

OFFERING MEMORANDUM

CR 366 & Chandler Rd

2700 Old Cr 366, Taylor, Texas 76574

± 99 Acres

TOTAL SITE AREA

Call for Offers

PRICING

Taylor ISD / ETJ

JURISDICTION



CALL FOR OFFERS — CONTACT LISTING BROKER

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All tours by appointment only. Do not contact property owner directly.

PROPERTY OVERVIEW

This Offering Memorandum presents the opportunity to acquire approximately 99 acres of unimproved land at 2700 Old CR 366 in Taylor, Texas, one of the fastest growing cities in the United States. The tract is positioned where Williamson County infrastructure investments and the most significant industrial anchor in Central Texas history meet: Samsung's \$44 billion semiconductor campus, located just miles away in the same growth corridor. With dual road frontage on the Chandler Road expansion and CR 366, clean topography, no floodplain encumbrances, and flexibility for master planned residential, industrial, or mixed use development, this site offers a compelling first mover opportunity in an undersupplied submarket experiencing growing demand.

Property Address	2700 Old CR 366, Taylor, Texas 76574
Parcel ID	R019623
Gross Acreage	± 99 Acres
School District	Taylor ISD
Jurisdiction	City of Taylor - Extra Territorial Jurisdiction (ETJ)
Zoning	No municipal zoning (outside city limits, within ETJ)
Current Use	Unimproved agricultural / natural land
Pricing	Call for Offers - Unpriced
Frontage	± 1,375 LF on Chandler Rd (south) ± 4,500 LF on CR 366 (north & east)
Floodplain	Outside FEMA 100 year floodplain
Water	Jonah Water SUD - 30" main along Chandler Road
Electric / Gas	ONCOR Electric Atmos Energy
Listing Broker	Charlice Wehbe McAllister & Associates
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■ **Dual Road Frontage**

± 1,375 LF on Chandler Rd (south) and ±4,500 LF on Old CR 366 (north & east). Williamson County is actively expanding Chandler Rd to a 4 lane, 120 ft ROW east-west arterial connector.

■ **Samsung Proximity**

Samsung's \$44B semiconductor campus is in the same growth corridor, projected to support 20,000+ direct and indirect jobs, driving unprecedented demand for housing and services.

■ **No Floodplain**

The entire site lies outside the FEMA 100 year regulated floodplain, meaningfully reducing development cost and risk.

■ **Clean Topography**

Gentle 1 - 2% eastward slope from ±636 ft MSL high point near SW corner - favorable for grading efficiency and drainage design.

■ **Proximate Water Infrastructure**

Jonah Water SUD's 30" main runs along adjacent Chandler Rd, reducing trunk line extension costs for large scale development.

■ **Flexible Development Potential**

No active ETJ zoning allows for master planned residential, industrial/logistics, mixed use, or phased development subject to City of Taylor guidelines.

LOCATION & REGIONAL MARKET CONTEXT

The City of Taylor has emerged as one of the most closely watched growth markets in the United States, driven by the largest single foreign direct investment in US history: Samsung Austin Semiconductor's \$44 billion semiconductor campus. That investment (anchored just miles from this property) is catalyzing a wave of complementary industrial, residential, and commercial development across the Taylor ETJ and Williamson County.

Distance to Key Destinations

Downtown Taylor	± 6 miles
SH 130 (Toll)	± 9 miles
US 79 / US 95 Intersection	± 9 miles
I-35	± 20 miles
Downtown Austin	± 35 miles
Austin-Bergstrom Intl Airport	± 40 miles
Samsung Taylor Campus	± 4 - 6 miles (same growth corridor)

Chandler Road Corridor - Williamson County Infrastructure Investment

The southern boundary of the subject tract provides approximately 1,375 linear feet (LF) of frontage along Chandler Road, which Williamson County is actively widening to a four lane, 120 foot right of way arterial. Upon completion, Chandler Road will serve as a primary east west connector in this rapidly urbanizing corridor, directly enhancing the site's accessibility, visibility, and long term land value. The northern and eastern boundaries front CR 366, providing an additional ± 4,500 LF of road frontage and redundant access options for large scale development.

Samsung & the Taylor Growth Story

Samsung broke ground on its Taylor semiconductor campus in 2022. The project has grown from an initial \$17 billion commitment to a total planned investment of \$44 billion, encompassing two advanced fab modules, a packaging facility, and an R&D center. Production is expected to begin by 2026.

Samsung's two Texas campuses contributed \$19.8 billion to the Central Texas economy in 2024, supporting nearly 38,500 jobs. The Taylor plant alone is projected to generate over 20,000 direct and indirect jobs regionally, with Samsung committed to maintaining at least 1,800 permanent on-site positions.

Additional market catalysts include:

- A \$1 billion data center (developed by BPP Projects) approved for 52 acres on Taylor's east side, with construction beginning in 2025.
- Taylor 50, an 853,000 SF industrial and flex-space park proposed by Transcend Group Holdings, including five acres of civic space.
- Taylor Technology Park, a 212 acre industrial campus by iMarket Korea Inc., targeting Samsung suppliers and related tenants.
- Taylor's population has grown to nearly 18,000, with over 8,500 homes actively planned across the market area.
- Annual residential permit issuances have surged from 50 - 60 historically to over 260, as builders race to serve inbound workforce demand.

SITE & ENGINEERING SUMMARY (PRELIMINARY REPORT BY CUDE ENGINEERING AVAILABLE ON REQUEST)**Topography**

The property reaches a high point of approximately 636 feet above Mean Sea Level near the southwest corner, falling eastward at a consistent 1 - 2% slope. This uniform grade is favorable for site planning, grading efficiency, and drainage design across all intended development types.

Floodplain

The entire subject property lies outside the FEMA 100-year regulated floodplain as identified on FEMA FIRM Panel No. 48491C0530F. Stormwater drains northeast, ultimately flowing into Turkey Creek.

Storm Drainage & Detention

Development will require stormwater interception, conveyance, and detention to mitigate impervious cover impacts, unless a peak-on-peak analysis supports an alternative approach. All drainage structures are to be designed per City of Taylor or Williamson County criteria. On-site soils are classified as Type D Burleson Clay, which should be factored into civil engineering and geotechnical planning.

Water

The site is within the Jonah Water Special Utility District (SUD) Certificate of Convenience and Necessity (CCN). Jonah Water operates a 30" main along Chandler Road. Service connection requires an engineering feasibility study, application, service contract, and utility easement dedication.

Wastewater

The tract lies outside any certificated sewer CCN. Multiple nearby Municipal Utility Districts (MUDs) with existing wastewater infrastructure may be pursued for service, subject to district consent, available capacity, and required governmental approvals. Additional information from Cude Engineering available by request.

Gas & Electric

The site is within the ONCOR Electric and Atmos Energy service areas. An existing Atmos gas pipeline and blanket easement (Lone Star Gas Company) traverse the property. Development within the pipeline corridor is subject to Atmos easement restrictions and applicable state and federal setback requirements. Pre-development coordination with both ONCOR and Atmos is recommended.

Zoning & Jurisdiction

No municipal zoning applies. The property lies outside Taylor's city limits within the ETJ and is subject to City of Taylor development guidelines. The absence of prescriptive zoning provides meaningful flexibility to pursue master planned residential, industrial/logistics, mixed use, or a phased combination with entitlements shaped around the developer's intended program.

MARKETING COPY

Lot Description

± 99 acre unimproved tract in Taylor ETJ. Dual frontage: ± 1,375 LF on Chandler Road (expanding to 4 lane arterial) & ± 4,500 LF on CR 366. No floodplain. Jonah Water SUD adjacent. Minutes from Samsung's \$44B campus. Taylor ISD. Call for Offers.

Marketing Summary

Rarely does a site this size emerge at the center of a regional shift. This ± 99 acre ETJ tract in Taylor fronts the expanding Chandler Road, minutes from Samsung's \$44B campus. No floodplain, no zoning, dual road frontage, proximate water. Residential, industrial, or mixed use. 35 miles from Austin.

Full Property Description

Taylor, TX is no longer an emerging market; it is an arrived one. At the center of this growth sits 2700 Old CR 366: a ± 99 acre unimproved tract within the city of Taylor's ETJ, positioned at the intersection of Williamson County infrastructure investment and one of the most powerful economic forces in modern Texas history.

The site is located approximately 6 miles from downtown Taylor and 9 miles from the SH 130 tollway, within easy reach of Central Texas's major transportation spine. I-35 is approximately 20 miles west, downtown Austin roughly 35 miles away, and Austin-Bergstrom International Airport approximately 40 miles out. The property sits in the direct path of Taylor's westward urban expansion, surrounded by agricultural tracts giving way to residential communities and commercial uses.

The tract's southern boundary provides approximately 1,375 linear feet (LF) of frontage along Chandler Road, which Williamson County is actively widening to a four-lane, 120 foot right of way arterial. Upon completion, Chandler Road will function as a primary east-west connector directly elevating the site's accessibility, visibility, and value. An additional ± 4,500 LF of frontage along CR 366 lines the north and east boundaries, providing redundant access and significant flexibility for large-scale site planning.

Samsung Austin Semiconductor's \$44 billion (B) campus, the largest single foreign direct investment in US history, is located just miles away in the same corridor. Samsung's two Texas campuses contributed an estimated \$19.8B to the Central Texas economy in 2024, supporting nearly 38,500 jobs. The Taylor plant alone is projected to generate over 20,000 direct and indirect jobs regionally. Downstream, residential permit issuances have surged to over 260 annually, and over 8,500 homes are actively planned in the market area. Additional catalysts (including a \$1B data center, the 853,000 SF Taylor 50 industrial park, and the 212 acre Taylor Technology Park for Samsung suppliers) signal a sustained, multi cycle demand environment.

The property is entirely unimproved with no active structures. Topography is favorable: a gentle 1 - 2% eastward slope from a high point of approximately 636 feet MSL. The entire tract lies outside the FEMA 100-year regulated floodplain, reducing development risk and cost. On site soils are classified as Type D Burleson Clay.

The site falls within the Jonah Water SUD CCN, with a 30" main running along adjacent Chandler Road. Wastewater service is not currently certificated to the site, though multiple nearby MUDs may be available subject to capacity and approvals. The property is within ONCOR Electric and Atmos Energy service areas. An existing Atmos gas pipeline and blanket easement traverse the site. Additional information, including a preliminary engineering report, is available upon request.

No municipal zoning applies. The property lies within the ETJ, subject to City of Taylor development guidelines offering meaningful flexibility to pursue master planned residential, industrial/logistics, mixed use, or a phased combination. Offered via Call for Offers. Contact the listing broker for due diligence materials and offer guidance.

Property Highlights

- ± 99 acres of unimproved land within the City of Taylor ETJ meaning no active municipal zoning, maximum development flexibility
- ± 1,375 LF of frontage on Chandler Rd (south), being expanded by Williamson County to a 4 lane, 120 ft ROW east-west arterial
- ± 4,500 LF of additional frontage along CR 366 (north & east boundaries) - redundant access for large scale development
- 100% outside FEMA 100 year regulated floodplain
- Jonah Water SUD 30" water main along Chandler Road provides proximate trunk line access
- Multiple nearby MUDs offer potential wastewater service pathways, subject to capacity and approvals
- ONCOR Electric and Atmos Energy service areas
- Gentle 1 - 2% eastward slope; high point ±636 ft MSL - favorable grading and drainage profile
- Samsung's \$44B semiconductor campus in the same growth corridor, the largest industrial anchor in Central Texas history
- 20,000+ projected direct and indirect regional jobs driving sustained demand for workforce housing and services
- Williamson County Chandler Rd expansion directly fronting the property reinforces long-term land value
- Taylor ISD, a growing school district expanding to serve a major influx of new families
- ± 35 miles to downtown Austin, ± 9 miles to SH 130; connectivity without the urban land cost premium
- Call for Offers: priced to generate competitive interest from residential, industrial, and mixed use developers

DISCLAIMERS & CONTACT

This Offering Memorandum ('OM') has been prepared by McAllister & Associates for informational purposes only and is intended solely for qualified prospective purchasers. Information has been obtained from sources believed to be reliable, including an engineering report prepared by a licensed professional engineer; however, neither the Broker, the Owner, nor their affiliates make any representation or warranty as to the accuracy or completeness of the information contained herein.

Prospective purchasers are urged to conduct independent due diligence including environmental assessments, geotechnical studies, utility feasibility studies, zoning and entitlement review, and title examination. This OM does not constitute a contract, offer, or commitment to sell. The Owner reserves the right to withdraw the property from the market at any time, to reject any or all offers, and to negotiate with multiple parties simultaneously.

Information regarding Samsung's investment, local development activity, infrastructure improvements, and market statistics has been compiled from publicly available sources and is subject to change without notice.

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