

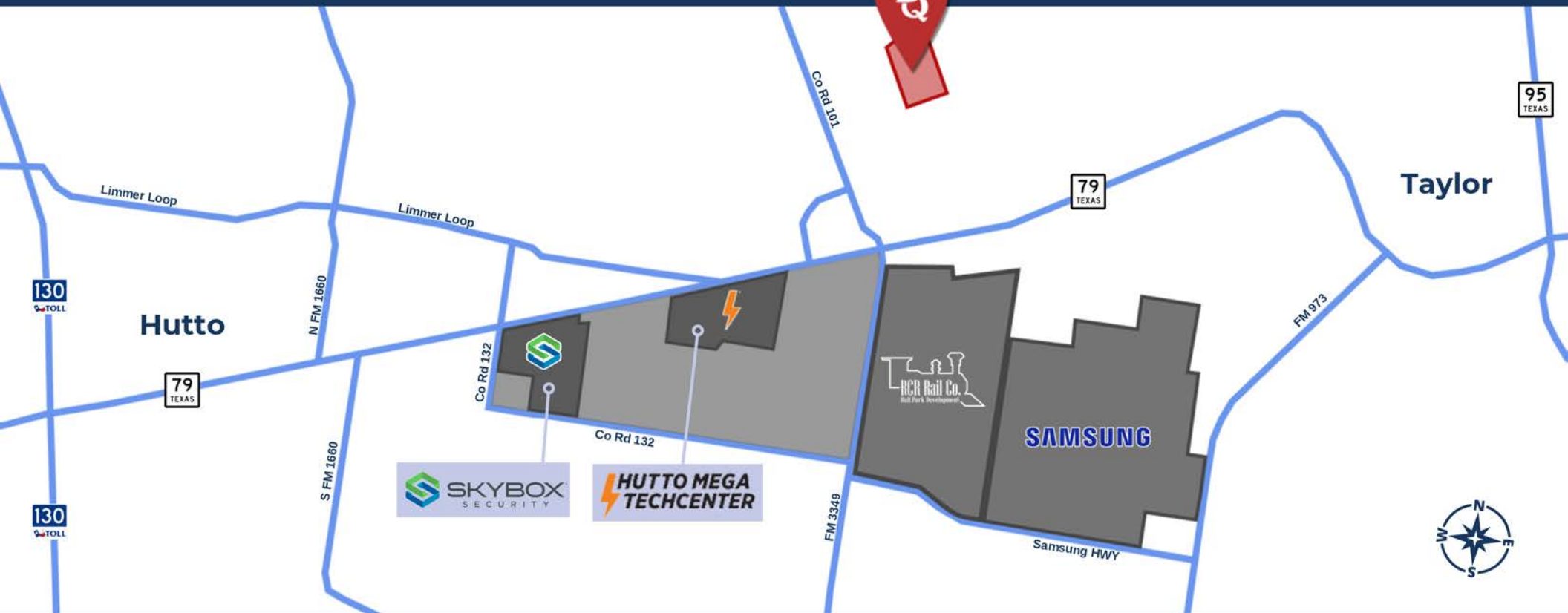
50,000 - 203,471 RSF
Available For Lease
370 BFG 9000 Way, Taylor, TX 76574



**DON
QUICK**
& Associates, Inc.

www.donquick.com





DRIVE TIMES

IN MINUTES, APPROXIMATE.

US 79	4
SH 130	10
HWY 29	14
SH 45	16
IH 35	20
DOWNTOWN TAYLOR	8
SAMSUNG PLANT SITE	9
ROUND ROCK	15
PFLUGERVILLE	24
TESLA GIGAFACTORY	30
APPLIED MATERIALS	30
AUSTIN DOMAIN	30
ABIA	40
SAN ANTONIO	120
DALLAS/FT.WORTH	150
HOUSTON	150

Building Size:

50,000 SF - 203,471 SF (Crossdock Layout)

Auto Parking:

203 spaces

Dock Doors:

42 (9'x10')

Drive-in:

4 (12'x14')

Truck Court:

130'

Column Spacing:

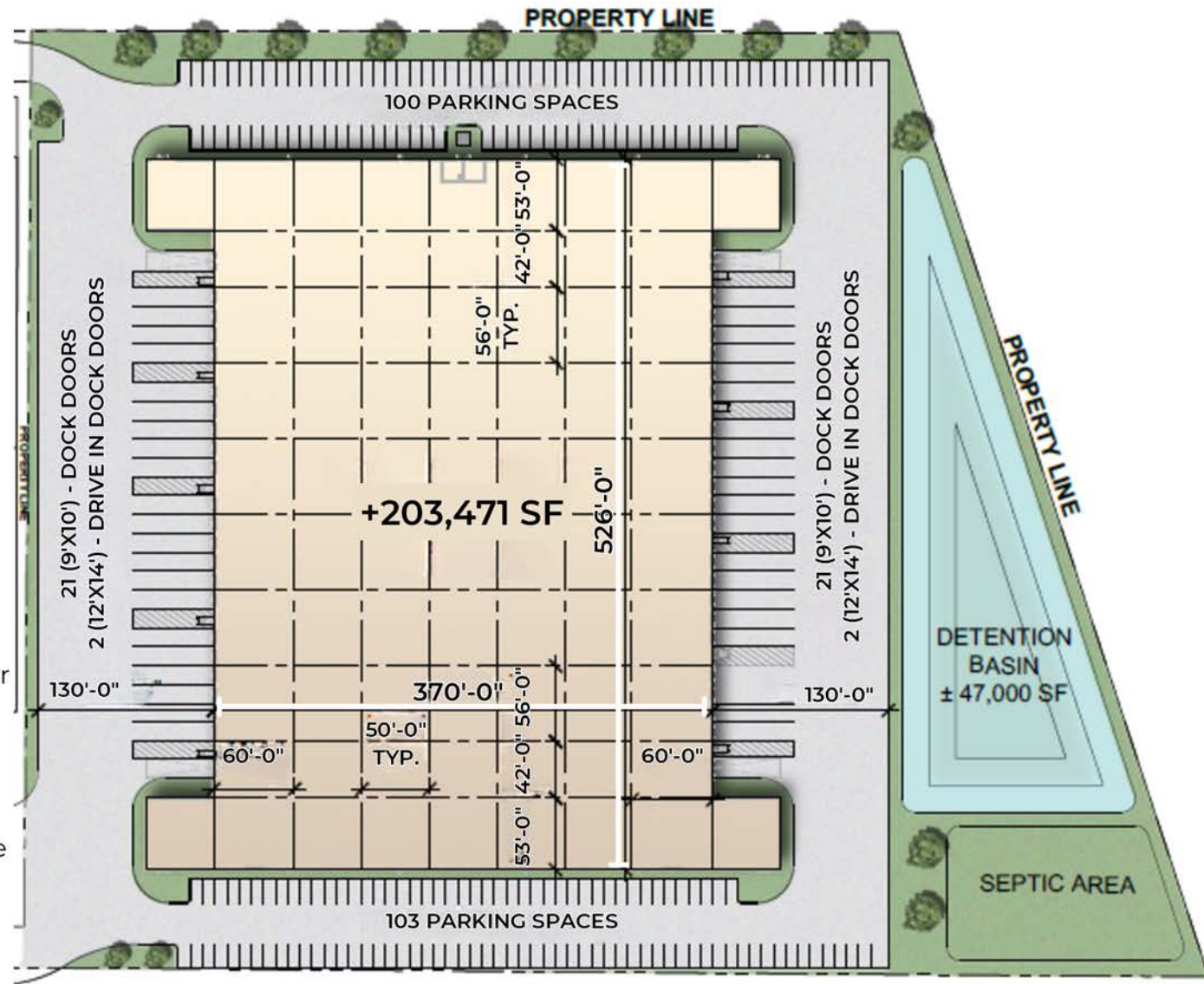
50' x 56'

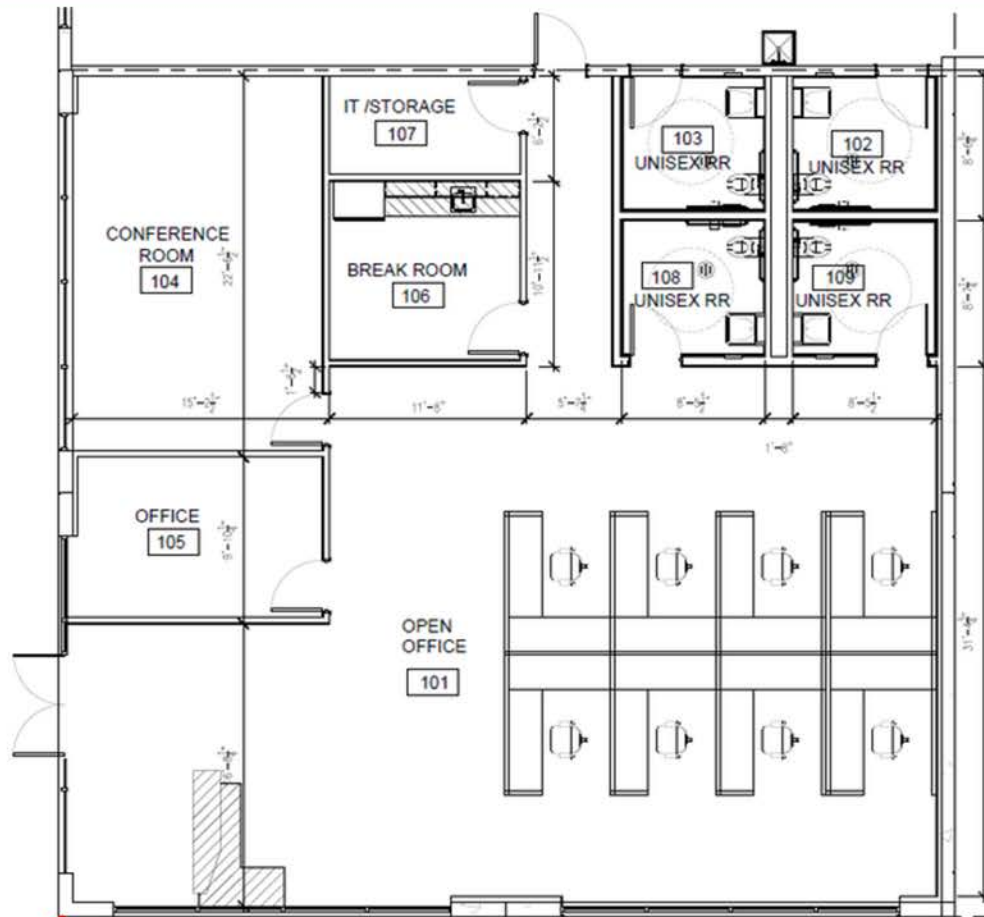
ESFR Sprinklered**36' Clear Height****Power:**

- Three-phase with 1,500 KVA transformer available.
- 2 x 800-amp high voltage and 2 x 400-amp low voltage panels available.
- Building is designed as flexible, so power can be split up between multiple tenants or all for one full tenant.
- Oncor has confirmed that the site can have up to 24MW and more based on the tenants power needs.

Rate:

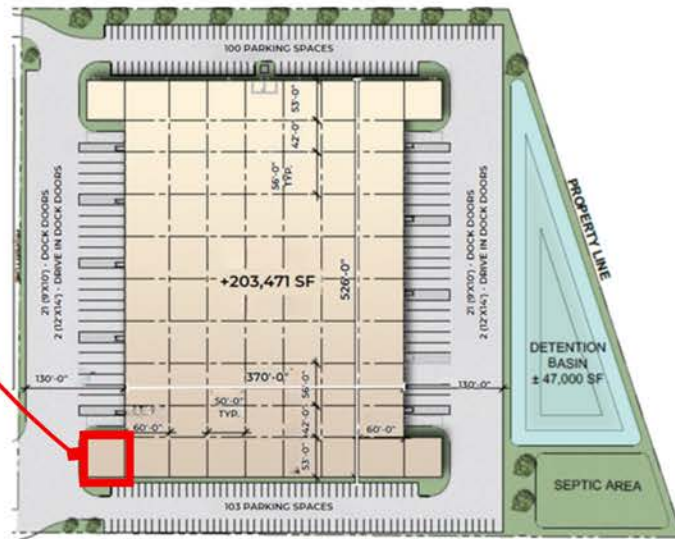
\$0.85 - \$0.90/SF/Month + NNN





Planned Spec Office 2,650 SF

Office can be expanded/reconfigured quickly to meet specific requirements.



PROJECT DIFFERENTIATORS



Timing (Speed and Ease): This project lies outside the city limits AND outside the ETJ. From shell to ribbon cutting, the timeline to establish the required infrastructure and complete all buildout for the building is expedited. The county's established familiarity with the property will also help in expediting the approval process to commence improvements.



Location: The project is within 30 minutes of Georgetown, Round Rock, Hutto, Pflugerville, Manor, Austin (and more), giving vendors flexibility to be within a certain proximity of their associated hub (ie Samsung, Tesla, etc.). Taylor's location within the "Texas Triangle" and the arrival of Samsung have already bolstered monumental transportation projects with even more in the pipeline to provide quicker commutes and access for employees and vendors to the area.



Scale and Design: The size, shape, and orientation of the building offers flexibility with parking differentiation, accessibility, cross-dock operations, and outdoor equipment implementation. The property is easy to secure, requiring minimal fencing and has little to no visibility of operations from neighboring buildings.



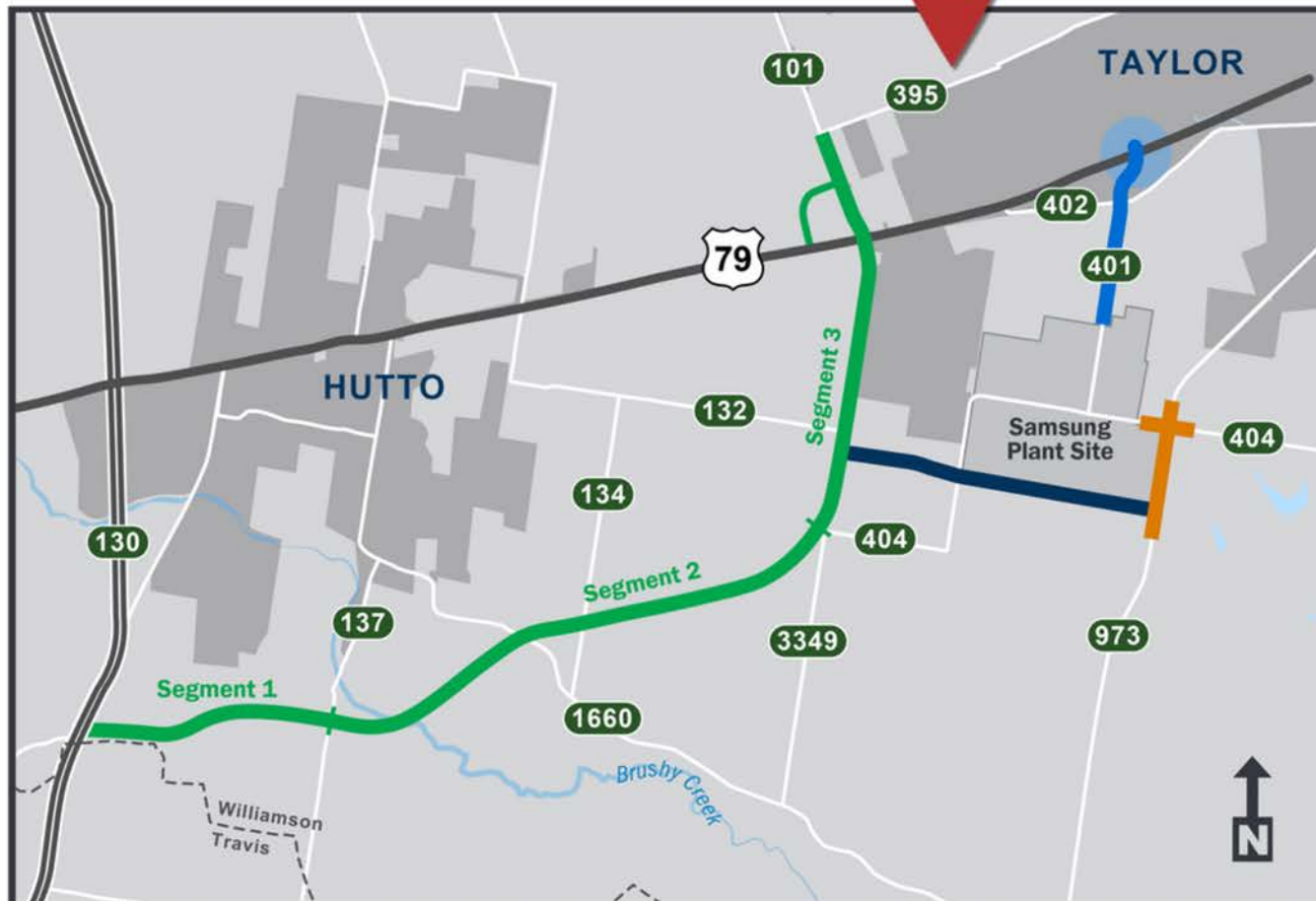
Financial Sustainability: An added benefit to the building's absence from the city and ETJ is ensuring a more stable pattern of operating expenses that shall never be subject to city taxes and will save the Tenant a considerable amount throughout their occupancy of the property.



Compatibility With Future Growth: The current building offers a generous footprint with opportunities for expansion right next door. The adjacent land to the project can serve as supplementary parking, a build-to-suit expansion, or other avenues acceptable to the landowner. Furthermore, the landlord is already in the process of securing permits to establish a road allowing ingress/egress to and from both properties (370 BFG 9000 Way and any improvements on the adjacent land).



Fostering The Growth of Business: The present and future growth of the greater Taylor area will bring a host of new business types, cultivating an ecosystem of supporting clientele and employees.



FM 3349 at US 79 Railroad Safety Project:

Includes widening existing roadway into a four-lane divided highway with bridges over US 79 and the Railroad, and a new interchange between US 79 and FM 3349.

The new overpass connecting CR 101 and FM 3349 at US 79 will allow for quick access from site to new rail facility, City of Hutto Megasite, and Samsung Plant. Improvements will also better accommodate larger vehicles.

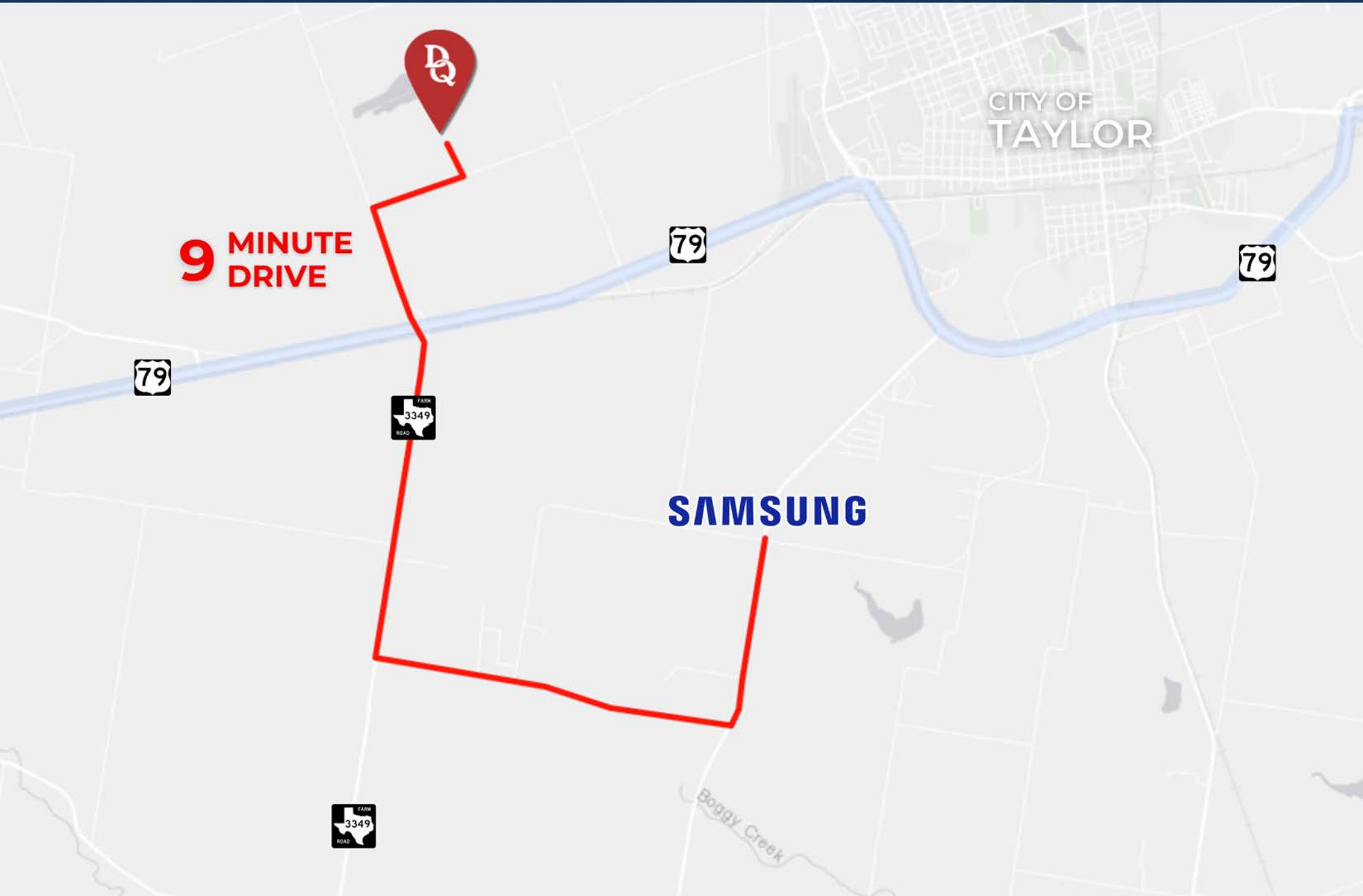
Estimated Completion: Summer 2025

LEGEND

- Southeast Loop
- CR 401 Reconstruction and Extension
- FM 973 at CR 404
- Future Samsung Highway
- CR 401/US 79 Intersection Improvements
- City Limits



SOUTHWEST TAYLOR IMPROVEMENTS









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 or 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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Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Robert Shore	560382	robert@donquick.com	(512) 814-1812
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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