



gradiant
TECHNOLOGY PARK

212-ACRE PREMIER SITE
TAYLOR, TEXAS



GRADIANT TECHNOLOGY PARK (GTP)

Gradiant means 'Great and Radiant' and reflects a mission to create a brighter future for the world via technology.

Developed by iMarketAmerica, the GTP will be a next generation industrial complex tailored to the needs of global tenants.





STRATEGIC LOCATION LIMITLESS POTENTIAL

Gradiant Technology Park is a 212-acre heavy industrial development in Taylor, Texas. The city of Taylor is located less than 30 minutes northeast of Austin Texas, the capital city of the state of Texas. Taylor is also home to Samsung's largest manufacturing facility in the U.S. The development of Gradiant Technology Park will boost the production of solutions for technologies like 5G, artificial intelligence, and high-performance computing.

Gradiant Technology Park is located within the Texas Triangle, a region in Texas formed by the state's four main metropolitan areas—Dallas-Fort Worth, Austin, San Antonio, and Houston. The Texas Triangle is one of eleven mega regions in the United States and is home to approximately 75% of the State's population. This area also benefits substantially from trade with Mexico, the United States' third largest trade partner.

PHASE 1

BREAK GROUND Q3 2025

DELIVERY Q3 2026

TEXAS

THE ULTIMATE DESTINATION FOR BUSINESS

Minimal
Corporate
and Individual
Income Tax

4th Largest
State Economy
in the Nation

9th Largest
Economy in
the World

Home to 54
Fortune 500
Headquarters



Why Taylor, Texas?

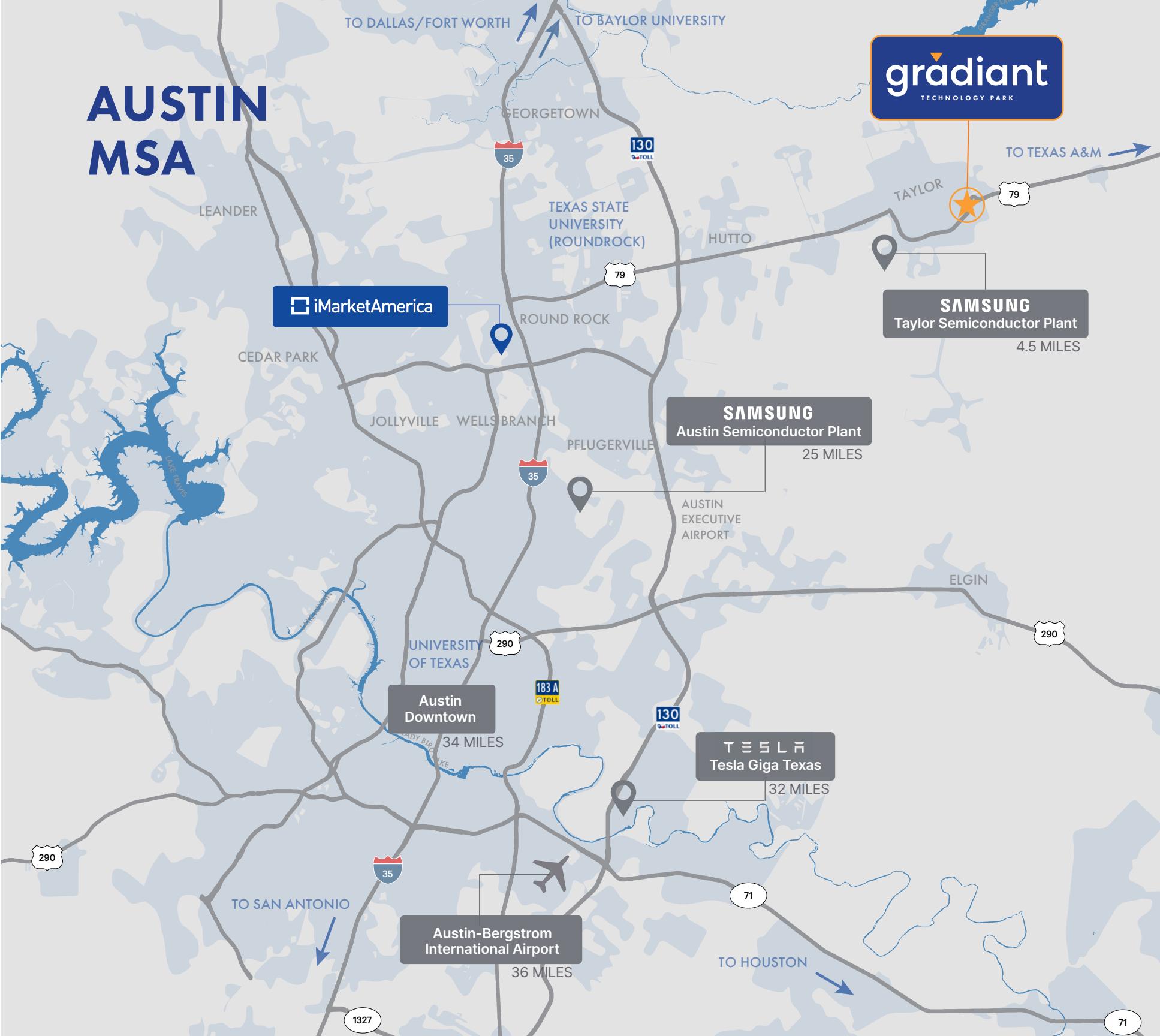
Taylor Texas is located in Williamson County and is a suburb of Austin, Texas aka Silicon Hills. With the rapid growth of the Austin MSA as a destination for tomorrow's businesses, adjacent Williamson County has seen exponential growth while enjoying more favorable operating costs and excellent access to labor.

300+
Companies in
semiconductor,
computer and
electronics
industries

44%
Williamson County
has grown 44%
(2010 - 2020)
and is expected
to triple by 2060

600K+
Access to 600K+
skilled workers
within a 30-mile
radius

Incentives
Taylor EDC
offers an array of
incentives



PRIME LOCATION FOR INNOVATION & GROWTH

Airport Proximity - Golden Triangle

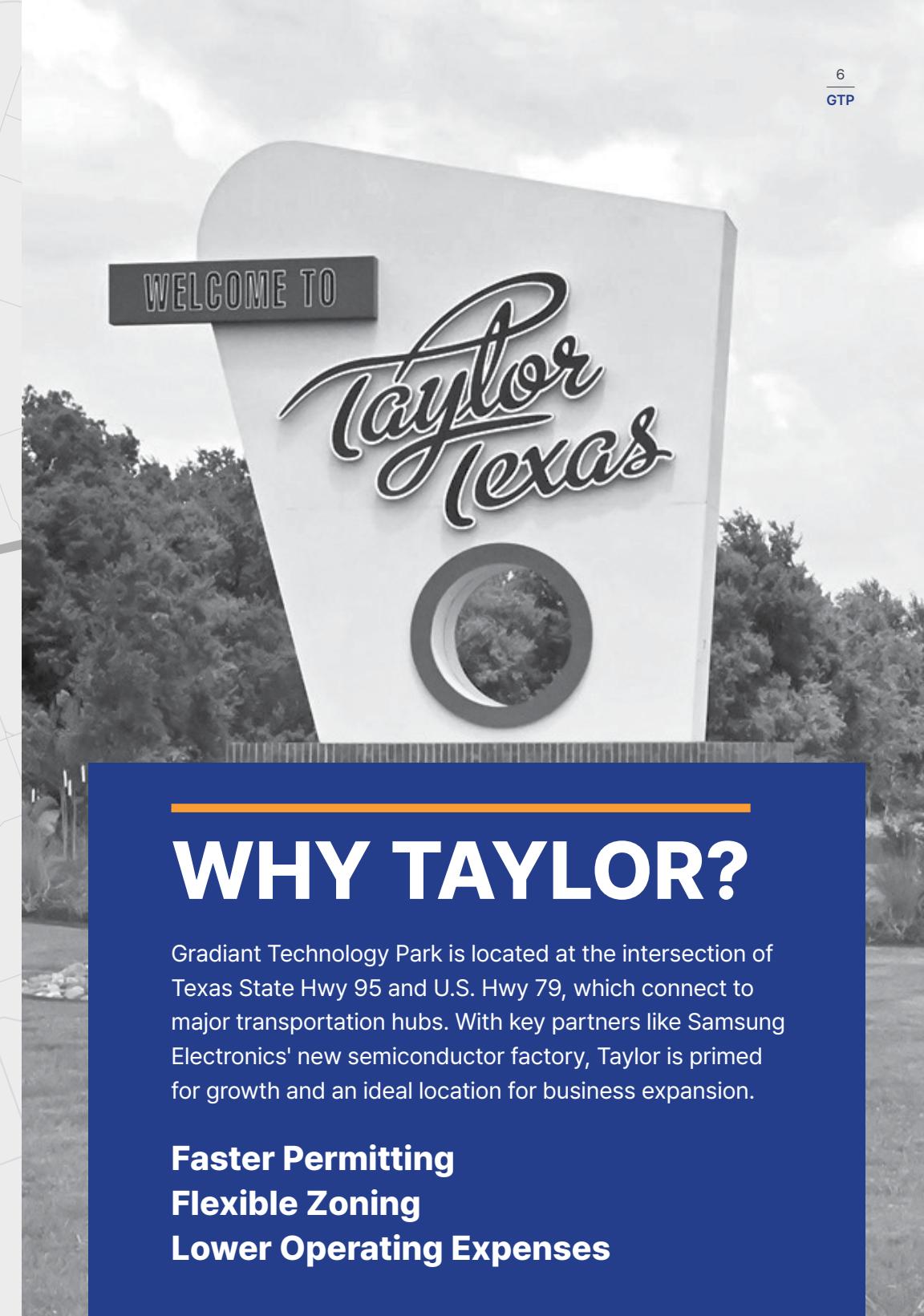
Austin (AUS): 40 mins (58 km)
 San Antonio (SAT): 120 mins (190 km)
 Houston (IAH): 150 mins (265 km)
 Dallas/Fort Worth (DFW): 170 mins (291 km)

Adjacent Major Ground Transportation

Interstate Highway I35 (N-S, Mexico to Canada)
 Interstate Highway I10 (E-W, California to Florida)
 U.S. Route 79 (Round Rock, Texas to Russellville, Kentucky)
 Union Pacific and BNSF Railroads (U.S. land freight)

Nearby Universities

University of Texas at Austin - 30 mins (50 km)*
 Texas A&M University - 80 mins (120 km)
 Baylor University - 80 mins (120 km)
 *University of Texas plans a new Taylor campus - 5 mins (5 km)





FORWARD THINKING ECOSYSTEM

With meticulously planned design and the flexibility to adjust to global trends, Grariant Technology Park will elevate the production and logistical capacities of cutting edge industries.

GRADIANT TECHNOLOGY PARK OFFERS IT ALL

Manufacturer-Level Resources

Power: Oncor

Natural Gas: Atmos Energy

Fiber: AT&T

Water: City of Taylor

Wastewater: City of Taylor

Rail: Class 1 dual service by Union Pacific and BNSF;
15 min. to RCR Rail Park

Zoning

Broadest Industrial Zoning in City of Taylor
which includes:

Designated Employment Center (EC)

Flexible Design Standards

Emphasis on Job Creation Centers

Major Employment Integrated with Industrial
Development





ULTIMATE FLEXIBILITY: CUSTOMIZE YOUR FACILITY

BUILD TO SUIT

Choose your desired land size: 5 – 50 acres
Specify your building requirements: 50,000 – 600,000 SF
Custom-built facility to meet your specifications

PURCHASE LAND

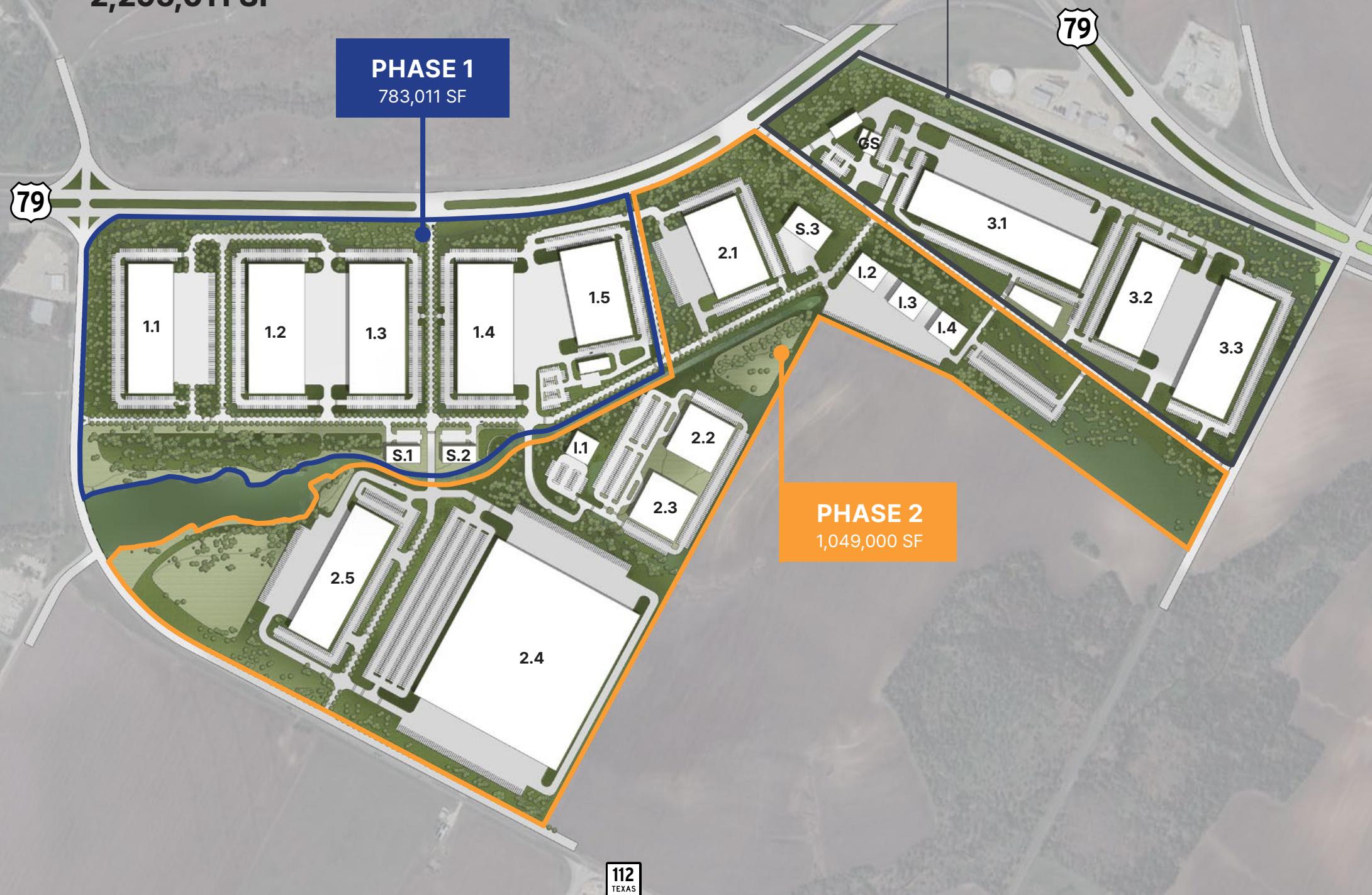
Customizable parcel sizes available
Utilities and infrastructure ready
Located within an established business park

LEASE SPEC BUILDINGS

Modern, Class A construction
Customizable interior options
Expedited move-in process

MASTER SITE PLAN

2,295,011 SF



PHASE 1	
Building 1.1	127,164 SF
Building 1.2	157,724 SF
Building 1.3	176,240 SF
Building 1.4	176,240 SF
Building 1.5	116,843 SF
Support S.1	16,000 SF
Support S.2	12,800 SF
Phase 2	
Building 2.1	108,160 SF
Building 2.2	57,600 SF
Building 2.3	57,600 SF
Building 2.4	600,320 SF
Building 2.5	136,920 SF
Infrastructure I.1	14,400 SF
Infrastructure I.2	18,000 SF
Infrastructure I.3	18,000 SF
Infrastructure I.4	18,000 SF
Support S.3	20,000 SF
Phase 3	
Building 3.1	185,640 SF
Building 3.2	104,160 SF
Building 3.3	156,000 SF
Gas Station (GS)	17,200 SF

PHASE 1

Building 1.3 & 1.4

Breaking Ground Q3 2025

1.1
Building
127,164 SF

1.2
Building
157,724 SF

1.3
Spec Building
Breaking Ground
Q3 2025
176,240 SF

1.4
Spec Building
Breaking Ground
Q3 2025
176,240 SF

1.5
Building
116,843 SF

S.1

S.2

BUILDING 1.3

Site Plan

Building Delivery **Q3 2026**

Total Building Size **176,240 SF**

Spec Office **2,949 SF**

Clear Height **40'**

Docks **(29) 9' x 10' Dock Doors
(1) 12' x 14' Drive-In Door**

Column Spacing **50' Typical Depth
60' Speed Bay
56' Typical Width**

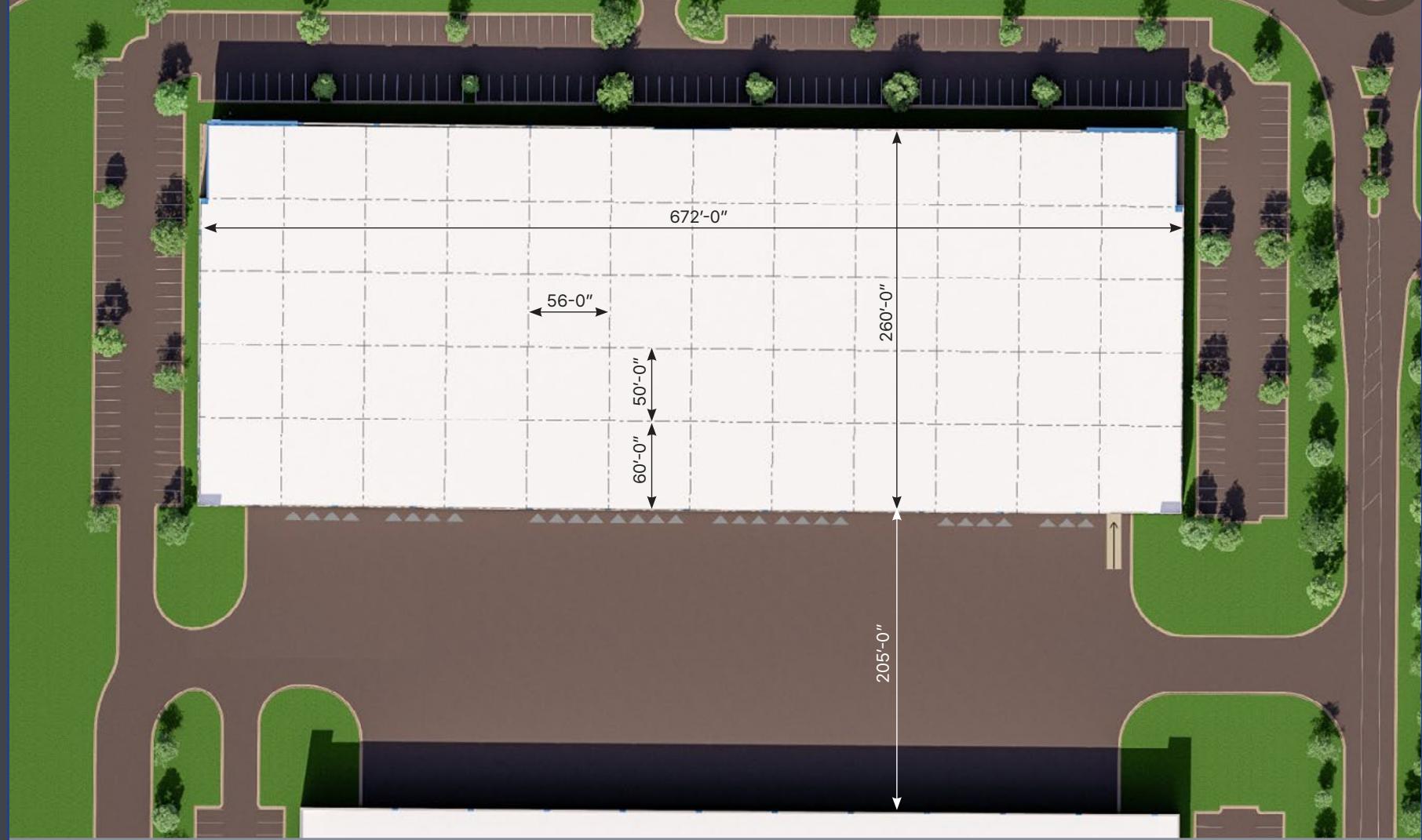
Power **6,000 amps, 3-Phase, 270/480V**

Parking **1.44/1,000
(254 Total Spaces)**

Building Dimensions **260' x 672'**

Sprinklers **ESFR**

Truck Court Depth **205' (Shared)**



BUILDING 1.4

Site Plan

Building Delivery **Q3 2026**

Total Building Size **176,240 SF**

Spec Office **5,018 SF**

Clear Height **40'**

Docks **(29) 9' x 10' Dock Doors
(1) 12' x 14' Drive-In Door**

Column Spacing **50' Typical Depth
60' Speed Bay
56' Typical Width**

Power **6,000 amps, 3-Phase, 270/480V**

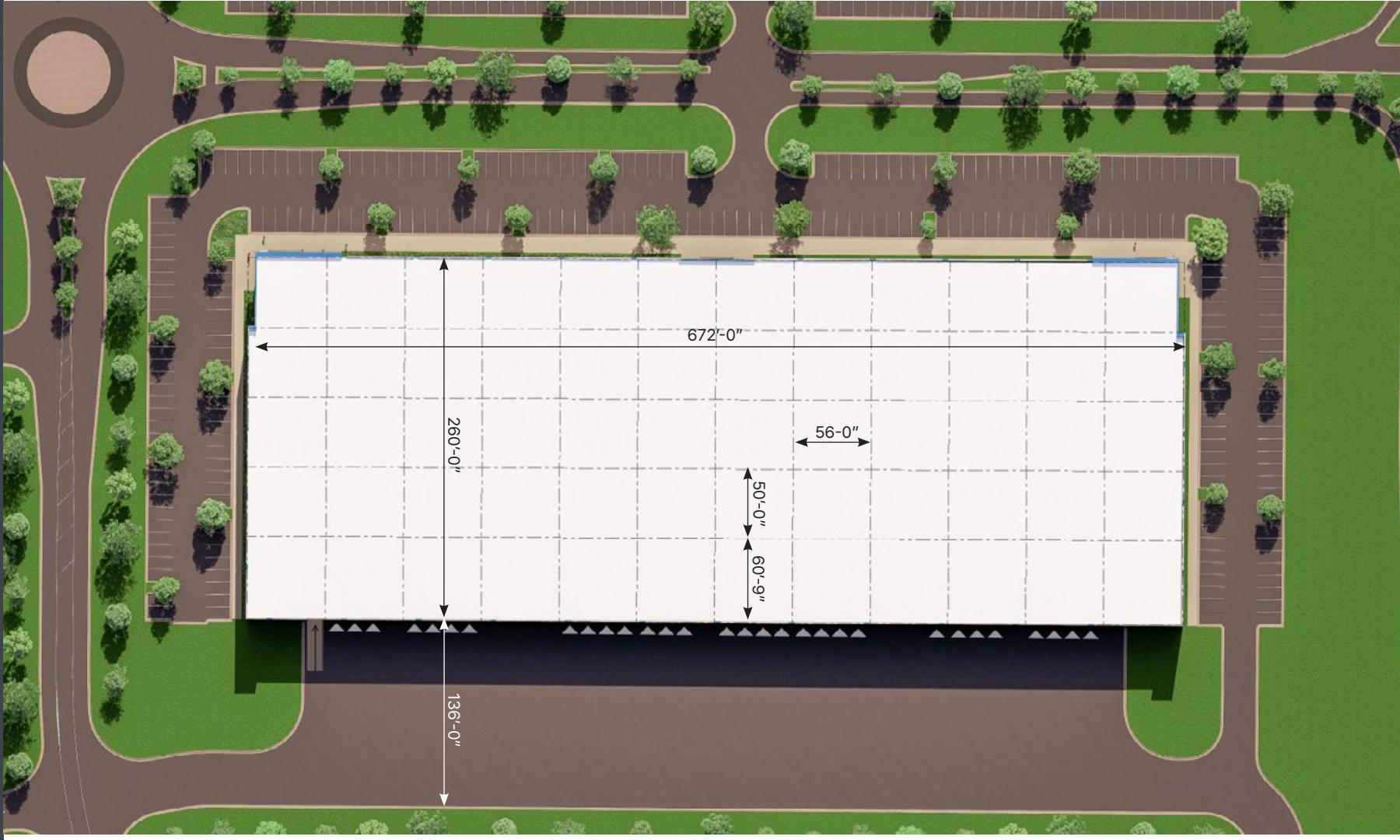
Parking **1.45/1,000
(256 Total Spaces)**

Building Dimensions **260' x 672'**

Sprinklers **ESFR**

Truck Court Depth **136'**

Warehouse HVAC **100% Conditioned**



ABILITY TO PURCHASE YOUR OWN TRACT



Land parcels may be
divided or combined to
accommodate user needs

- No Need for On-Site Detention Pond
- No Floodplain on Any Tracts
- All Utilities Available
- Zoning: Heavy Industrial

Lot	Acreage	Lot	Acreage
1	11.34	7	9.55
2	9.37	8	4.42
3	8.23	9	5.29
4	7.84	10	32.14
5	13.08	11	11.25
6	7.96		

BUILD-TO-SUIT OPPORTUNITIES

CUSTOMIZATION AT EACH STAGE.

Grariant Technology Park allows you to choose the land, building type, and size, ranging from 50,000 to 600,000 SF.

CUSTOMIZE YOUR FACILITY

5 – 50 ACRES

Acquire the amount of land you want

50K – 600K SF

Select the size/type of building you need

BREAK GROUND

Begin construction of your custom facility

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