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**partners**  
DEVELOPMENT



# TAYLORPORT RAIL PARK

**±366,115 SF Spec Cross-Dock  
FOR LEASE OR SALE**

1069 FM 3349, Taylor, TX 76574  
Williamson County (Northeast Austin)

Now Available!

## JOHN COLGLAZIER

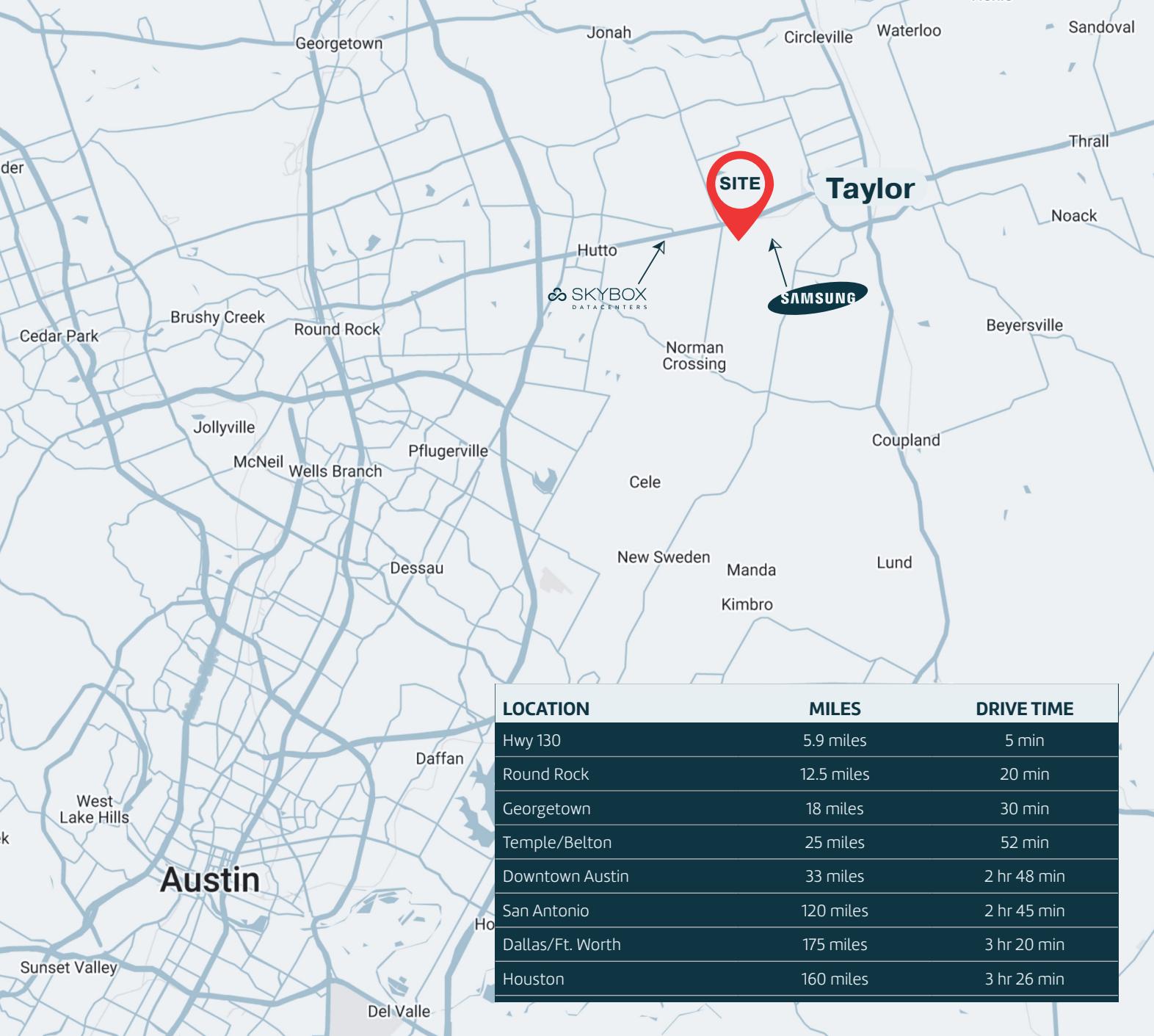
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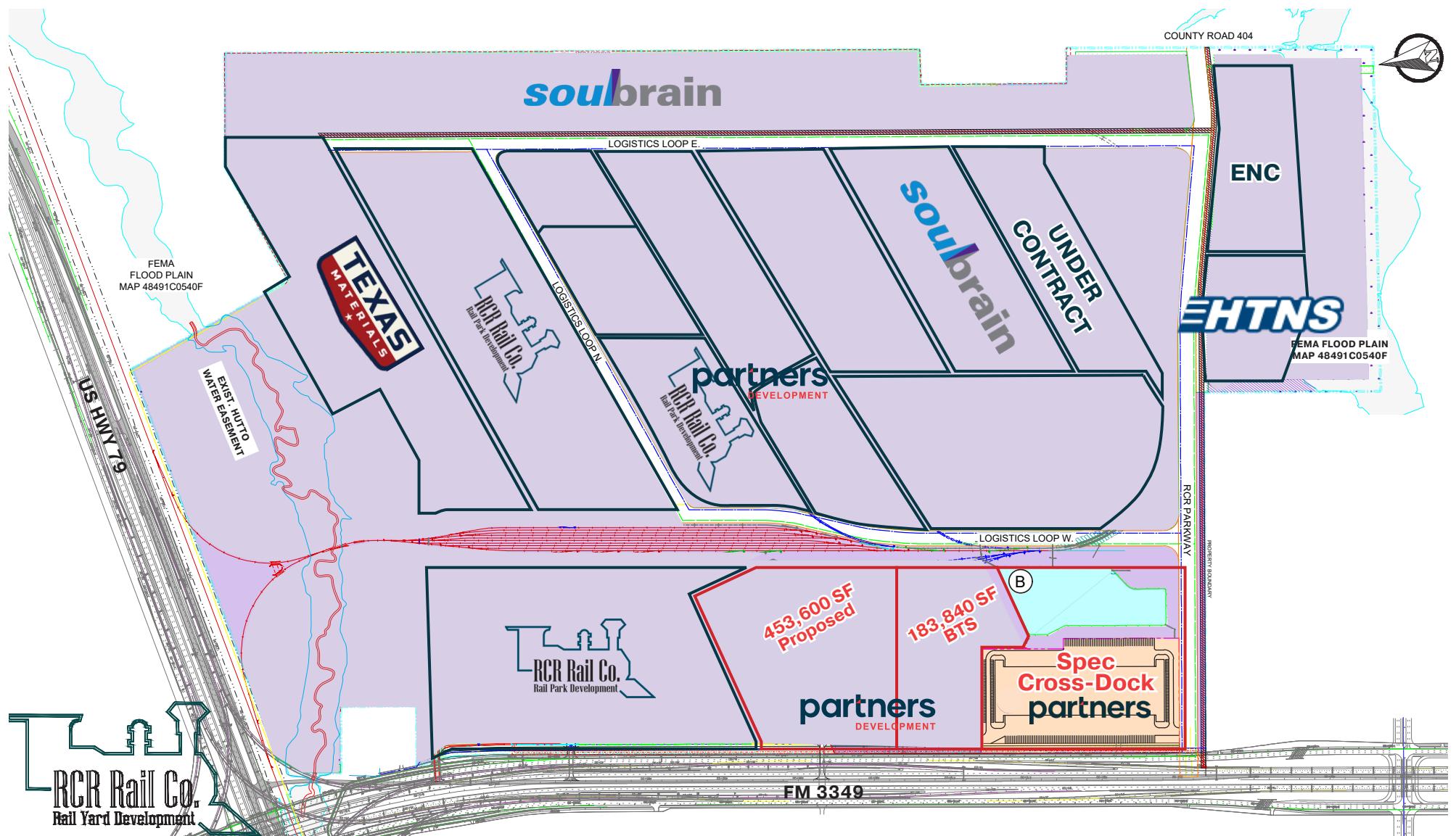


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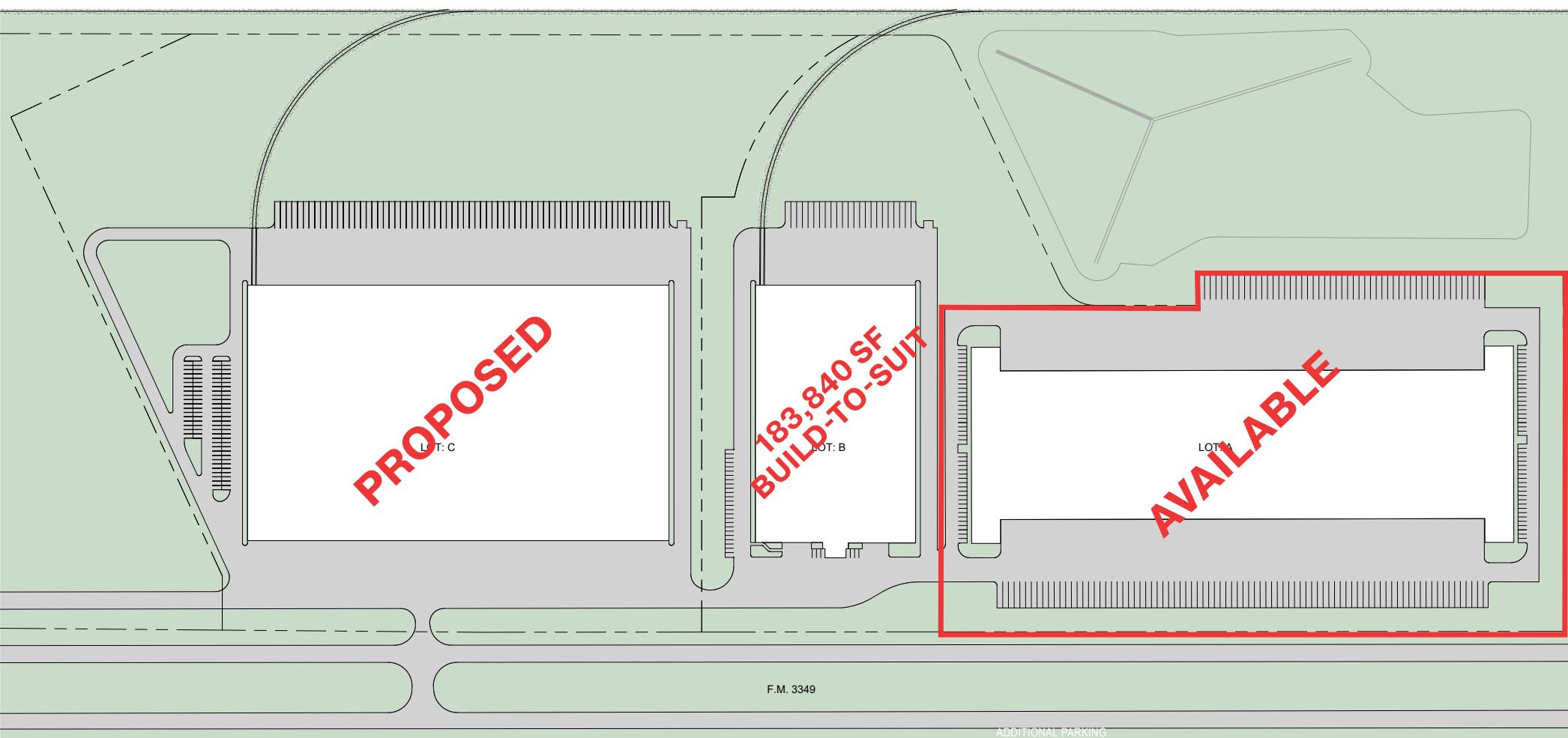


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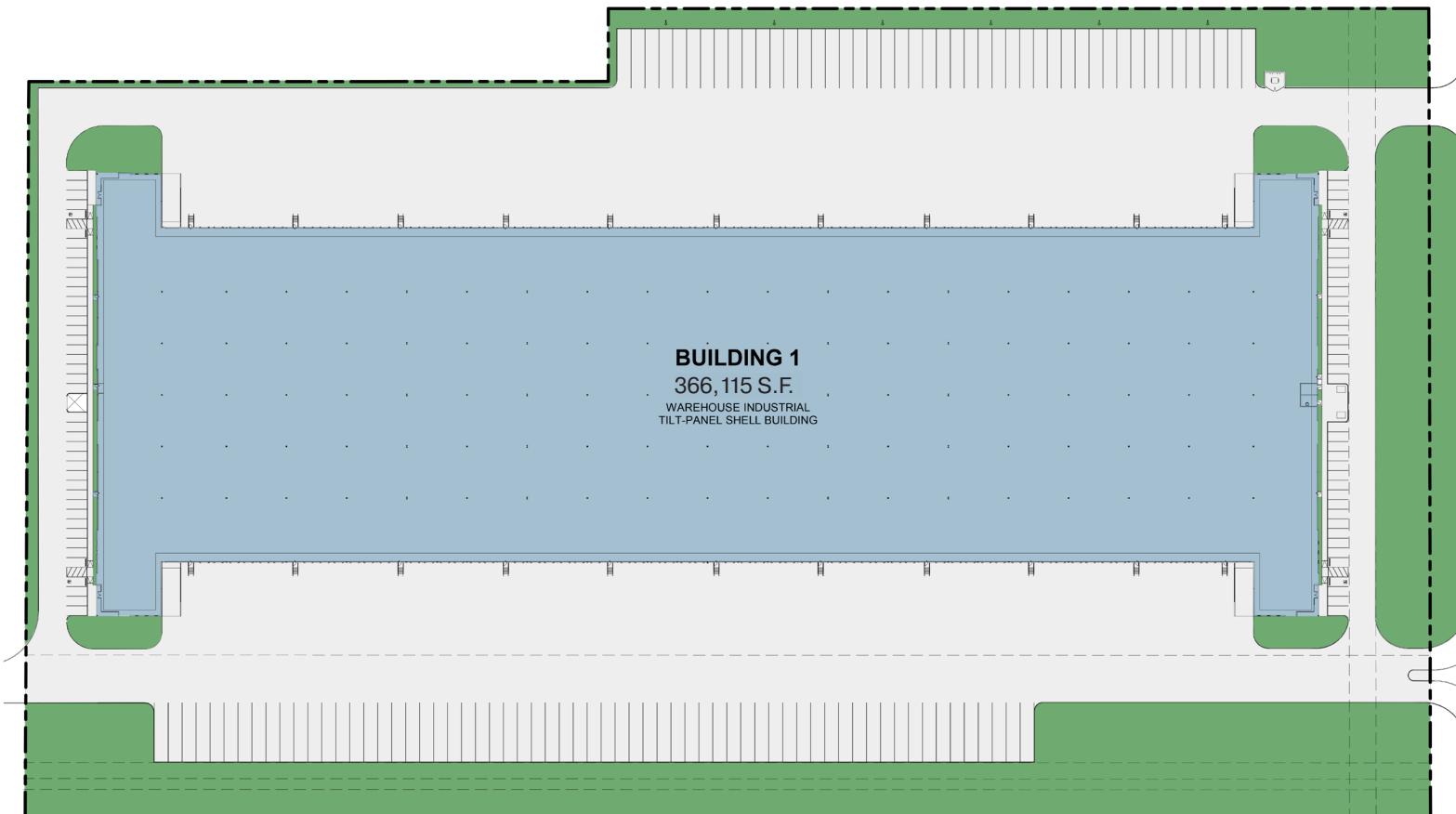
# FUTURE RAIL SERVED BUILDINGS



## RAIL PARK FEATURES

- Located in **OPPORTUNITY ZONE** Within Master Planned & Rail-Served RCR Taylor Logistics Park
- Offering Dual, Class 1, in Park Rail Service Provided by Union Pacific & BNSF
- Located Northeast of Austin between Hutto, TX and Taylor, TX | Serving the Greater Austin Area
- Utilities: Electric, Natural Gas & Fiber Optics Available
- 2023 Tax Rate: 2.122 %

# TAYLORPORT RAIL PARK



## BUILDING FEATURES

**366,115 SF (Divisible)**

Building Size

**21.7 Acres**

Land

**1,136' x 312'**

Building Dimensions

**Cross Dock**

Loading

**118 (9'x10')**

Overhead Doors

**48" x 56"**

**with 60' Speed Bays**

Column Spacing

**4 (12' x 14')**

Grade Level Ramps

**185'**

Truck Court Depth

**36'**  
Clear Height

**109**  
Trailer Spaces  
(expandable)

**Regional Detention**  
Existing & Future

**50' x 60'**  
Office "Pods"

**7" Slab**  
w/ 3500 PSI Rating

**In Park Rail Service**  
Union Pacific & BNSF

**82**  
Employee Parking  
Spaces  
(expandable)

**ESFR**  
Fire Protection

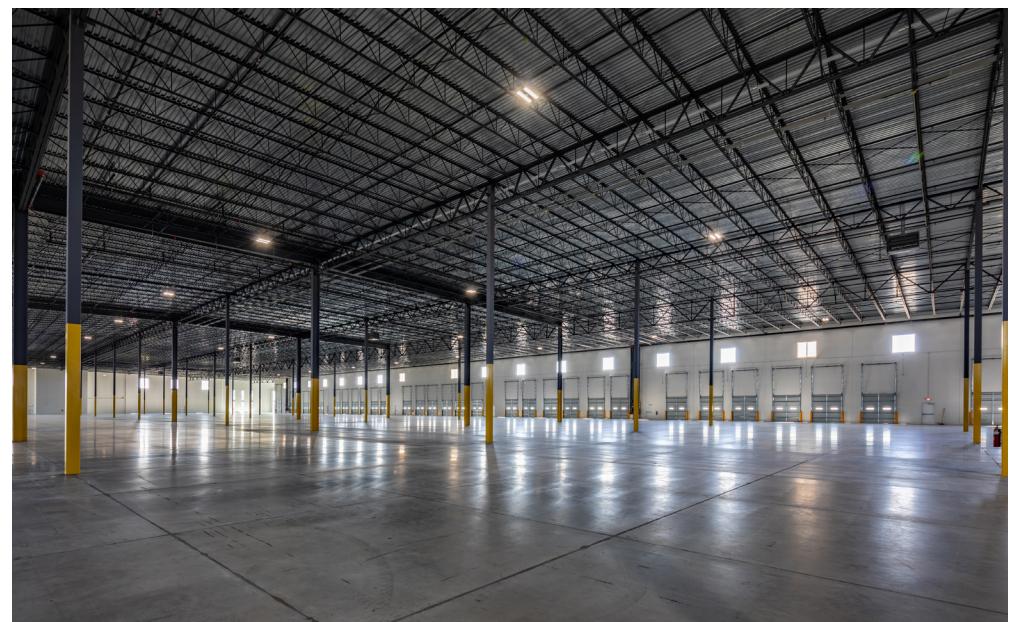
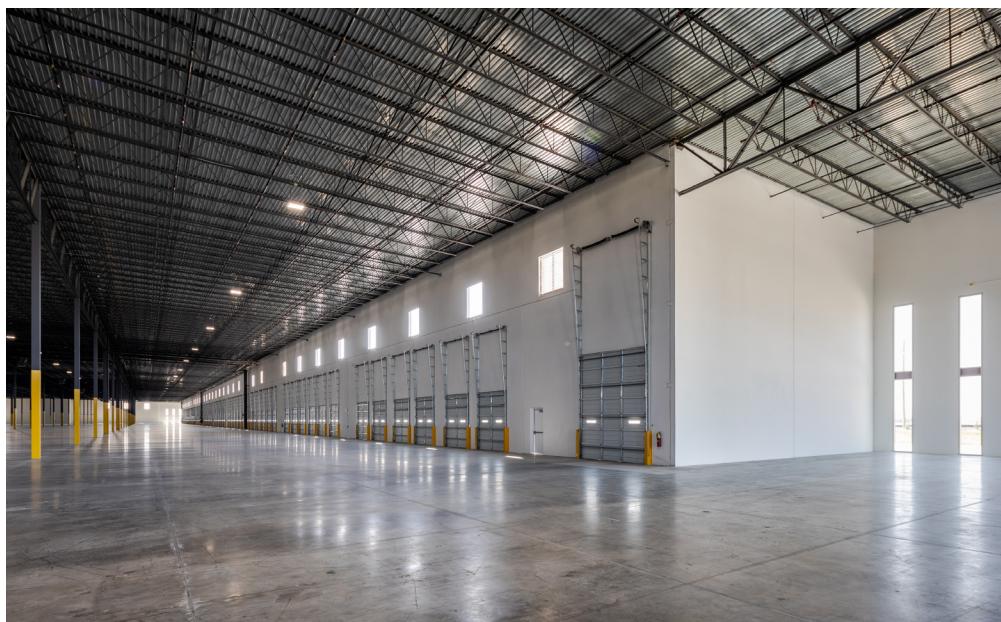
**3,000A**  
Expandable to  
4,000A Power

**60,40,000 Lbs**  
Pit Levelers  
On Site for  
Placements

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# TAYLORPORT RAIL PARK

IDEAL FOR HIGH TECH, LIGHT MANUFACTURING  
DISTRIBUTION & HEADQUARTERS



## RCR TAYLOR LOGISTICS PARK FEATURES

### LAND SIZE

±750 acres, additional acreage available

### BUILDING SIZES

±50,000 SF to ±1,000,000 SF plus

### LOCATION

5 miles from Toll Road 130, 12.5 miles from Round Rock, 35 miles from Austin Central Business District and ideally located between DFW Metroplex & Mexico

### HIGHWAY ACCESS

Conveniently located on Texas SH 79 for easy access To Toll Road 130 and Interstate 35

### LABOR

Located near competitively priced labor

### CLASS 1 RAIL SERVICE

Union Pacific | [www.up.com](http://www.up.com)

BNSF | [www.bnsf.com](http://www.bnsf.com)

### WATER & SEWER

City of Taylor

### ELECTRICAL SERVICE

Provided by Oncor: 20 megawatt with 300 megawatt excess capacity; 138 KVA transmission line within quarter-mile of site

### FIBER OPTICS

Three providers with robust service

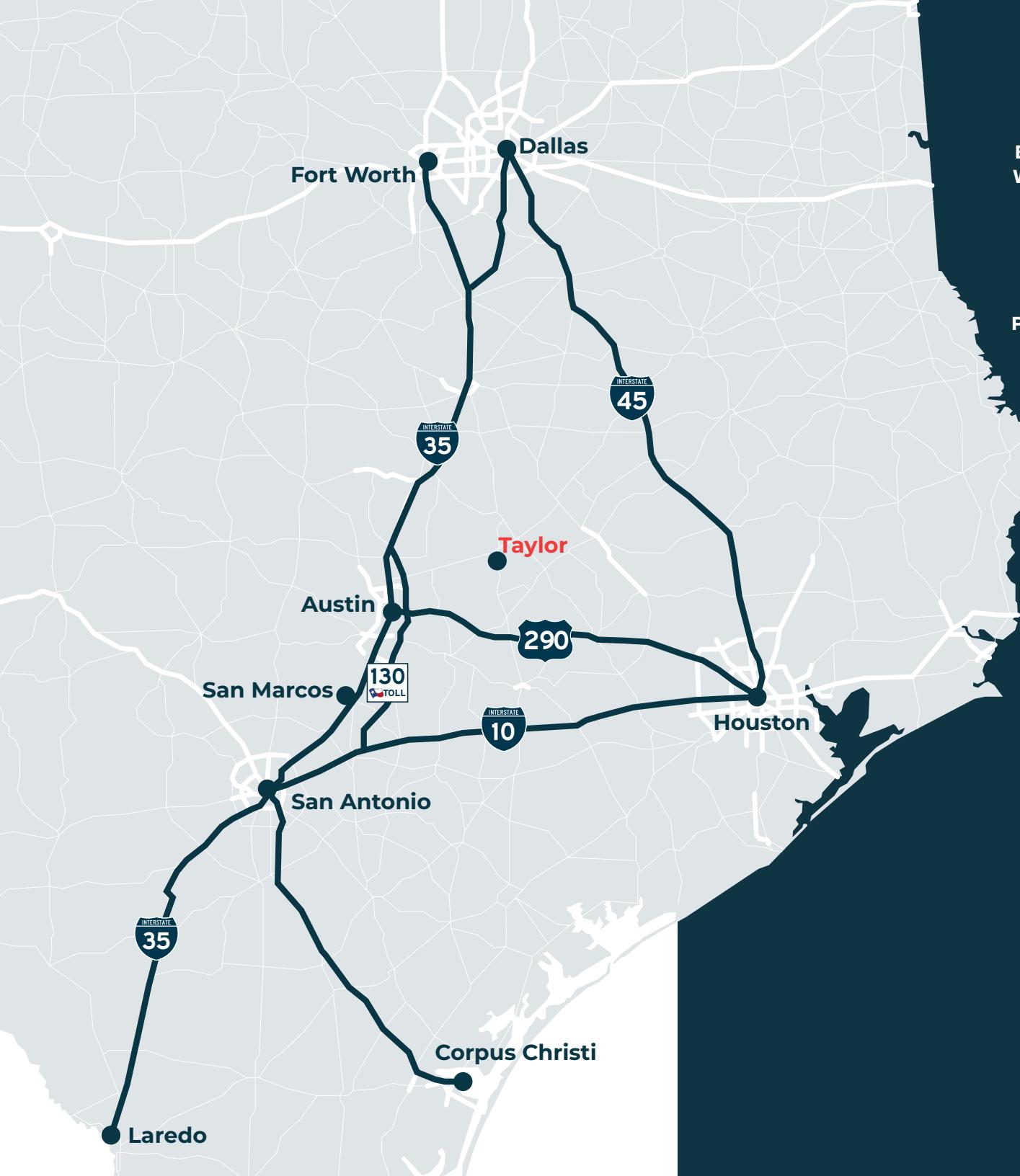
### SERVICES

Manifest, Transload, Unit Train, Rail Car Storage, Rail Car Switching, Controlled Park Access, & Security

# TAYLORPORT RAIL PARK



# TEXAS TRIANGLE



IS PROJECTED TO GROW BY 3.5 MILLION BETWEEN NOW AND 2030. THE ENTIRE AREA WILL BECOME **ONE GIANT METROPOLIS** WITH A 19 PERCENT GROWTH IN RESIDENTS— FROM 18.14 MILLION IN 2015 TO **21.65 MILLION** IN 2030—BRINGING IT CLOSE TO THE CURRENT POPULATION OF THE NEW YORK CITY METRO AREA (20.18 MILLION PEOPLE). (U.S. Census Bureau and forecasts from the Texas Office of the State Demographer)

## NO. 1

**JOB CREATOR IN THE NATION**  
TEXAS IS PROJECTED TO ADD ONE MILLION JOBS BY 2023

(Forbes)

## NO. 2

**LARGEST WORKFORCE IN THE US**  
(U.S. CENSUS BUREAU)

**50+**

**FORTUNE 500 COMPANY HQ**  
IN THE TRIANGLE METROS

## PORT OF HOUSTON

**2ND LARGEST PORT**  
BY VOLUME OF TONNAGE IN THE U.S.

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## Information About Brokerage Services

### 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.

### AS OWNER'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/PRINCIPAL:** 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/TELEANT:** 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 - INTERBEDMANT:** 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.

PCP Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
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<b>JON Silberman</b>	<b>389162</b>	<b>jon.silberman@partnersrealestate.com</b>	<b>713-985-4626</b>
Designated Broker of Firm	License No.	Email	Phone
<b>SCOTT Lumine</b>	<b>787298</b>	<b>scott.lumine@partnersrealestate.com</b>	<b>713-629-0500</b>
licensed supervisor of sales Agent/ Associate			
<b>John Colglazier</b>	<b>448698</b>	<b>john.colglazier@partnersrealestate.com</b>	<b>210-771-0295</b>
Sales Agent/Associate's Name	License No.	Email	Phone
<b>Buyer/Tenant/Seller/landlord Initiates</b>		<b>Date</b>	