

FOR SALE

UP TO 136,735 SF

21901 US 79, TAYLOR TX 76574

GBP TAYLOR BUSINESS PARK



BUILDING 1: 76,815 SF | BUILDING 2: 59,920 SF

- Less than 10 min drive to Samsung
- State-of-the-art building design
- Located in Taylor ETJ
- Close to hotels, dining & labor force
- Direct access to US Highway 79
- 40 min from Austin international airport

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BUILDING 2 SPECIFICATIONS

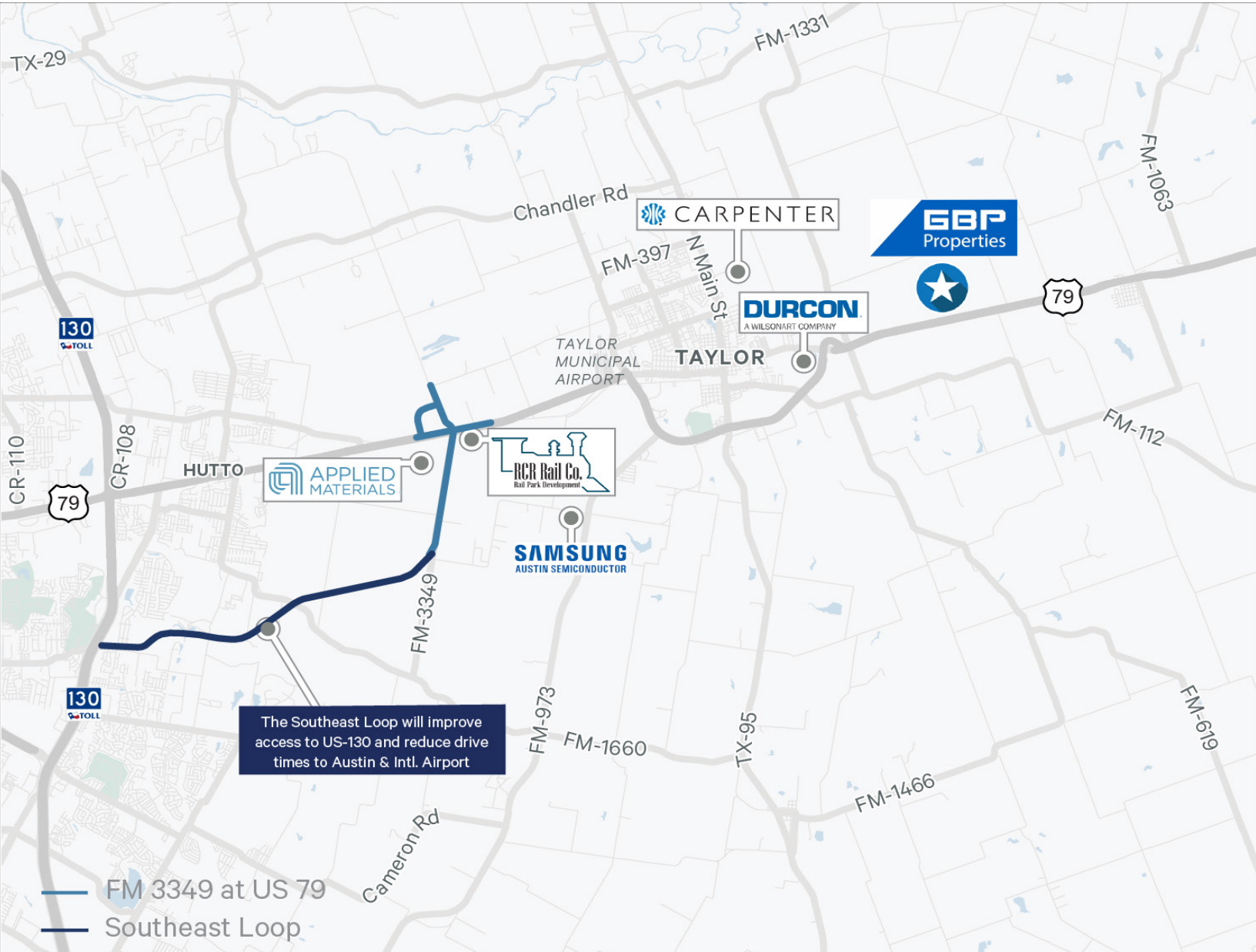
TOTAL SF	59,920 SF on 3.58 AC
AVAILABLE SF	14,960 - 29,920 SF
CLEAR HEIGHT	32' at first column
DOCK HIGH DOORS	5 Dock High
GRADE LEVEL DOORS	(4) 12' x 14' doors
BAY DIMENSIONS	45' x 54' x 140'
TRAILER STORAGE	13 Trailer Positions
CAR PARKS	32
SPRINKLER	ESFR
POWER	500KVA at 277/480V, 3 Phase

BUILDING 1 SPECIFICATIONS

TOTAL SF	76,815 SF on 3.9 AC
AVAILABLE SF	19,764 - 76,815 SF
CLEAR HEIGHT	32' at first column
DOCK HIGH DOORS	8 Dock High
GRADE LEVEL DOORS	(2) 12' x 14' doors
BAY DIMENSIONS	45'-9" x 54' x 183'
TRAILER STORAGE	15 Trailer Positions
CAR PARKS	53
SPRINKLER	ESFR
POWER	500KVA at 277/480V, 3 Phase

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CORPORATE NEIGHBORS



ADDITIONAL CORPORATE NEIGHBORS (20 MI RADIUS)



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PRIME LOCATION IN TEXAS TRIANGLE

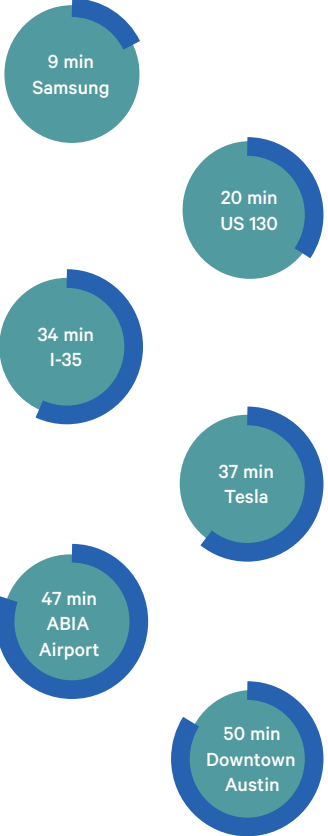
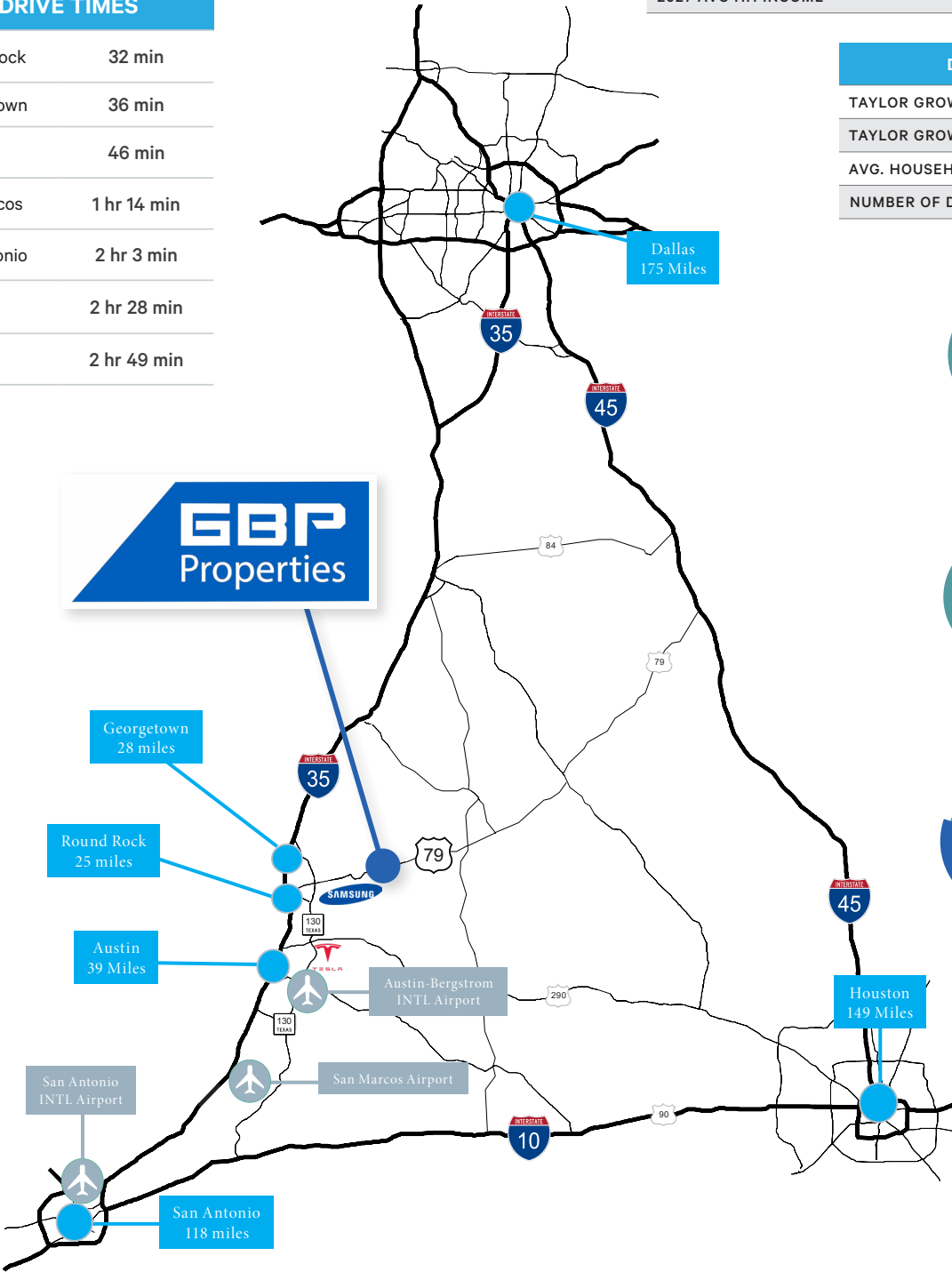
DRIVE TIMES

Round Rock	32 min
Georgetown	36 min
Austin	46 min
San Marcos	1 hr 14 min
San Antonio	2 hr 3 min
Houston	2 hr 28 min
Dallas	2 hr 49 min

POPULATION SUMMARY	3 MILES	5 MILES	10 MILES
2022 POP - ESTIMATE	16,812	18,104	55,942
2027 POP - 5-YEAR PROJECTION	17,752	19,207	66,567
2022 AVG HH INCOME	\$83,690	\$86,603	\$102,032
2027 AVG HH INCOME	\$95,331	\$98,960	\$117,827

DEMOGRAPHIC OVERVIEW

TAYLOR GROWTH RATE (2010-2020)	11.16%
TAYLOR GROWTH RATE (2020-2025)	6.17%
AVG. HOUSEHOLD SIZE	2.64
NUMBER OF DWELLING UNITS	6,926



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