



US-79 - TAYLOR 14.47 ACRES

SWQ US-79 & CR 432
23555 U.S. 79, TAYLOR, TX 76574



FOR SALE

AVAILABLE LAND
14.47 AC

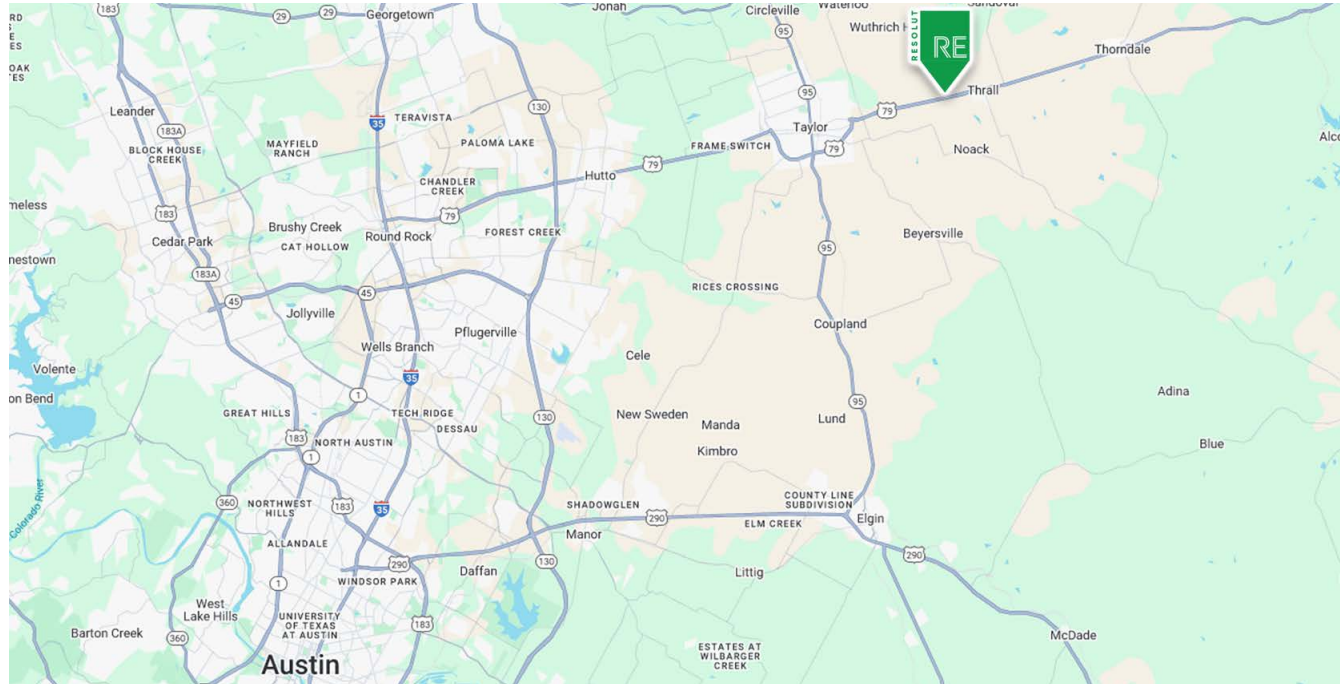
PRICE
\$5,800,000

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PROPERTY HIGHLIGHTS

- 14.47 Acres fronting US-79 in Taylor
- No Zoning, County
- All Utilities to Site
- Proposed & permitted plans in hand will convey to buyer
- Plans consist of multiple 7,200 SF metal industrial/commercial buildings and 4,000 SF - 6,000 SF storage units
- 18-wheeler access with doc bays
- 18-23 ft ceiling heights
- Tilt Wall Construction
- 4,000 SF unit on property with 4 bedrooms and 3-car working garage, built to commercial standards (bolted connections, no OSB/all plywood construction with exterior 0.75" treated, #5 rebar/4k psi slab, etc.)



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



1,614
POPULATION
3-MILE RADIUS



\$96,424.00
AVG HH INCOME
3-MILE RADIUS



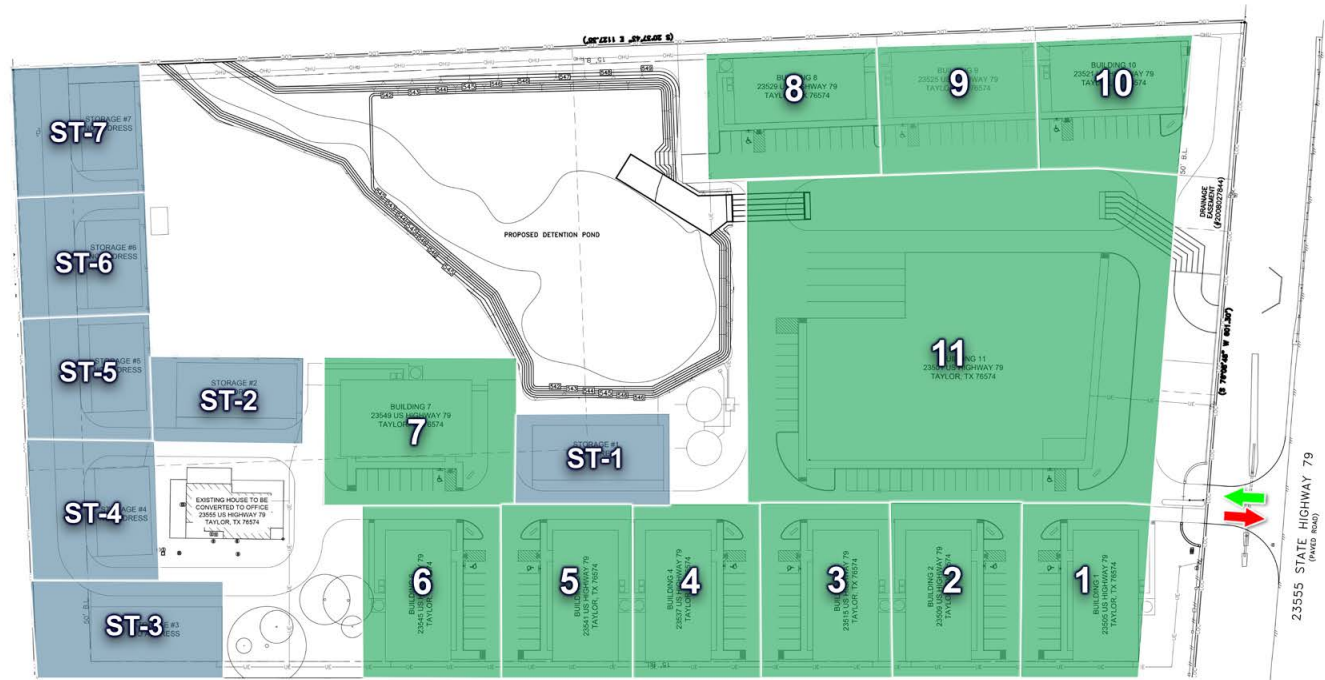
724
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
US-79: 41,160 VPD
TX-360: 7,527 VPD
(Costar 2022)

PROPOSED PLAN

Bldg #	Condo Unit Area	Enclosed Area	Shell Dimensions
1	25,422 SF	7,200 SF	60' x 120'
2	18,802 SF	7,200 SF	60' x 120'
3	18,802 SF	7,200 SF	60' x 120'
4	18,802 SF	7,200 SF	60' x 120'
5	18,802 SF	7,200 SF	60' x 120'
6	19,987 SF	7,200 SF	60' x 120'
7	23,662 SF	8,400 SF	70' x 120'
8	23,269 SF	7,200 SF	60' x 120'
9	18,487 SF	7,200 SF	60' x 120'
10	24,499 SF	7,200 SF	60' x 120'
11	130,615 SF	44,315 SF	190' x 254'
EX-1	33,245 SF	3,900 SF	53.5' x 103.5'
Bldg #	Condo Unit Area	Enclosed Area	Shell Dimensions
ST-1	11,620 SF	6,000 SF	50' x 120'
ST-2	15,150 SF	6,000 SF	50' x 120'
ST-3	14,773 SF	4,000 SF	50' x 80'
ST-4	12,293 SF	5,500 SF	50' x 110'
ST-5	13,082 SF	4,000 SF	50' x 80'
ST-6	12,707 SF	4,000 SF	50' x 80'
ST-7	13,567 SF	4,000 SF	50' x 80'
TOTAL	630,441 SF (14.47 AC)	184,015 SF	







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WILCO 79

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79

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Project Summary U.S. Highway 79, Taylor, Texas 76574:

- A. Gross Area 1 (Commercial) 14.47 acres (630,313 sq ft)
- B. Credit Items, Completed, and/or Developer Contribution (Tract A/14.47 acres)
- Environmental WOTUS
 - Environmental Phase 1
 - Geotechnical Report (Preliminary/ 5 bores)
 - Site Plan Layout Schematic
 - Boundary Survey 2023
 - Topographic Survey 2023
 - STRUCTURE A (3,900 sf a/c) New 2022 Office/Housing
 - DETENTION & AMENITY POND (3 ac-ft)
- C. Engineering, Permitting, Reports & Documents in Progress Tract A (Estimated Budgets)
1. Drainage Modeling & Detention Study =
 2. Construction Plans & TxDOT Commercial Driveway Application =
 3. Site Development Plans & Williamson County Certificate of Compliance
 4. TPDES Wastewater Discharge Permit/TCEQ
 5. Condominium Plat, Bylaws, Restrictions (by legal)
 6. Condo Surveys
 7. Topographic Survey Update 2024
 8. Oncor Commercial Application for Service
 9. Commercial Dry Utility Design Package

Sub-total Credit items B, C

Net Cost Tract A

Unit Cost (14.47ac; 630,313sf)

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79**Commercial Business Park Summary:**

Proposed New Warehouse Buildings.....	117,515 sq ft
Proposed New Storage.....	33,500 sq ft
Projected Costs	
Projected Entitled Paper Sales	
Existing Construction Improvements & Structures	
Net Sales	

Notes:

1. Existing City of Thrall Water (metered, in use): 13,800 gal/day capacity
2. Existing Ground Storage & Booster Pump: 3,450 gallon galvanized tank (15 gpm)
3. Wastewater Discharge Permit (Pending) 3,000,000 gallons per day Ultimate Flow. Anticipate 3-6 months remaining.
4. OSSF Package Treatment Unit. Optional Phase 1 initial design prior to WWTP.
5. Oncor Electric Design Package underway.
6. TxDOT Driveway Plans/Permit Design Package underway.
7. Condo Plat/Declaration & Bylaws drafted. Awaiting finalization with Buyer input.
8. Wilco Certificate of Compliance Design Package underway.



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 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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____