TAYLOR DEVELOPMENT LAND

550 COUNTY ROAD 404, TAYLOR, TX 76574



JARED VINCENT

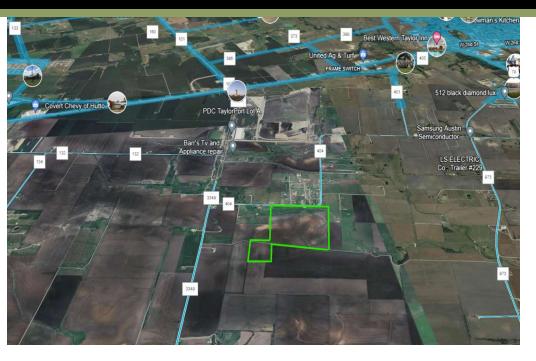
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PROPERTY DESCRIPTION

This development opportunity is located at 550 County Road 404, Taylor, TX. As a Qualified Opportunity Zone site, and Zoned ETJ land use, this tract encompasses over 6,000,000 square feet of buildable acreage, providing an opportunity for a large commercial development landscape. The property is strategically positioned within close proximity to the Samsung Mega Site. Major development and infrastructure projects surround this tract, such as Southwest Loop, A2 Project, Cielo Ranch MUD, and Prairie Crossing MUD.

This tract could provide sufficient resources for many industrial development projects such as logistics facility, data center, distribution center, manufacturing plant, or other commercial grade development.

OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	7,361,073 SF

PROPERTY HIGHLIGHTS

- Zoned Taylor ETJ
- Over 6,000,000 sf of buildable acreage
- Close proximity to Samsung Mega Site
- Access to proposed new infrastructure on FM 3349
- Inclusion in the A2 project (Samsung Highway)
- Southwest Loop roadway project near site access
- Multiple access points along CR 404 and southernmost 18 acres from FM 3349
- Manville Water Service 6" Jonah Water line at site
- Located in a Qualified Opportunity Zone



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PROPERTY OVERVIEW

Several Major Infrastructure announcements for nearby roadway expansions and highway extension are coming to site. There is opportunity for an Industrial manufacturing plant, distribution center, mixed-use development project, or a public sector entity development site.

PROPERTY HIGHLIGHTS

- A2 Corridor Project Infrastructure from Samsung plant to CR 404
- Southwest Loop Roadway from Hwy 130 to CR 404
- Recent land acquisitions from Major Tech Companies near property
- Recent New Build Community site acquired near property
- Site may be subdivided or parceled for specific development use



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FOR MORE INFORMATION:

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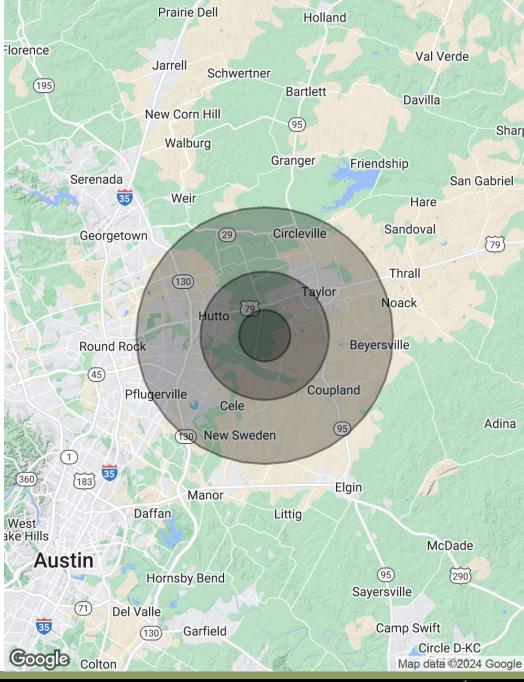




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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	327	29,555	235,541
Average Age	44	36	37
Average Age (Male)	43	35	36
Average Age (Female)	45	37	38
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	119	9,737	79,820
# of Persons per HH	2.7	3	3
Average HH Income	\$121,388	\$124,087	\$134,343
Average House Value	\$527,330	\$458,937	\$444,589







Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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