

FOR SALE

**15.152 AC
Development Opportunity**

**9817 FM 1331,
Taylor, TX 76574**



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Executive Summary

This 15.152-acre property in Taylor, Texas, is ideally located just 5 miles from Granger Lake and 18 miles from the new Samsung Semiconductor plant, offering a perfect blend of rural living and modern convenience. The property features a newly renovated Custom Titan-built modular home of approximately 900 sq. ft., set on a slab foundation, and a versatile 40 x 60 ft. Barndominium. The Barndominium includes a 20 x 36 ft. air-conditioned downstairs space with a half bath, ideal for workshops or offices, and an upstairs area measuring 23 x 38 ft. with a full bath and washer/dryer connections, perfect for additional living quarters or guest accommodations. With its strategic location, flexible living and workspaces, and proximity to major amenities and employers, this property is an excellent investment opportunity for those seeking a private yet accessible retreat.

Highlights

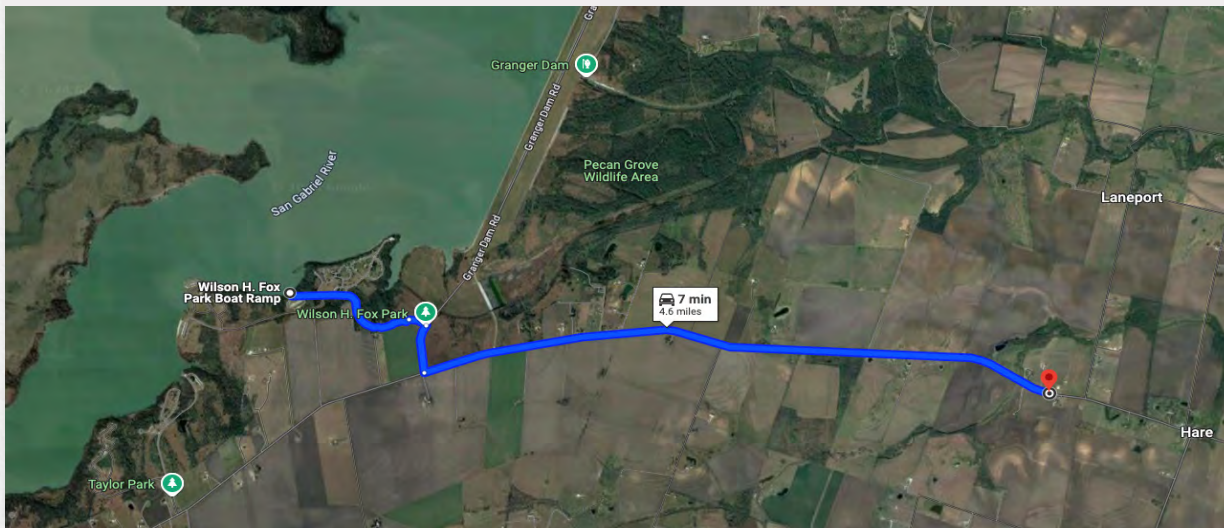
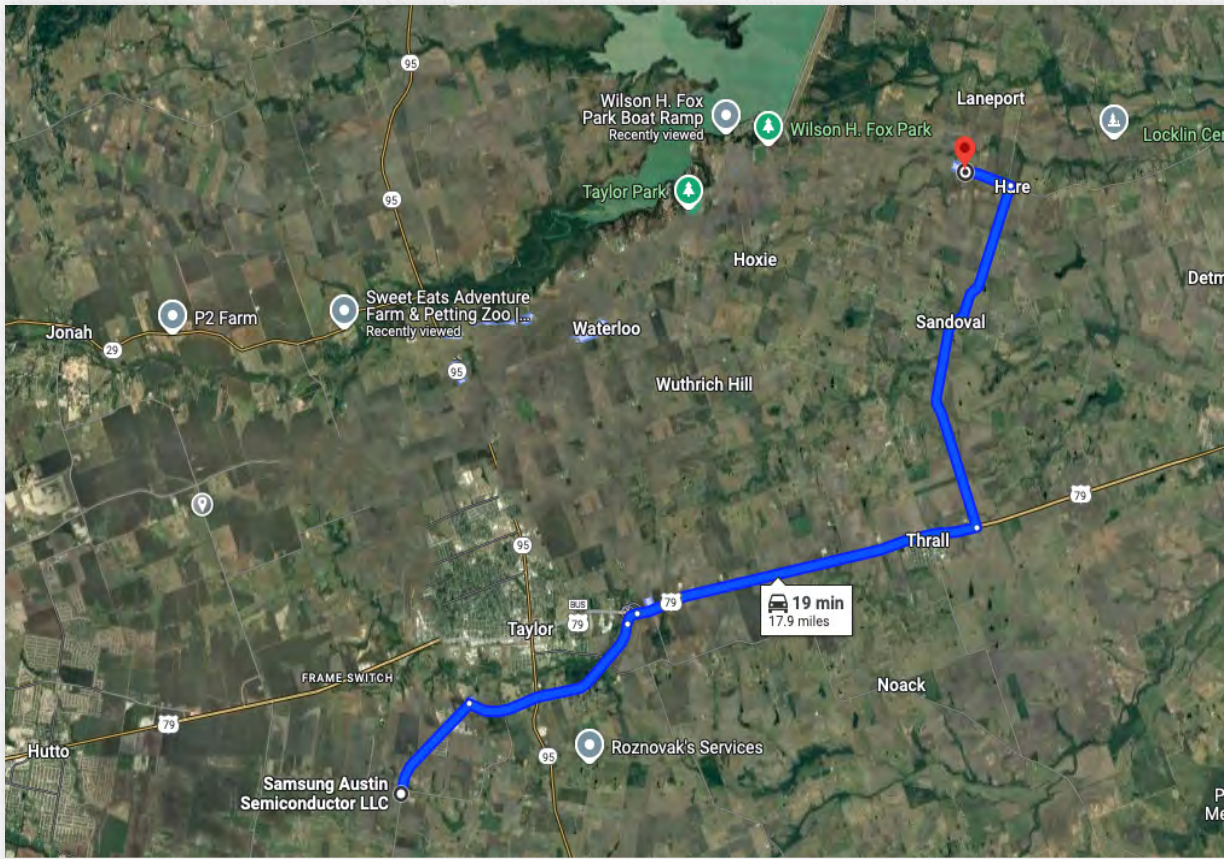
- 19 Min to Samsung
- Utilities available: Electric, Water, Septic capable of servicing 5,800 SF
- Perfect site for aviation enthusiasts - Approval for single engine plane runway
- Current AG Exemption in place

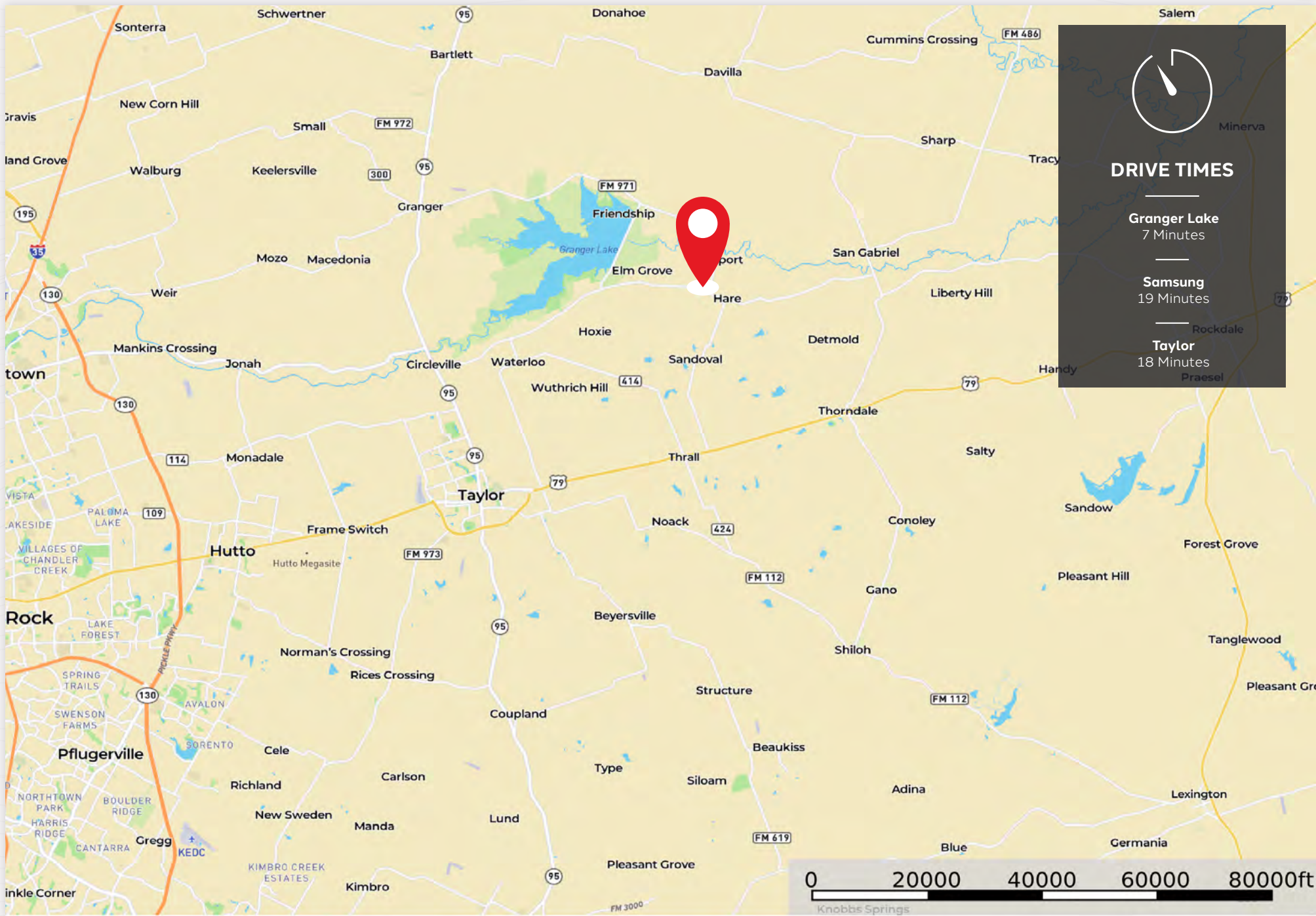
Listing Details

| | |
|----------------|-------------|
| Sale Price: | \$1,200,000 |
| Property Type: | Residential |
| Total AC: | 15.152 AC |
| Topography: | Flat |
| Available: | Immediately |
| Zoning: | ETJ |
| AG Exemption: | Yes |
| City: | Taylor |









Location Demographics



Population

| | 1 Mile | 5 Miles | 10 Miles |
|---|--------|---------|----------|
| | 90 | 1,320 | 12,181 |
| Estimated annual population growth of 1.75% | | | |



Avg Household Income

| | 1 Mile | 5 Miles | 10 Miles |
|--|----------|----------|----------|
| | \$91,569 | \$89,784 | \$75,079 |



Information obtained from third-party resource, subject to change.

| Radius | 1 Mile | 5 Miles | 10 Miles |
|--|--------|---------|----------|
| Households | 28 | 502 | 4,678 |
| Households by Marital Status | | | |
| Married | 18 | 315 | 2,328 |
| Married No Children | 11 | 207 | 1,495 |
| Married w/Children | 6 | 107 | 832 |
| Education | | | |
| Some High School | 1.85% | 3.54% | 14.41% |
| High School Grad | 37.04% | 37.31% | 36.24% |
| Some College | 31.48% | 30.64% | 28.58% |
| Associate Degree | 0.00% | 1.01% | 4.66% |
| Bachelor Degree | 25.93% | 22.04% | 11.62% |
| Advanced Degree | 3.70% | 5.46% | 4.49% |
| Annual Consumer Spending (\$000s) | | | |
| Apparel | \$46 | \$839 | \$7,221 |
| Entertainment | \$137 | \$2,749 | \$21,533 |
| Food & Alcohol | \$239 | \$4,388 | \$37,027 |
| Household | \$179 | \$3,185 | \$22,947 |
| Transportation | \$212 | \$4,365 | \$38,445 |
| Health Care | \$53 | \$961 | \$7,260 |
| Education/Day Care | \$61 | \$1,090 | \$6,980 |

Market Overview

Taylor

Taylor, Texas, a small city in Williamson County, is poised for rapid growth thanks to significant investments and its strategic location near Austin. Once a quiet town, Taylor is becoming a key player in the region's economic landscape, largely driven by the arrival of Samsung's new semiconductor plant. With a \$17 billion investment, Samsung is expected to bring 2,000 jobs to the area, positioning Taylor as one of the fastest-growing cities in Texas. The city is responding to this growth with infrastructure improvements, such as road expansions and a new wastewater treatment plant, ensuring that it can accommodate the rising population and business activity.

Economy

The local economy is experiencing a transformative boost, thanks to Samsung's massive project and its anticipated \$26.8 billion regional impact. Of this, \$23.8 million is directly benefiting Taylor, helping to create a stronger business environment and attracting additional industries. With Samsung receiving \$6 billion in funding from the CHIPS Act, even more job opportunities and ancillary businesses are expected to develop, further strengthening the local economy. Samsung's decision to use third-party water suppliers will also help conserve municipal resources, easing pressure on local infrastructure while supporting the city's sustainability goals.

Real Estate

Taylor's real estate market is heating up as demand surges for both residential and commercial properties. The influx of workers and businesses due to Samsung's presence is driving up housing needs, with prices on the rise as the city expands. New housing developments are springing up to meet this demand, while commercial real estate is benefiting from increased retail and service industry activity. With Taylor undergoing infrastructure upgrades and becoming a magnet for high-tech industries, the real estate market is expected to see sustained growth in the coming years.

AUSTIN'S 2024 RANKINGS

- #1** FASTEST GROWING MAJOR METRO
U.S. CENSUS BUREAU
- #1** BEST PLACE TO START A BUSINESS
CNBC
- #2** BEST METRO FOR STEM PROFESSIONALS
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE
MONEY.CO.UK
- #1** BEST PERFORMING LARGE CITY IN THE US
BUSINESS WIRE
- #2** BEST MARKET FOR REAL ESTATE
WALLETHUB
- #7** MOST FUN CITY IN THE US
WALLETHUB
- #1** BEST JOB MARKET
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES
- #5** MOST RECESSION RESISTANT CITY
SMARTASSET
- #9** BEST EDUCATED MAJOR METRO
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN
WALLETHUB
- #2** BEST CITY FOR JOB OPPORTUNITIES
BUSINESS INSIDER
- #6** SAFEST LARGE CITY IN U.S.
SAFEWISE
- #7** HEALTHIEST CITY IN AMERICA
WALLETHUB

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Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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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' 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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