

±99 ACRES — TAYLOR, TEXAS

2700 Old CR 366 | Williamson County | City of Taylor ETJ

±99 AC

Total Site Size

No Floodplain

Full Site Developable

~5,875 LF

Total Road Frontage

Call for Offers

Pricing

UNIMPROVED LAND | MASTER-PLANNED RESIDENTIAL · INDUSTRIAL / LOGISTICS · FLEXIBLE

McAllister & Associates

PROPERTY DETAILS

Address	2700 Old CR 366, Taylor, TX 76574
Parcel ID	R019623
Site Size	±99 Acres (Unimproved) ~1,375 ft on Chandler Rd; ~4,500 ft on CR 366
Frontage	
Zoning	City of Taylor ETJ — No Municipal Zoning
Jurisdiction	City of Taylor / Williamson County
Floodplain	No FEMA 100-yr Regulated Floodplain
Water	Jonah Water SUD (30" line on Chandler Rd)
Wastewater	Outside CCN; nearby MUD service available
Electric	ONCOR Electric service area
Gas	Atmos Energy service area
ISD	Taylor ISD
Price	Call for Offers

KEY DISTANCES

- ~6 mi to Downtown Taylor
- ~9 mi to US 79 / US 95 intersection
- ~9 mi to SH 130 (Texas Toll Road)
- ~20 mi to I-35
- ~35 mi to Downtown Austin
- ~40 mi to Austin-Bergstrom Intl Airport
- ~1 mi to Samsung Austin Semiconductor

SITE CHARACTERISTICS

- Gently sloping 1–2% grade (high pt ±636 ft MSL, drains NE)
- Soils: Type D Burleson Clay
- Valero refined liquid pipeline traverses site (50-ft easement)
- No FEMA 100-yr floodplain — full site developable
- Chandler Rd expansion: 4-lane / 120-ft ROW (east-west connector)

UTILITIES & EASEMENTS

A Valero Terminating & Distribution refined liquid pipeline with a 50-ft easement traverses the property. Development within the corridor is subject to Valero's easement restrictions and 49 CFR Part 195 setback requirements.

SITE AERIAL



■ SAMSUNG AUSTIN SEMICONDUCTOR — ~2 MILES

~\$17B capital investment; ~2 miles north of site.
Driving demand for workforce housing, industrial, and supply-chain services in the Taylor corridor.

MARKET CATALYSTS

- Samsung Austin Semiconductor (~\$17B campus, ~2 mi N)
- Chandler Rd 4-lane expansion connecting CR 366 to US 79
- Taylor's population up 36% (2020–2025 est.)
- Williamson County — fastest-growing large county in Texas
- New master-planned communities approved along Chandler Rd corridor
- SH 130 toll corridor provides I-35 bypass access

WHY THIS SITE

- No floodplain — full ±99 acres developable
- Dual frontage: arterial (Chandler) + rural road (CR 366)
- ETJ location = city utilities without city tax rate (pending annexation)
- Adjacent to future residential & commercial growth corridor
- Flexible for master-planned residential, industrial, or mixed-use
- All major utilities available or extensible to site