

Prime Commercial Land

600 Potomac St, Taylor, TX

For Sale

- Commercial Development Opportunity
- Prime Highway Frontage
- Excellent Visibility & Access
- Commercial Development Opportunity
- Growing Taylor Trade Area



Darren Siegel
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Area : 1.99 Acres
Sales Price : \$18/SF
Zoning : P2C
Topography : Mostly Flat
Ground Lease : Negotiable

EXECUTIVE SUMMARY



1.99

Acres

Commercial Land



Highway Frontage

Located Along US Hwy
79 Corridor

This commercial development opportunity located at 600 Potomac St in Taylor, Texas offers strong potential for commercial and retail development.

Positioned with US Hwy 79 frontage, the property benefits from excellent visibility, accessibility, and exposure within a growing trade area. The property is suitable for a variety of commercial and stormwater detention improvements.

Taylor continues to experience commercial and residential growth, creating increasing demand for commercial, retail, and service-oriented uses.

PROPERTY FEATURES



PROPERTY HIGHLIGHTS

- 1.99 Acres Commercial Land
- Commercial/Retail Development Opportunity
- Utilities Available to Site
- Commercial Development Opportunity
- Highway Frontage & Visibility
- Strong Access & Circulation
- Growing Taylor Trade Area
- Excellent Retail Potential



LOCATION HIGHLIGHTS

- Frontage On US Hwy 79
- Easy Regional Connectivity
- Located Within Growing Taylor Market
- Strong Commercial Growth Corridor
- Expanding Residential Development Nearby
- Highway Frontage & Visibility
- Convenient Access Points
- Positioned for Future Area Growth



NEARBY AREA HIGHLIGHTS

- Expanding Residential Communities
- Growing Commercial Development
- Regional Highway Access
- Retail & Service Growth Area
- Increasing Consumer Demand
- Central Texas Growth Corridor
- Close proximity to Samsung
- Across from future UT-Taylor

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PROPERTY DETAILS

CATEGORY	DETAILS
Property Type	Commercial Land
Proposed Use	Commercial/Retail
Ground Lease	Negotiable
Acreage Options	0.99-1.99 Acres
Price	\$18/SF
Size	1.99 Acres
Frontage	US Hwy 79 / Potomac St
Zoning	P2C
Topography	Mostly Flat
Improvements	Utilities to Site (Pending)
Access	Multiple Site Access Points



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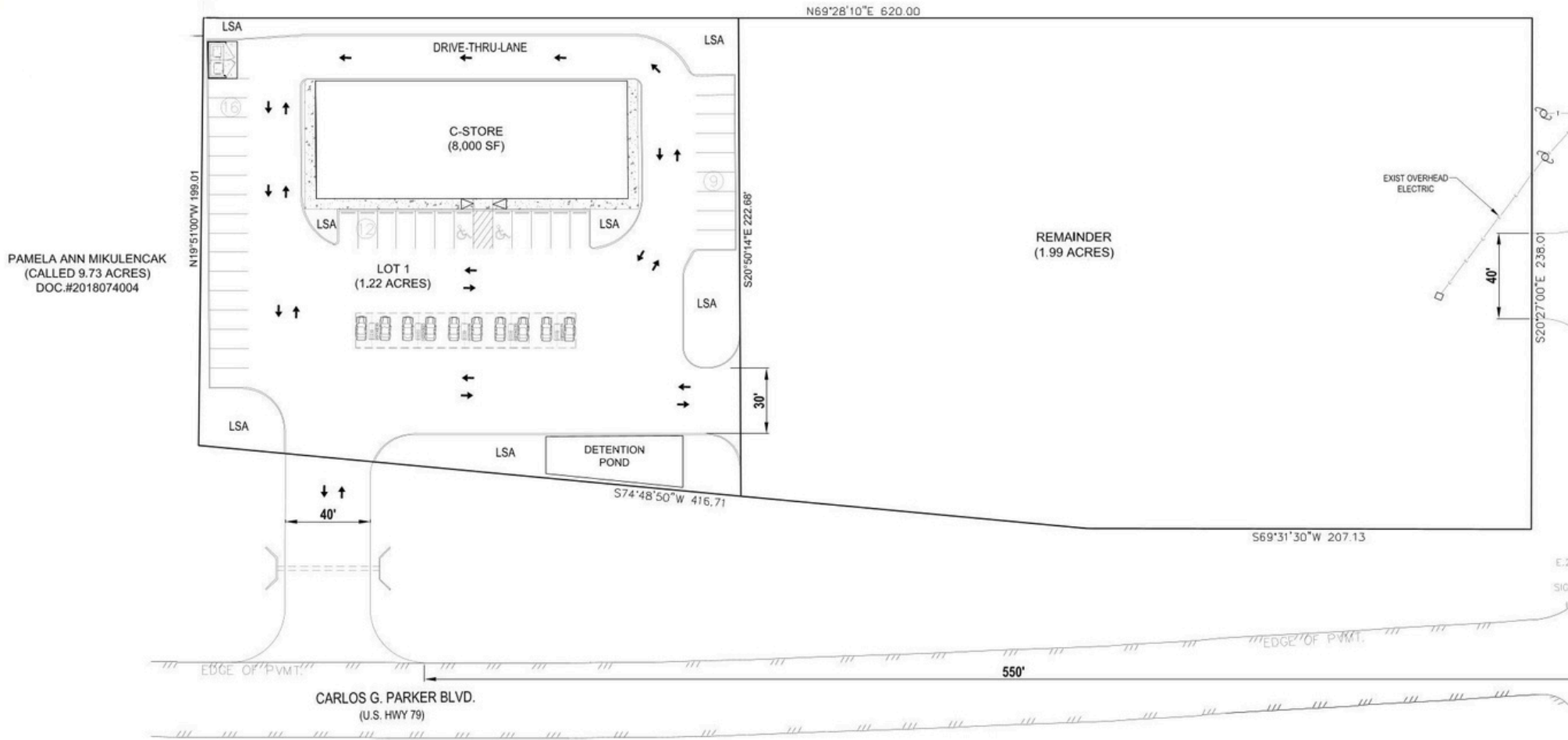
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DEVELOPMENT SITE PLAN

TAYLOR GOLF COURSE, INC.
VOL. 1603, PG. 659, DPR
(97.31 ACRES)



PAMELA ANN MIKULENCAK
(CALLED 9.73 ACRES)
DOC.#2018074004

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Traffic Counts

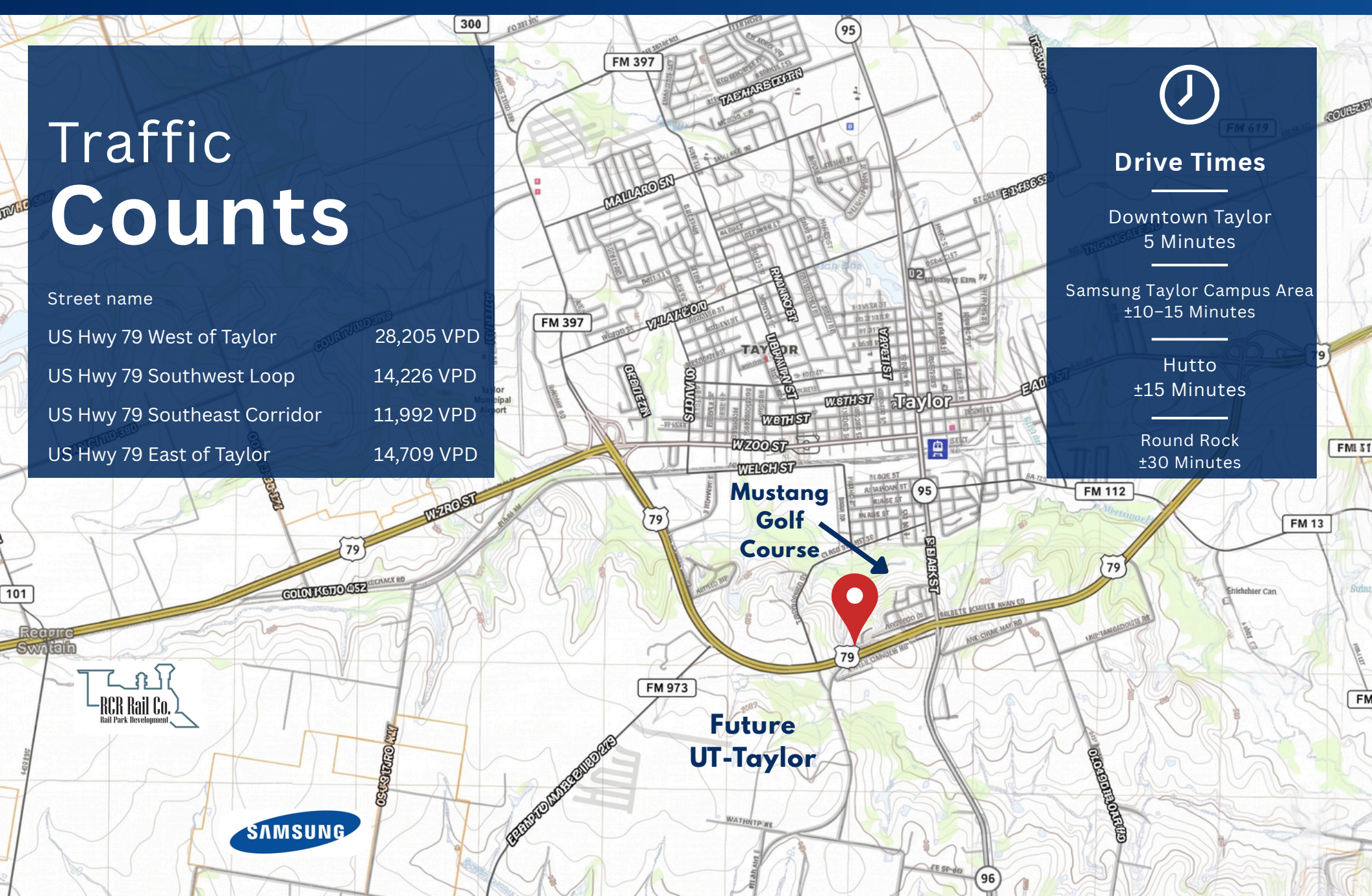
Street name

US Hwy 79 West of Taylor	28,205 VPD
US Hwy 79 Southwest Loop	14,226 VPD
US Hwy 79 Southeast Corridor	11,992 VPD
US Hwy 79 East of Taylor	14,709 VPD



Drive Times

Downtown Taylor	5 Minutes
Samsung Taylor Campus Area	±10-15 Minutes
Hutto	±15 Minutes
Round Rock	±30 Minutes



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PHOTOS



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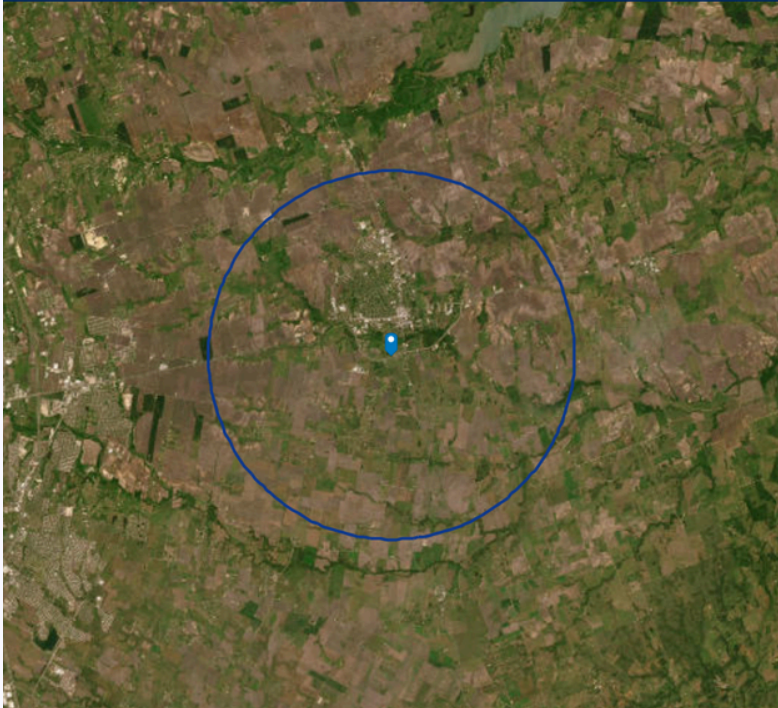


DEMOGRAPHIC & INCOME PROFILE

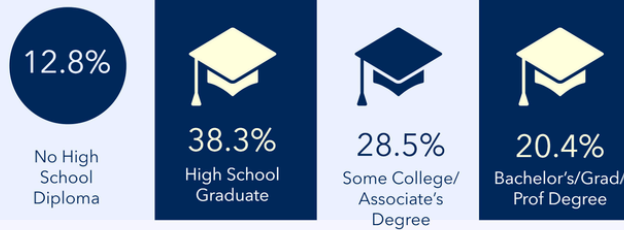
DEMOGRAPHIC PROFILE

600 Potomac St, Taylor, Texas, 76574

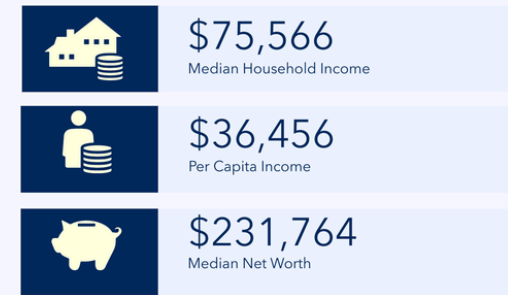
Ring of 5 miles



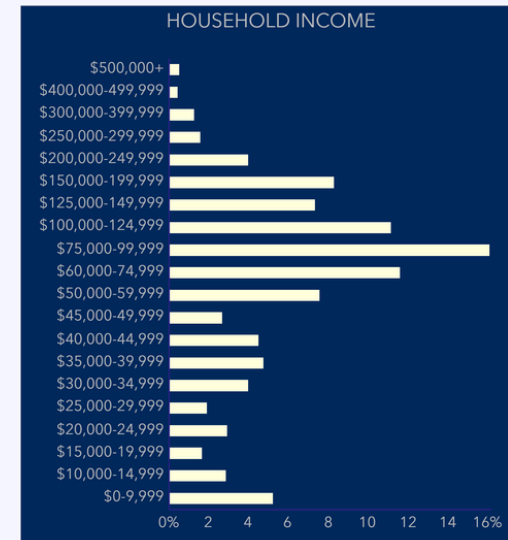
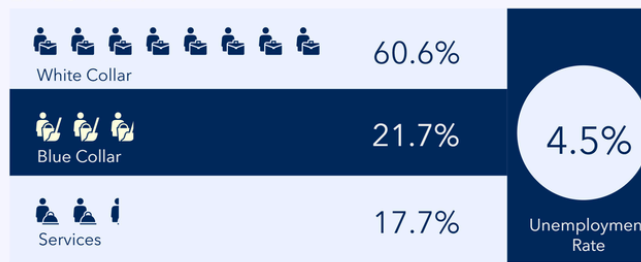
EDUCATION



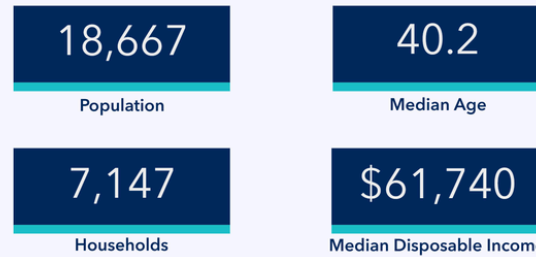
INCOME



EMPLOYMENT



KEY FACTS



DEMOGRAPHIC DETAILS FOR 5 MILES



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Overview

The property located at 600 Potomac St in Taylor, Texas presents an excellent commercial land opportunity within one of Central Texas' fastest-growing markets. Positioned along US Hwy 79, the site offers exceptional visibility, accessibility, and frontage for a variety of commercial and retail development opportunities. The 1.99-acre site is available for sale and offers flexible development potential with utilities available to the site. As Taylor continues to experience strong residential, commercial, and industrial growth, the property is strategically positioned to benefit from increasing demand throughout the region.

Economy

Taylor and the surrounding Central Texas region continue to experience substantial economic growth driven by expanding residential development, infrastructure investment, and major regional employers. Ongoing growth throughout the area has increased demand for commercial services, retail amenities, and convenience-oriented businesses.

The area's expanding population base and continued economic activity continue to support long-term commercial development opportunities throughout the Taylor market.

Real Estate

The Central Texas real estate market remains active as continued population growth and commercial expansion drive demand for new development opportunities. Taylor has experienced increasing interest from developers and investors seeking strategically located commercial sites with strong accessibility and visibility.

Properties positioned along major transportation corridors such as US Hwy 79 offer strong potential for convenience retail, neighborhood commercial services, and future mixed-use growth as development continues throughout the region.

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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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 our records.

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