

# grādiant

TECHNOLOGY PARK

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212-ACRE PREMIER SITE  
TAYLOR, TEXAS

 iMarketAmerica

**CBRE**



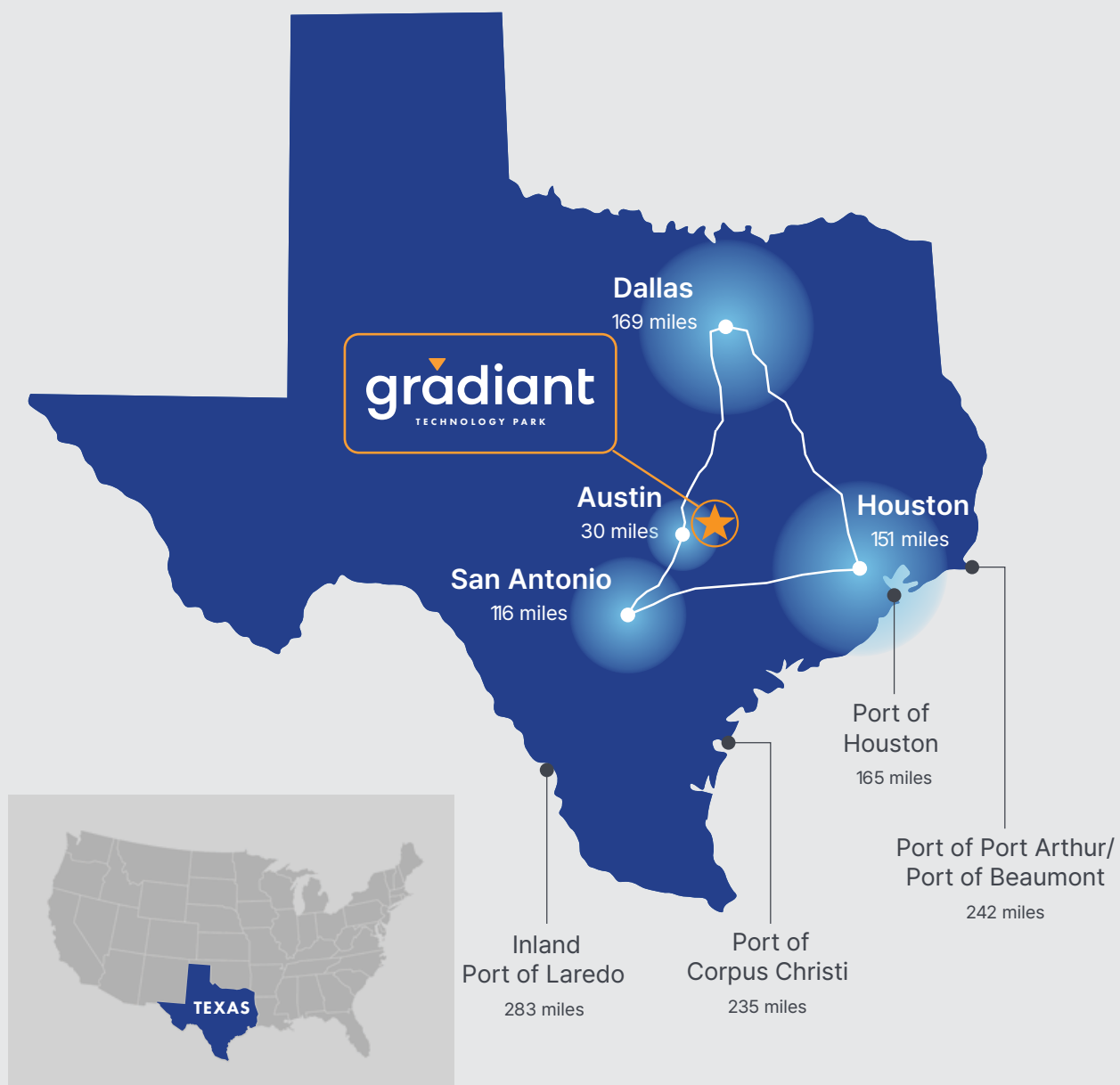
# GRADIANT TECHNOLOGY PARK (GTP)

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.

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## PHASE 1

BREAK GROUND Q3 2025

DELIVERY Q3 2026



# TEXAS

THE ULTIMATE  
DESTINATION FOR  
BUSINESS

Minimal  
Corporate  
and Individual  
Income Tax

4<sup>th</sup> Largest  
State Economy  
in the Nation

9<sup>th</sup> 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

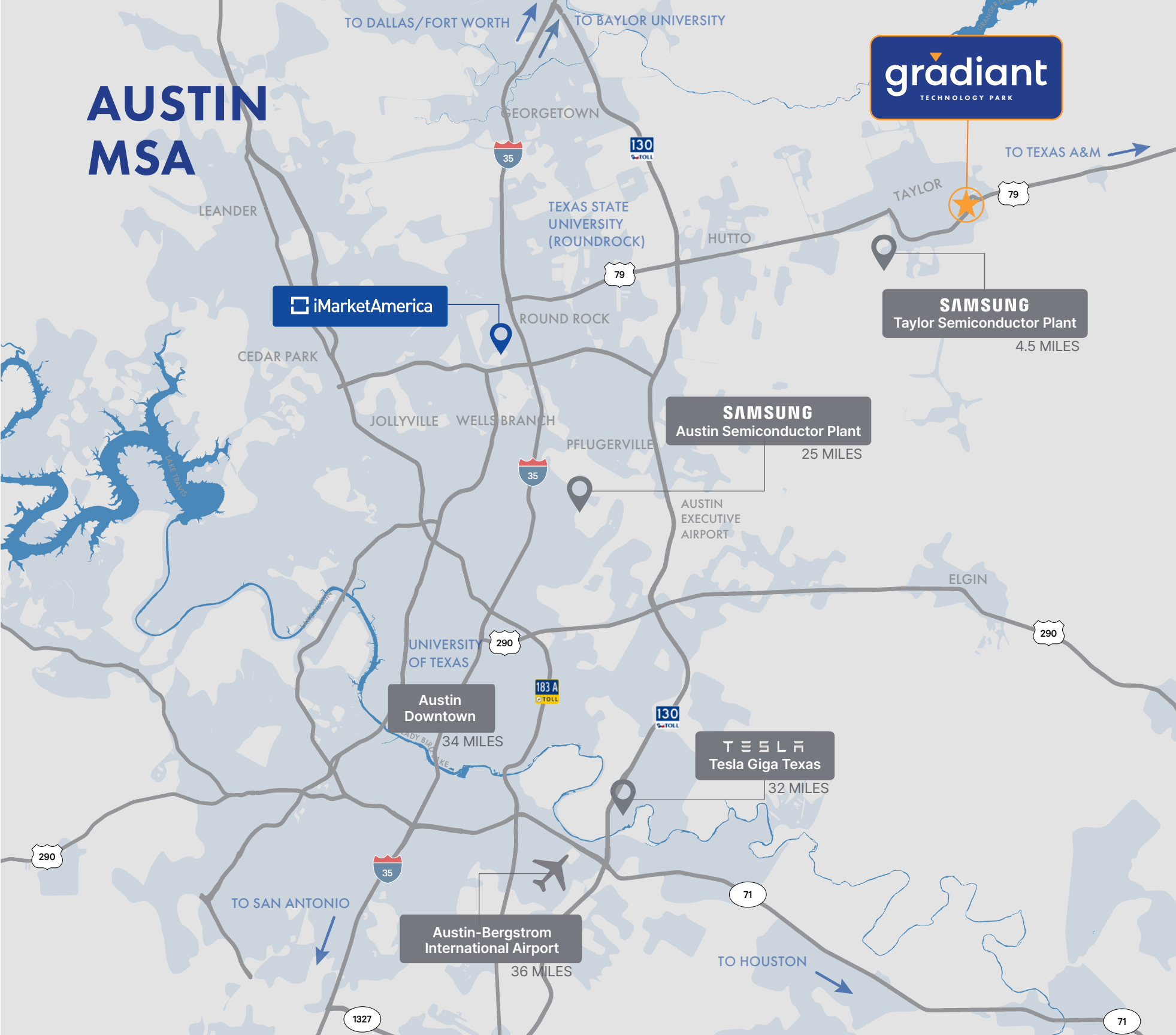
**600K+**

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

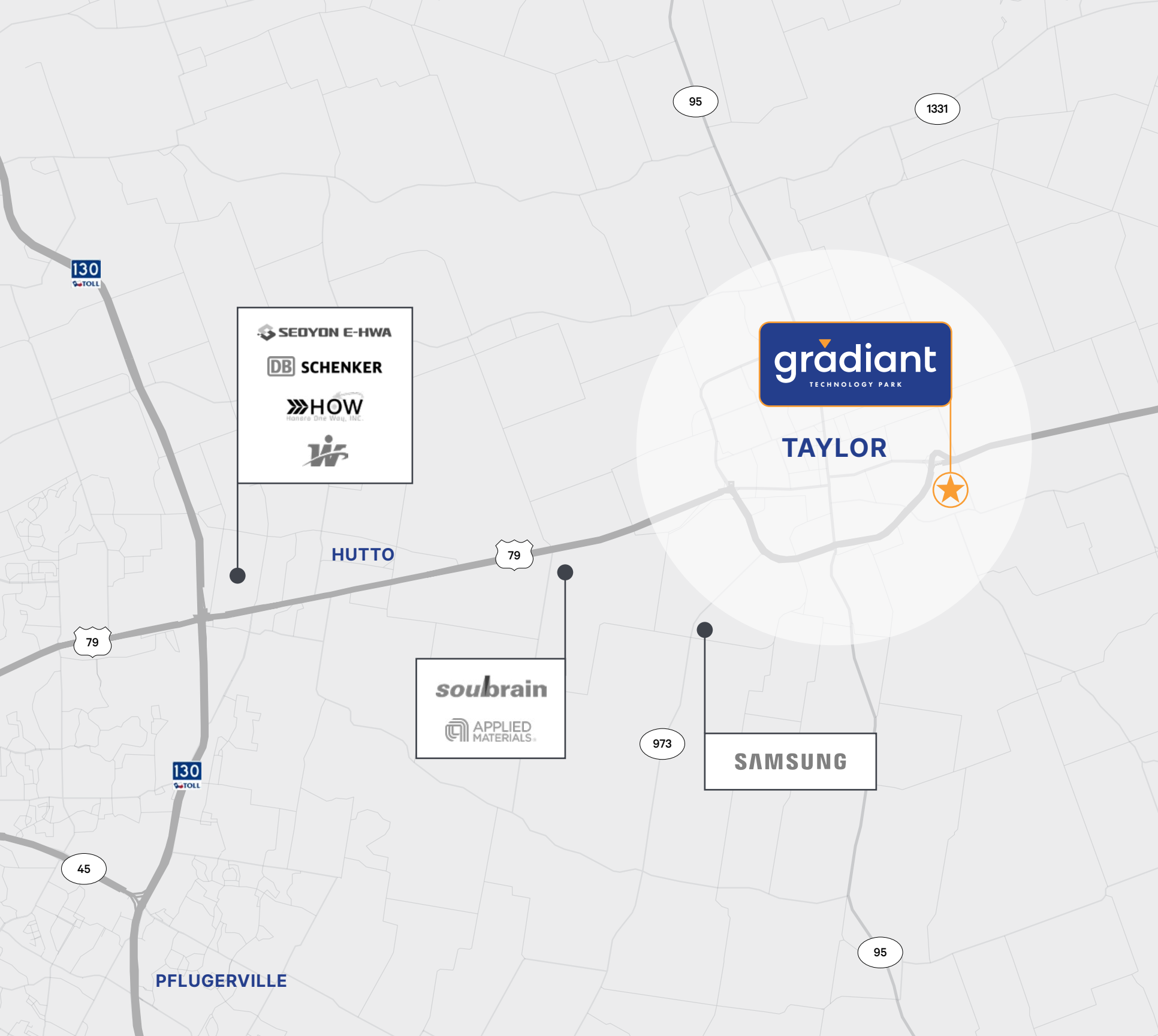
Austin (AUS): 40 mins (58 km)  
San Antonio (SAT): 120 mins (190 km)  
Houston (IAH): 150 mins (265 km)  
Dallas/Fort Worth (DFW): 170 mins (291 km)

## 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)



## WHY TAYLOR?

Gradiant Technology Park is located at the intersection of Texas State Hwy 95 and U.S. Hwy 79, which connect to major transportation hubs. With key partners like Samsung Electronics' new semiconductor factory, Taylor is primed for growth and an ideal location for business expansion.

**Faster Permitting**

**Flexible Zoning**

**Lower Operating Expenses**





# FORWARD THINKING ECOSYSTEM

With meticulously planned design and the flexibility to adjust to global trends, Gradient 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 1 783,011 SF

## PHASE 3 463,000 SF

## PHASE 2 1,049,000 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)

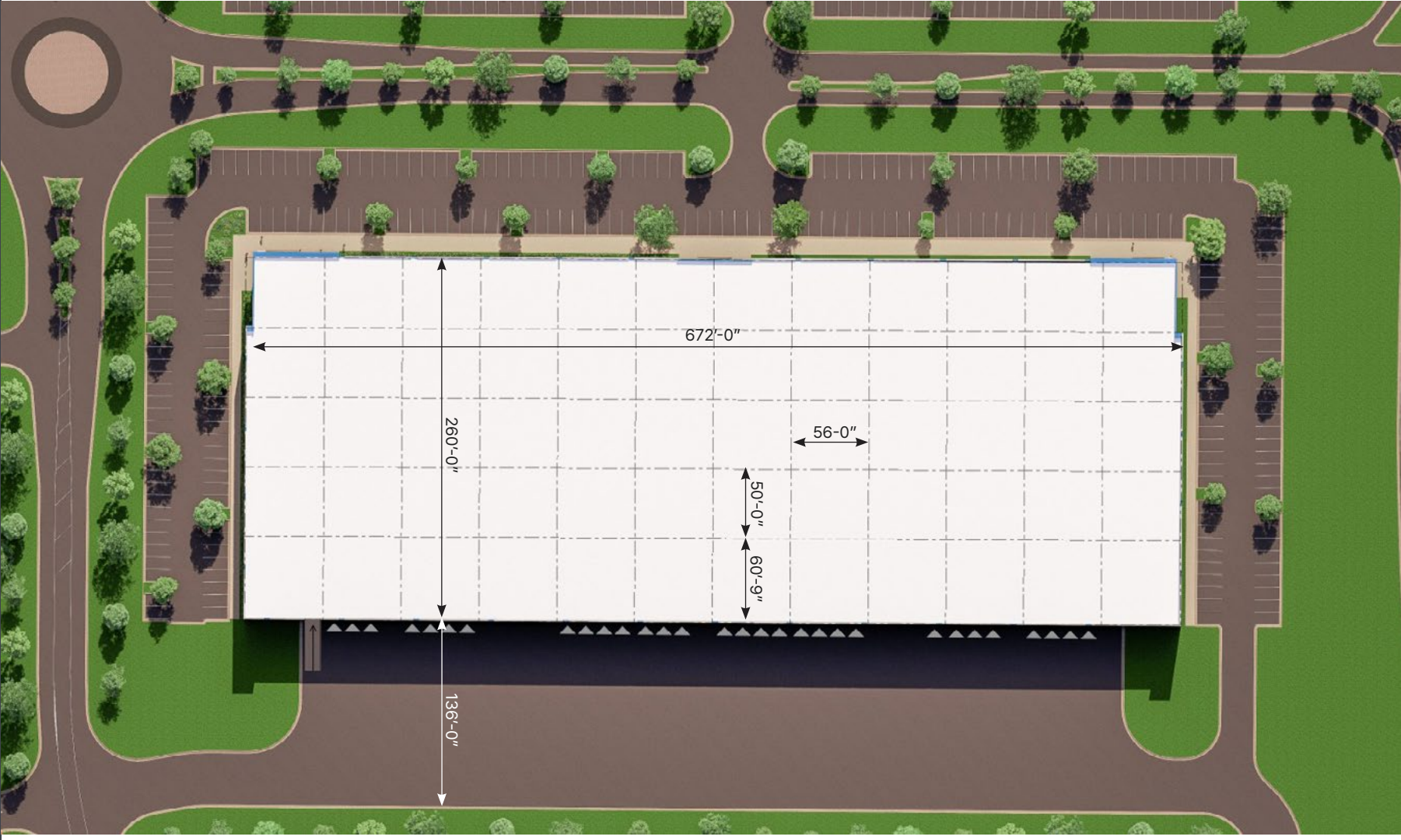




# BUILDING 1.4

## 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.

Gradiant 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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