAL MAP

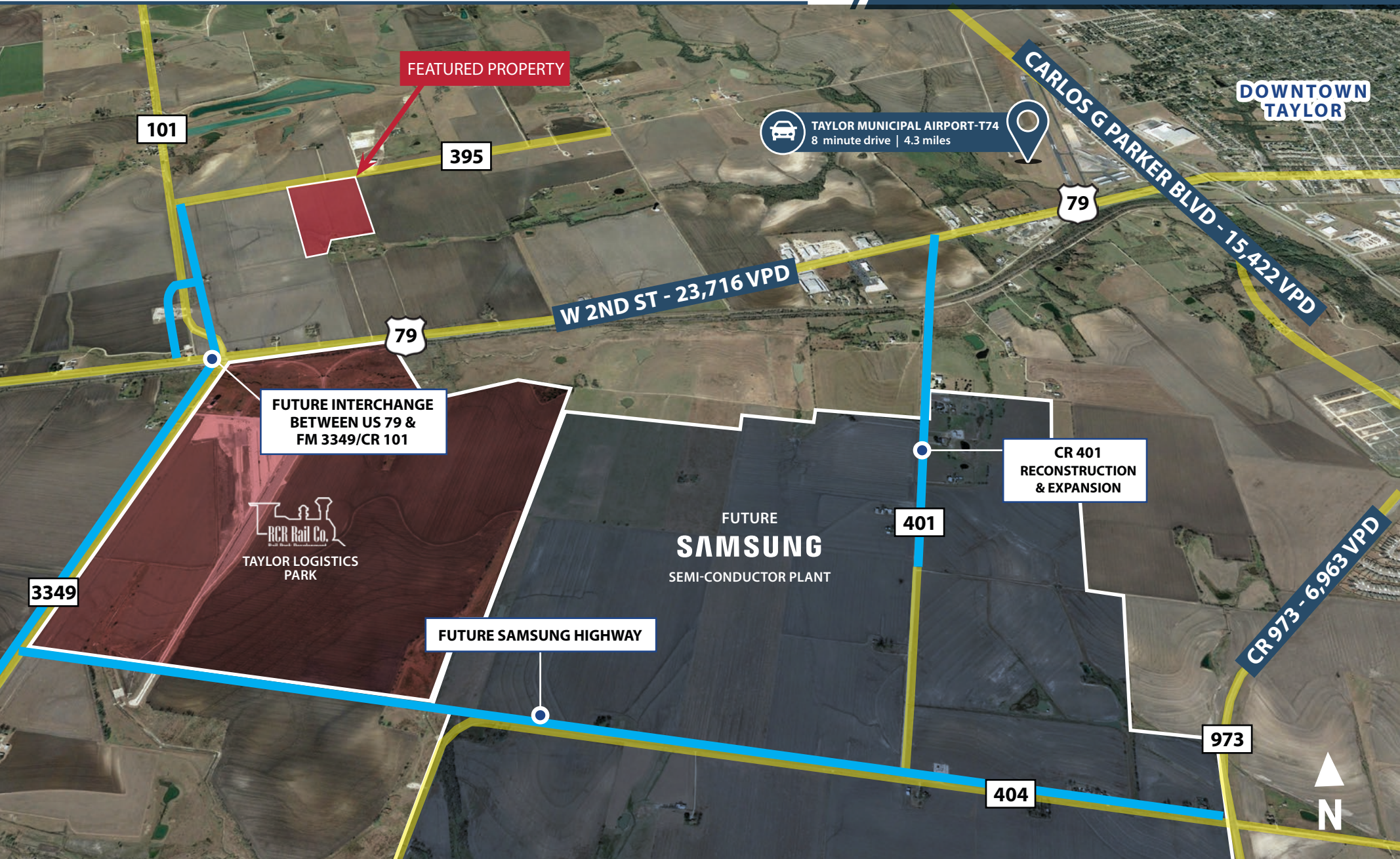
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# AREA STREET MAP

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# CONCEPTUAL PLAN

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# RENDERINGS

350 County Road 395 • Taylor, TX 76574



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



## REGIONAL MAP

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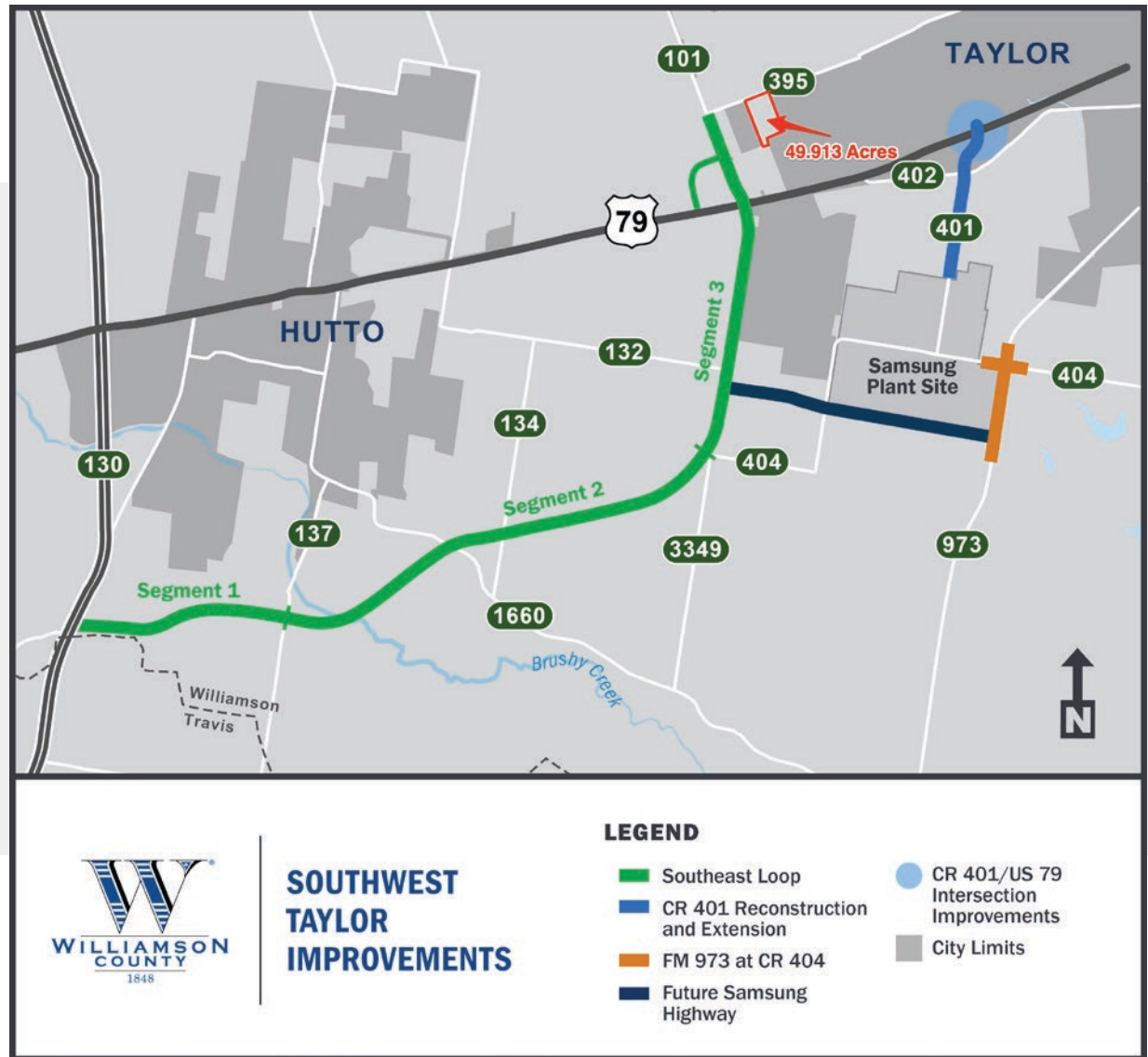
TEXAS



The FM 3349 at US 79 Railroad Safety Project will bring separated interchange for safer and more efficient rail crossing. Includes widening existing, undivided two-lane roadway into a four-lane divided highway with bridges over US 79 and the Union Pacific Railroad, and will also include a new interchange between US 79 and FM 3349.

The new overpass connecting CR 101 and FM 3349 at US 79 will allow for quick access from site to new rail facility, City of Hutto Megasite, and Samsung Plant. Improvements will also better accommodate larger vehicles

Project is already underway, expected completion Summer 2025





**JAMES C. EAVES SURVEY**  
ABSTRACT NO. 213  
**WILLAMSON COUNTY**

COUNTY ROAD 395

FOUND 1/2" IRON ROD W/RED CAP MARKED WILLAMSON COUNTY  
15' WIDE ELECTRIC UTILITY EASEMENT 2004042683  
50' WIDE PETROLEUM PIPELINE EASEMENT 1792/113  
FOUND 1/2" IRON ROD W/RED CAP MARKED WILLAMSON COUNTY

**49.913 ACRES**

WALTHER FAMILY LIMITED PARTNERSHIP  
49.9748 ACRES  
2005069305

N 22°15'20" W 2184.10'

CARROL NEAL BACHMAYER, JOINT INDEPENDENT EXECUTOR OF THE ESTATE OF ELISE AUGUSTIA BACHMAYER, ET AL  
CARROL NEAL BACHMAYER, ET AL  
50.433 ACRES  
JULY 26, 2017  
INSTRUMENT NO. 2017069605

M. MOORE FAMILY FARMS, LLC  
115.66 ACRES  
2018102968



**NOTES:**

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.
2. THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:
  - A) ACCESS EASEMENT - 226/200
  - B) TEXAS POWER & LIGHT COMPANY - 239/082
  - C) TEXAS POWER & LIGHT COMPANY - 239/532
  - D) TEXAS POWER & LIGHT COMPANY - 282/457
  - E) TEXAS POWER & LIGHT COMPANY - 296/625
  - F) TEXAS POWER & LIGHT COMPANY - 372/167
  - G) TEXAS POWER & LIGHT COMPANY - 522/119
3. THE FOLLOWING EASEMENTS APPLY AS SHOWN AND GRANT THE RIGHT OF INGRESS & EGRESS:
  - H) KOCH REFINING COMPANY - 1792/113
  - I) ONCOR ELECTRIC DELIVERY COMPANY - 2004042683

**LEGEND**

- X— BARBED WIRE FENCE
  - P— OVERHEAD POWERLINE
  - 1/2" IRON ROD SET WITH RED CAP MARKED "TRAD SURVEYING RPLS 5952"
  - 1/2" IRON ROD FOUND
- UNLESS NOTED

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

I, BRADLEY L. UPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE LAND, MORTGAGE CO. AND/OR PURCHASER THAT THIS AGENCY, UNDERWRITER, GROUND, THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS, AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP NOS. 4849100530F & 4849100540F, WILLAMSON COUNTY, TEXAS, DATED DECEMBER 20, 2018. THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF JUNE, 2020.

BRADLEY L. UPSCOMB, RPLS.

PLOT DATE:



SCALE: 1"=300 FEET



GF No. 20059480

SURVEYING, INC. FIRM REGISTRATION NO. 10007900  
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

**49.913 ACRES**

JAMES C. EAVES SURVEY  
ABSTRACT NO. 213  
WILLAMSON COUNTY, TEXAS

Completion Date: 6/29/20	Drawn By: KH
Scale: 1"=300'	Surveyed by: BL/RV
Project No.: S20-169	Checked by: BL



# SERVICES

## RANCH AND LAND SALES SERVICES

As a full-service brokerage, we work hard to prepare your property for sale with unparalleled marketing and advertising channels with a full roster of capable investors, ranchers, farmers, family offices, REITs, landholders, and developers. We make sure that we help our clients achieve their long-term financial goals and ensure a safe, secure, frictionless, expedited sale of your property. We assist clients in navigating the complexities of the ranch real estate market. We offer full service support with guidance through each step of the transaction. Our dedication to expertise, professionalism, honesty and relationship make us leaders in ranch and land real estate.

## VALUATION

To ensure you get the most money for your property, we thoroughly analyze your property to position it against the other properties on the market. Our valuations are based on a myriad of data resources, broker-to-broker intel, and historical trend analysis. With our specialized understanding of ranch land, our team will help strategically assess the value of your ranch property. We will provide an in-depth property analysis based on location, size, terrain, accessibility, improvements, zoning & land use regulations, environmental & conservation factors, physical inspection, other unique features and current trends. We have high ethical standards and commit to provide accurate and unbiased valuations.

## SPECIALIZATION

As specialists in legacy farm & ranch sales, our agents help clients navigate the buying & selling process to avoid real estate pitfalls and avert problems before they arise. Our agents are well-versed in mineral/air/wind/riparian rights, easements and development regulations on a city, county, and state level. With extensive experience in 1031 exchanges and as experts in wealth-preservation, including tax mitigation strategies, our agents make sure you keep your money for several generations to come.





# ABOUT US



**Mark Giesecke**  
Broker Associate  
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**Zach Roesinger**  
Realtor  
303-990-7268  
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As the Central Texas' leading Ranch & Land Team, All American Ranch Group believes Ranch & Land is a way of life. It's a culture and a custom. This lifestyle is all about the basics and going back to our roots of living a more simple life. Aside from peaceful seclusion and endless recreation, owning a ranch can also mean agricultural production, working cattle, nature conservation, investment in the land for future generations, and more.

Our team members have over 35 years of combined experience with 8 generations of Texan business owners, bankers, ranchers, and entrepreneurs in our blood. All American Ranch Group is patriotic, run by ranchers, landmen & landwomen, dedicated to serving our clients and delivering top-tier service during every step of the buying or selling process. We go above and beyond, do whatever it takes, and are always focused on delivering value above all else. We 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.





**RANCH  
& LAND**

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**COMPASS**

**Compass RE Texas**

2500 Bee Caves Rd

Bldg. 3 Suite 200

Austin, TX 78746

512.575.3644