



BRADLEY BUSINESS PARK

LOCATED ON HWY 79 IN TAYLOR, TX



GRACIE MATTHEWS / 512-769-6336
KATIE KRAUSE / 512-415-9662

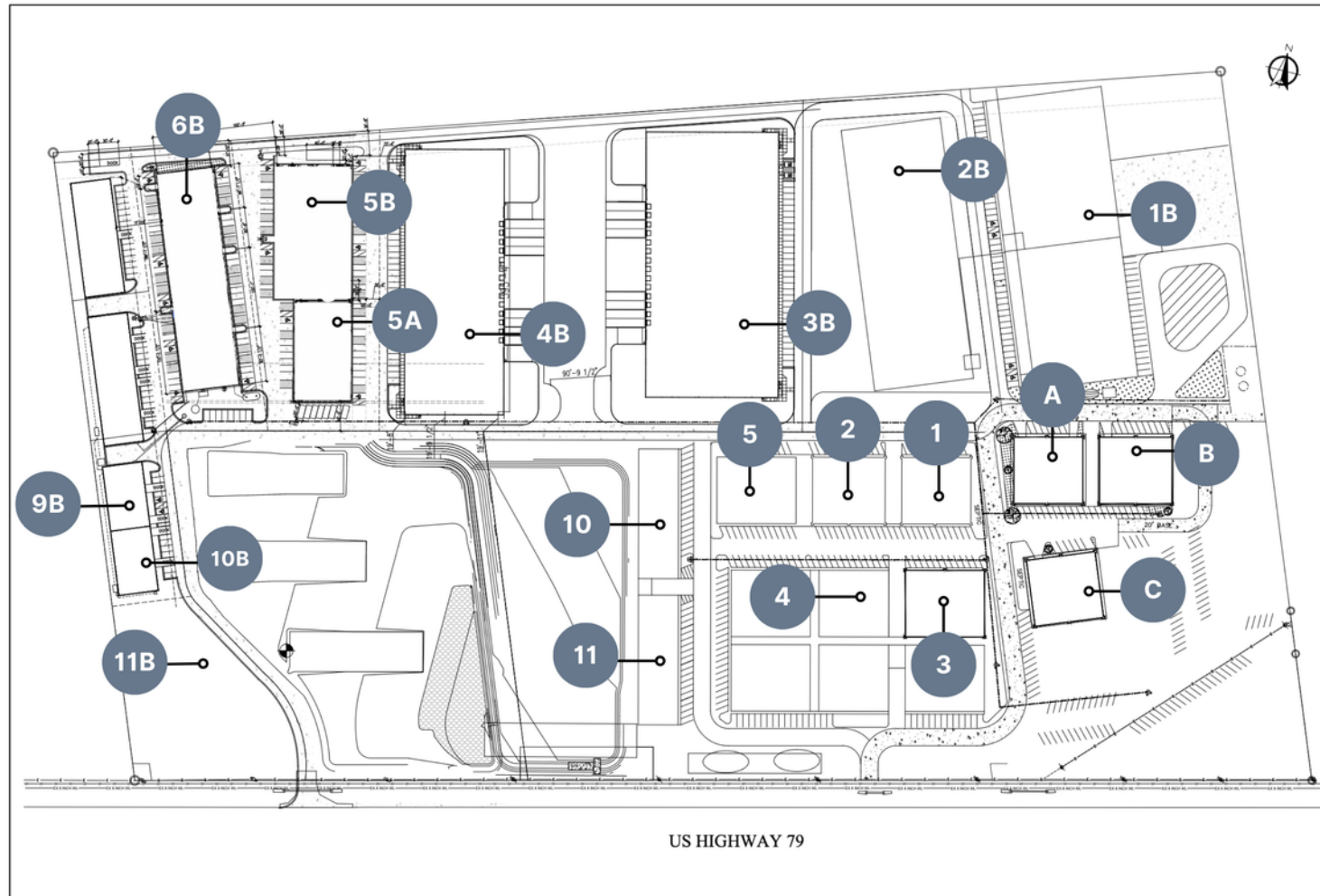


GRACIE@SEEKERCOMMERCIAL.COM
KATIE@SEEKERCOMMERCIAL.COM



WWW.SEEKERCOMMERCIAL.COM

BRADLEY BUSINESS PARK



3 FOR LEASE (10/1/2026)
5,950 SF (Ste 100)
Restroom & ESFR Sprinklers

3B FOR SALE / FOR LEASE
10,000 - 80,000 SF
Spec Office

4B FOR SALE
42,000 SF
Build to Suit

5A FOR SALE / FOR LEASE
12,976 SF
Turnkey Suites
or Shell Condition

5B FOR SALE / FOR LEASE
20,504 SF
Turnkey Suites
or Shell Condition

5 FOR LEASE (Q4 2026)
11,900 SF
Build to Suit

6B FOR SALE
1204 - 28,132 SF
Turnkey Suites

10 FOR LEASE (Q4 2026)
4,500 - 11,900 SF
Build to Suit

10B FOR SALE
7,175 SF
Turnkey Suites

10B FOR LEASE
2,639 SF
Restroom, HVAC & Fans

11B FOR SALE
1.35 AC
Build to Suit



21827 US-79

BUILDING 3B

FOR SALE/LEASE

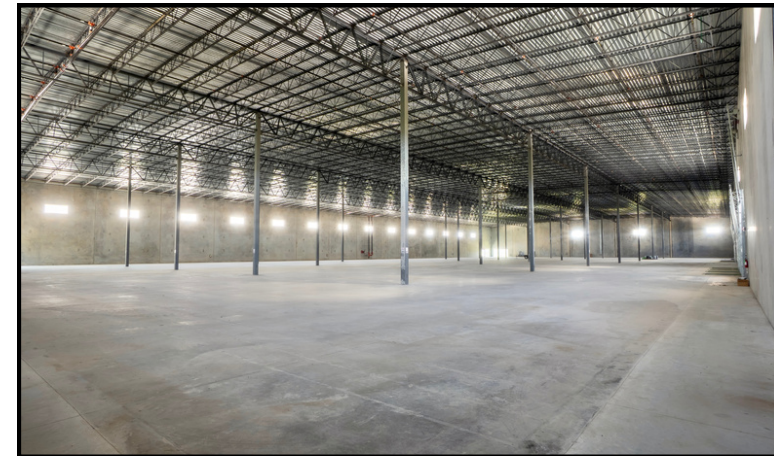
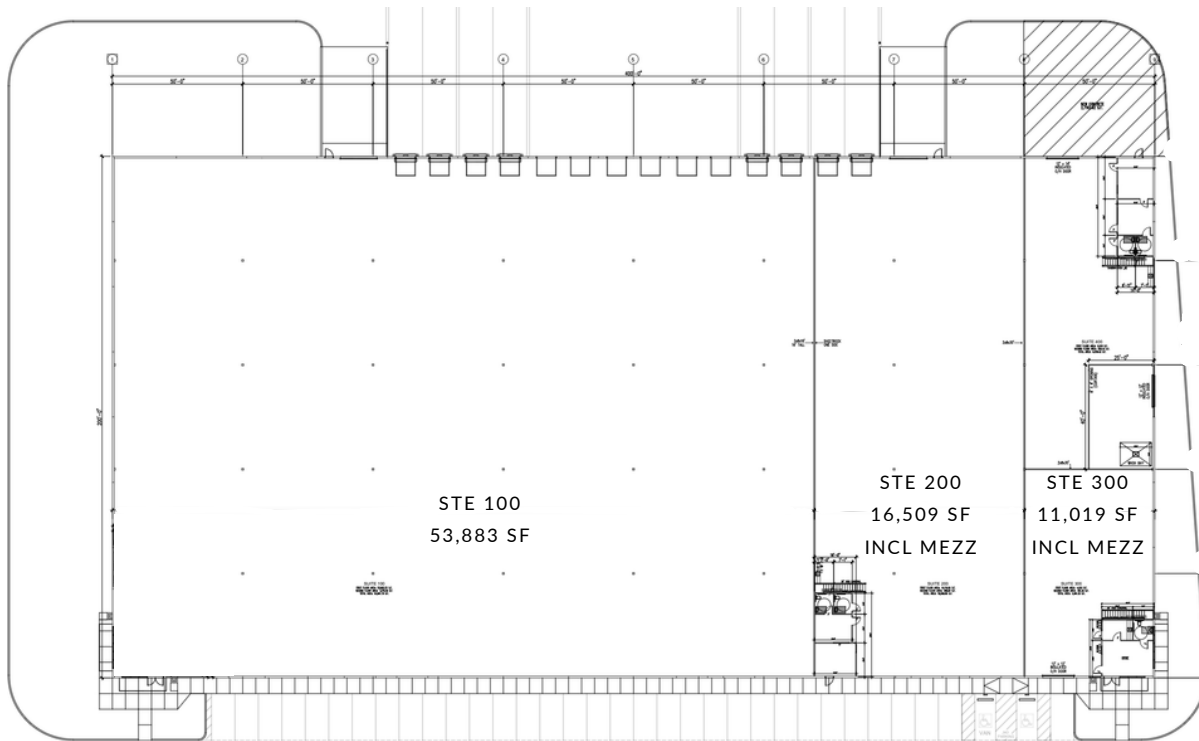
4,000 - 80,000 SF

SHORT & LONG TERM LEASES

CALL FOR PRICING

HIGHLIGHTS

- DEDICATED EXTENSIVE PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- PRIVATE ROAD
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 3 PHASE / 480 V / 1200 A
- 2 GRADE LEVEL 14' BAY DOOR
- 8 DOCK HIGH DOORS
- ESRF SYSTEM
- COLUMN 50' x 40'



21827 US-79

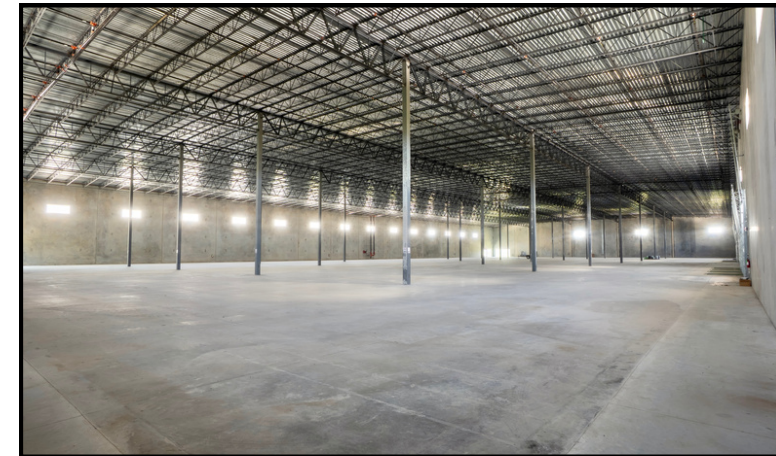
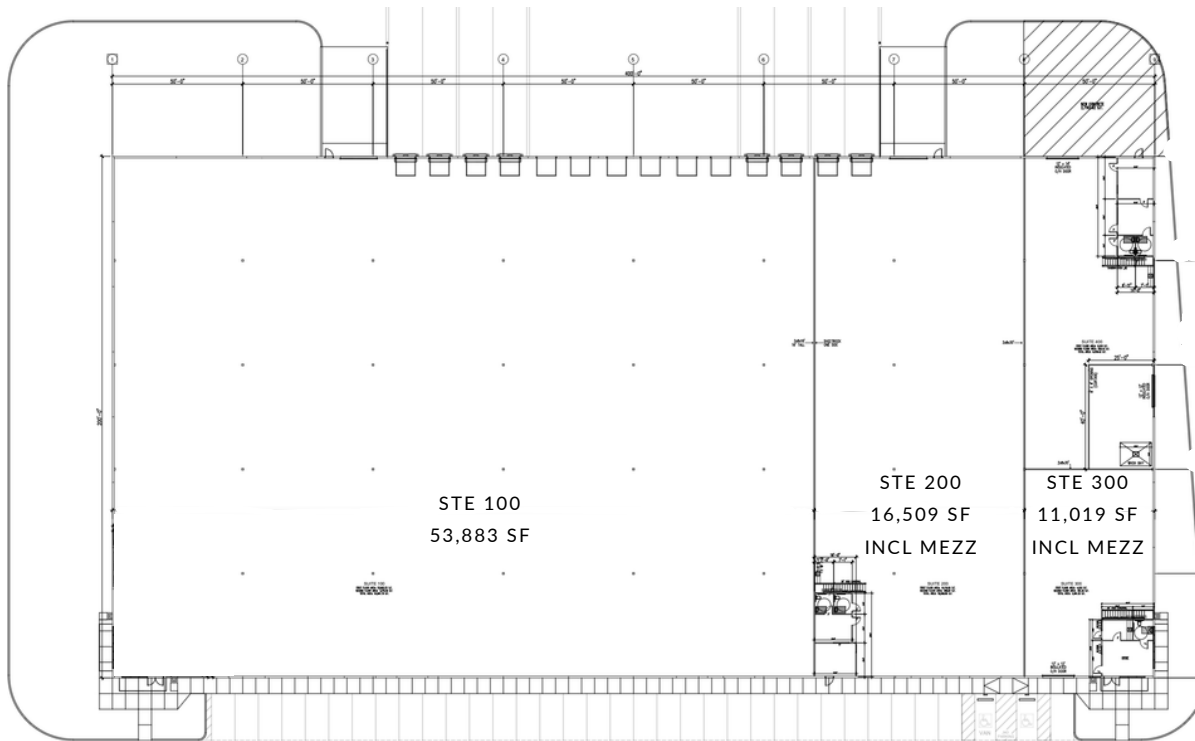
BUILDING 3B

FOR SALE

\$165/SF | \$13,200,000

HIGHLIGHTS

- DEDICATED EXTENSIVE PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- PRIVATE ROAD
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 3 PHASE / 480 V / 1200 A
- 2 GRADE LEVEL 14' BAY DOOR
- 8 DOCK HIGH DOORS
- ESRF SYSTEM
- COLUMN 50' x 40'

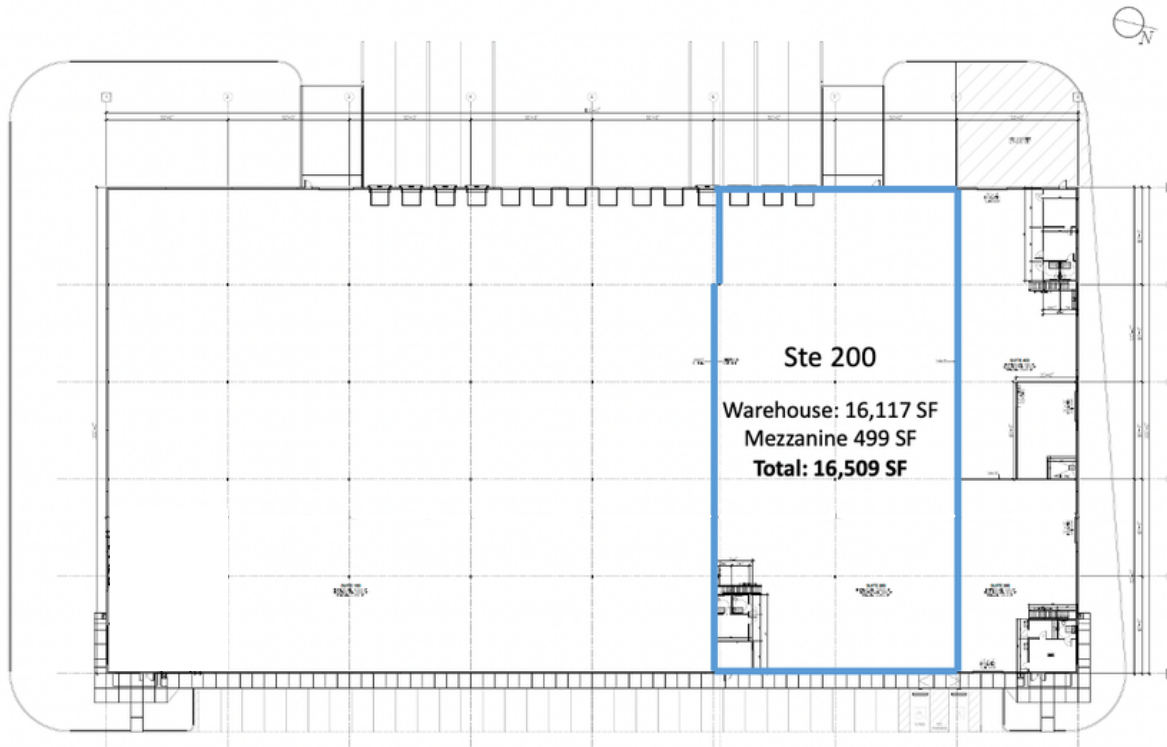


21827 US-79

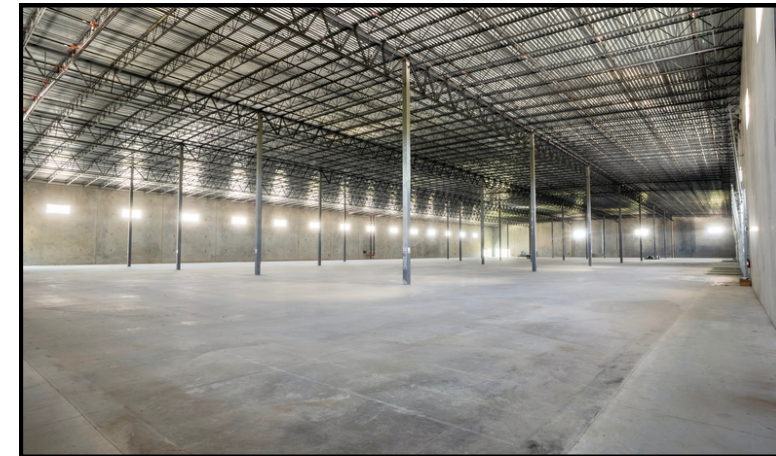
BUILDING 3B STE 200

HIGHLIGHTS

- DEDICATED EXTENSIVE PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- 30' CLEAR HEIGHT
- SEPTIC SYSTEM
- OFFSITE DETENTION
- REAR TRUCK COURT
- FRONT/REAR GRADE ENTRY
- 3 PHASE 277/480 V
- COLUMN 50' x 40'
- ESRF SYSTEM
- LED BAY LIGHTING
- 2 OFFICES WITH HVAC
- 1 GRADE LEVEL 14' DOOR
- 2 DOCK HIGH DOORS



FOR SALE
\$225/SF | \$3,714,500



21805 US 79

1

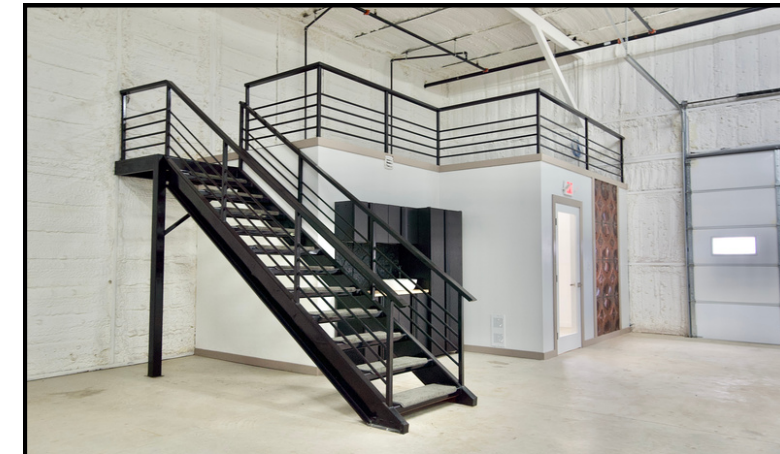
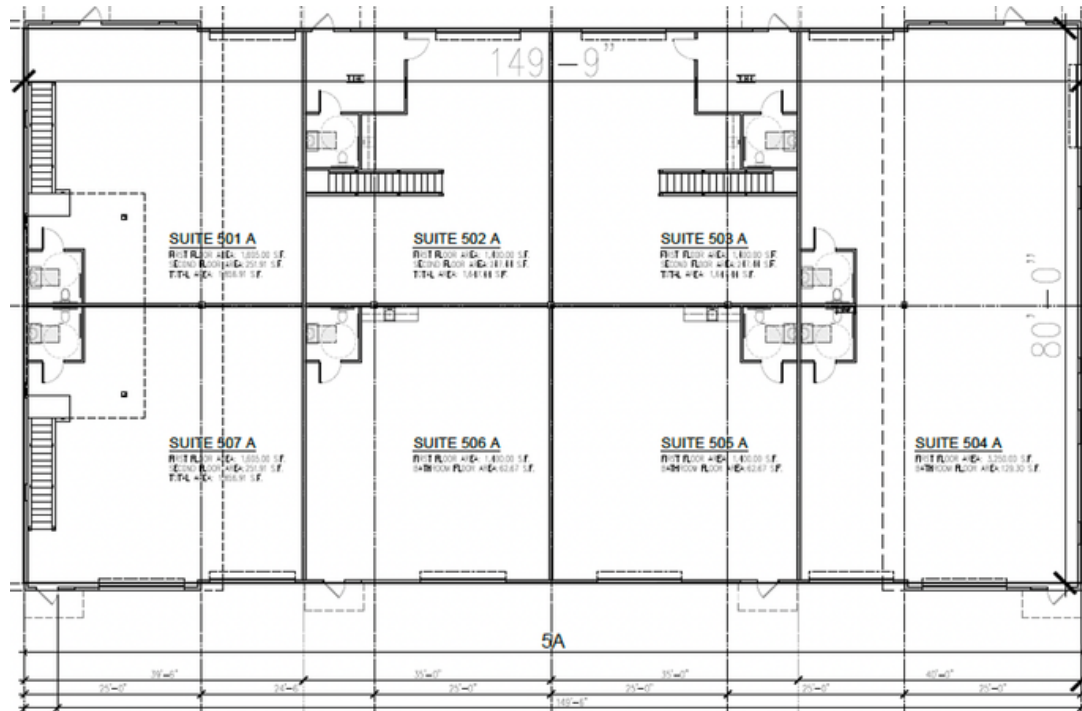
BUILDING 5A

FOR SALE

\$230/SF | \$2,755,400

HIGHLIGHTS

- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 16' CLEAR HEIGHT (Option to Increase)
- FLEXIBLE GRADE LEVEL BAY DOORS
- ALL WALLS DEMISABLE
- 1st FLOOR / 11,980 SF
- 2nd FLOOR / 996 SF (Optional)



21809 US 79

1

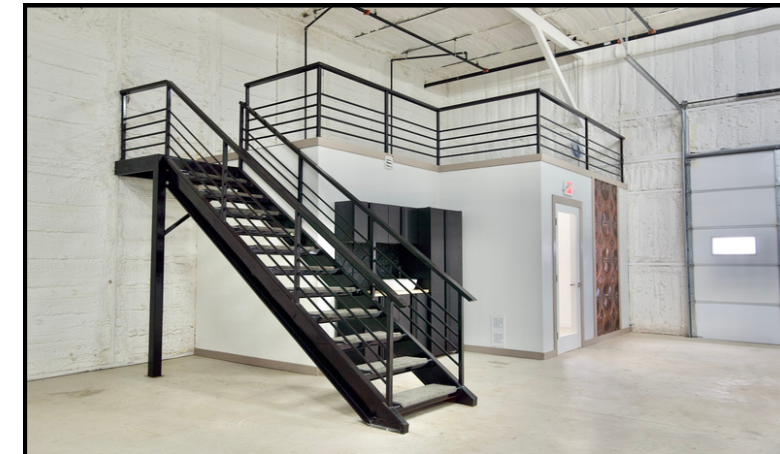
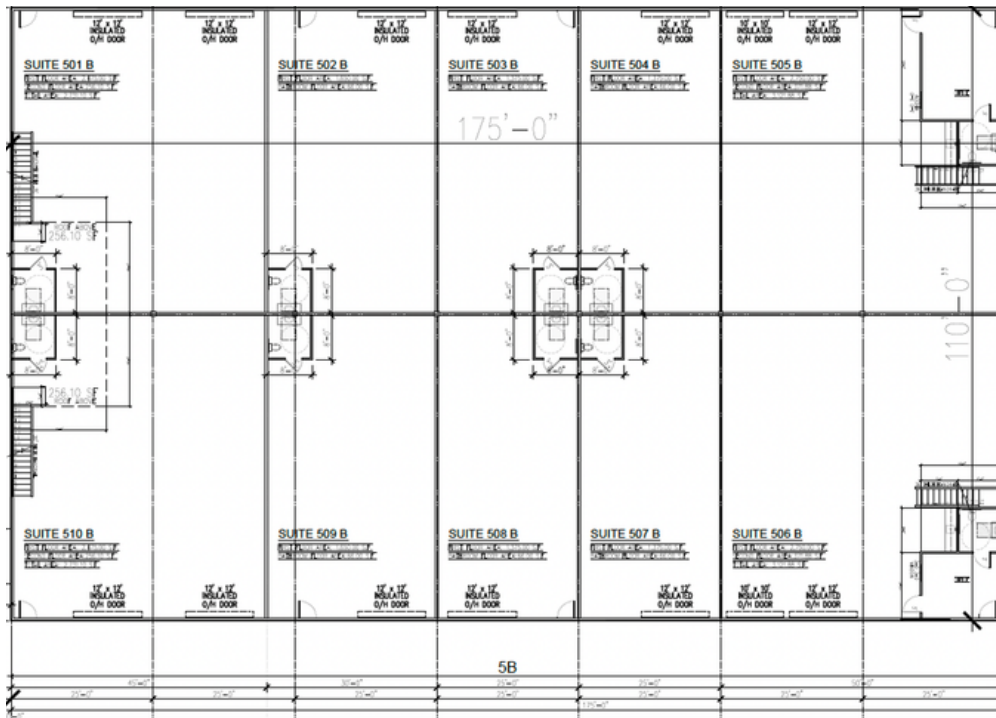
BUILDING 5B

FOR SALE

\$230/SF | \$4,427,500

HIGHLIGHTS

- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 16' CLEAR HEIGHT (Option to Increase)
- FLEXIBLE GRADE LEVEL BAY DOORS
- ALL WALLS DEMISABLE
- 1st FLOOR / 19,250 SF
- 2nd FLOOR / 1,254 SF (Optional)



190 NINETY FOUR LN

1

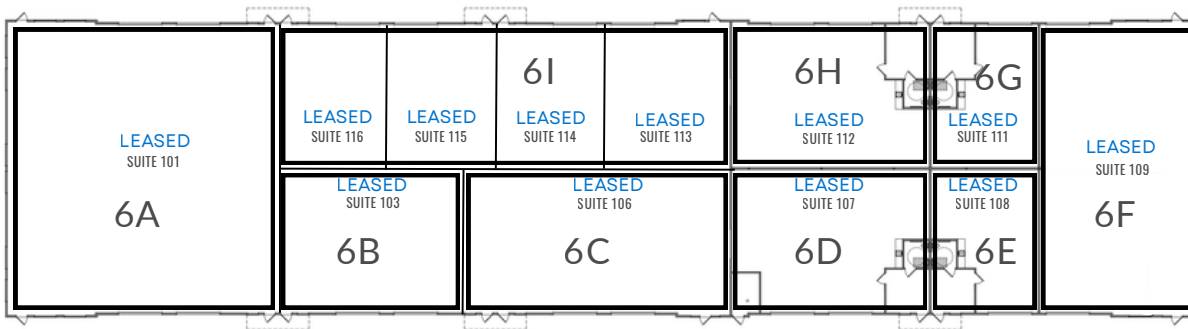
BUILDING 6B

FOR SALE

\$220/SF | \$6,189,040

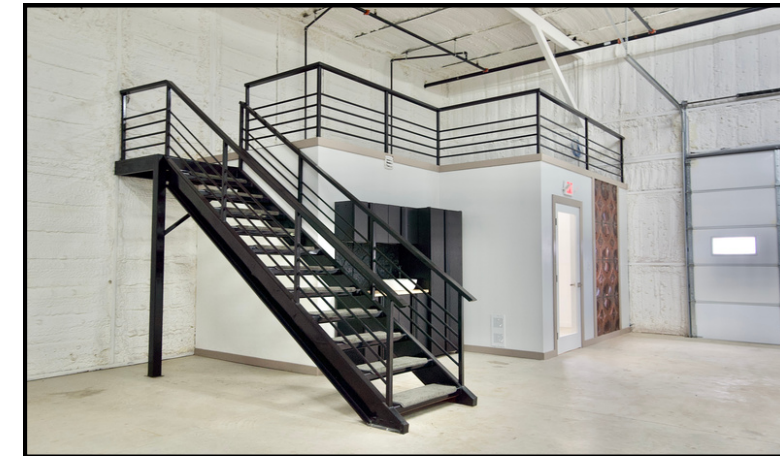
HIGHLIGHTS

- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- PRIVATE ROAD
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 28,132 SF
- 100% LEASED
- 16' CLEAR HEIGHT
- 20 GRADE LEVEL 12' BAY DOOR



SUITE SIZE

STE 101/118.....	6340 SF	STE 111.....	1204 SF
STE 103.....	2255 SF	STE 112.....	2200 SF
STE 106.....	3000 SF	STE 113.....	1414 SF
STE 107.....	2426 SF	STE 114.....	1204 SF
STE 108.....	1425 SF	STE 116.....	2408 SF
STE 109.....	4256 SF		



181 NINETY FOUR LN

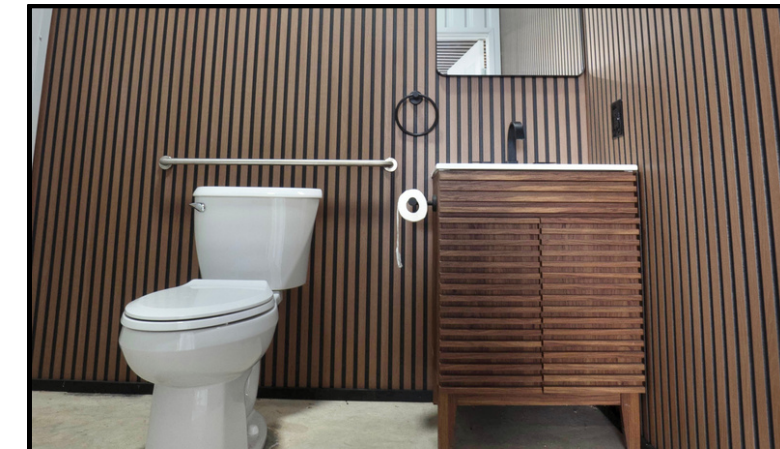
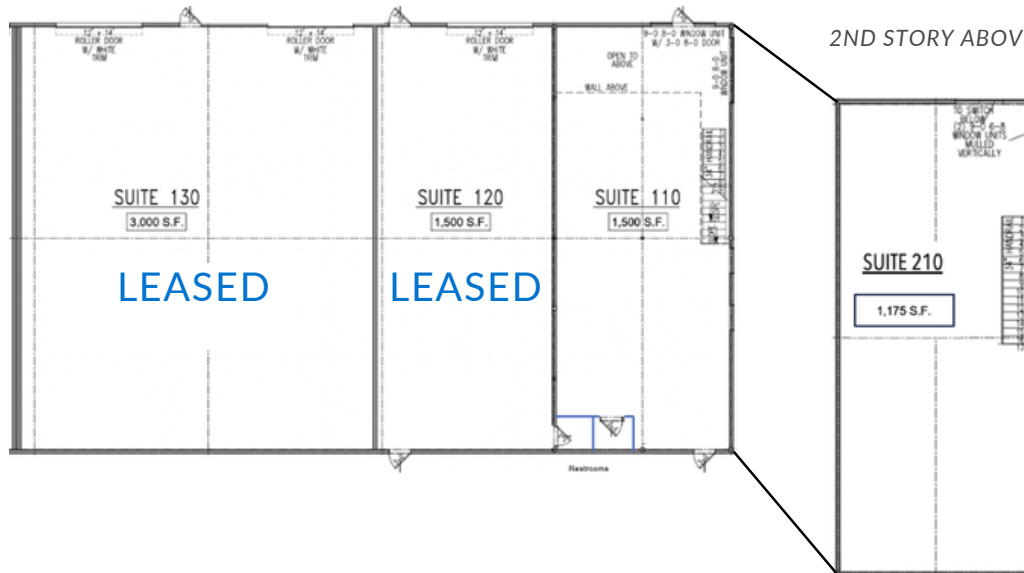
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BUILDING 10B

HIGHLIGHTS

- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- PRIVATE ROAD
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 16' CLEAR HEIGHT
- 22' PEAK HEIGHT
- 7175 SF
- 63% LEASED
- 2639 SF AVAIL (STE 110/210)
- 6 PARKING SPACES
- HVAC & FANS
- RESTROOM

2ND STORY ABOVE SUITE 110



181 NINETY FOUR LN

1

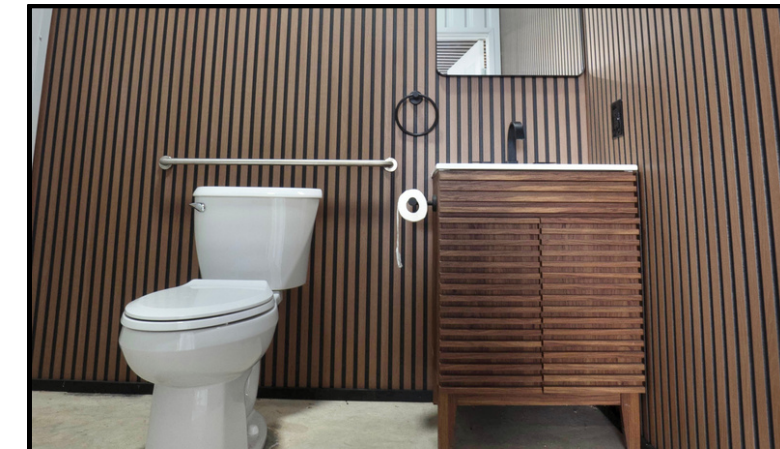
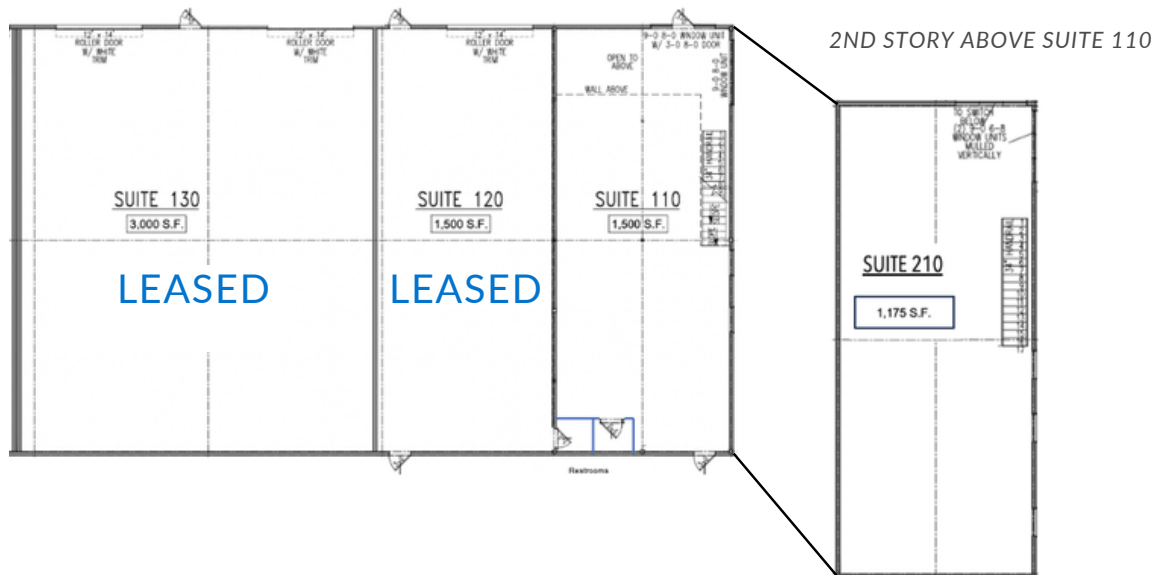
BUILDING 10B

HIGHLIGHTS

- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- PRIVATE ROAD
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 16' CLEAR HEIGHT
- 22' PEAK HEIGHT

FOR LEASE

- 7175 SF
- 63% LEASED
- CALL FOR PRICING
- 2639 SF AVAIL (STE 110/210)
- 6 PARKING SPACES
- HVAC & FANS
- RESTROOM



21903 US-79

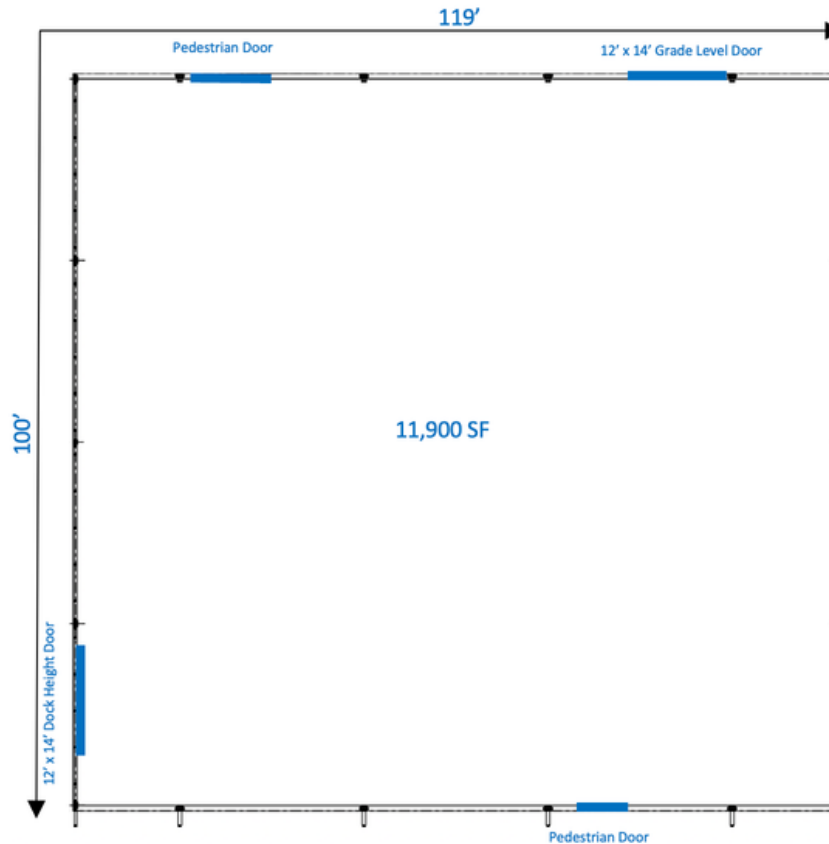
BUILDING 5

HIGHLIGHTS

- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- CITY WATER
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 3 PHASE / 480 V / 600 A
- 2 GRADE LEVEL 12' BAY DOOR
- COMMUNITY DOCK
- 16.5' CLEAR/22' PEAK HEIGHT

DELIVERY Q4 2026

- 11,900 SF
- CALL FOR PRICING



21847 US-79

BUILDING 10

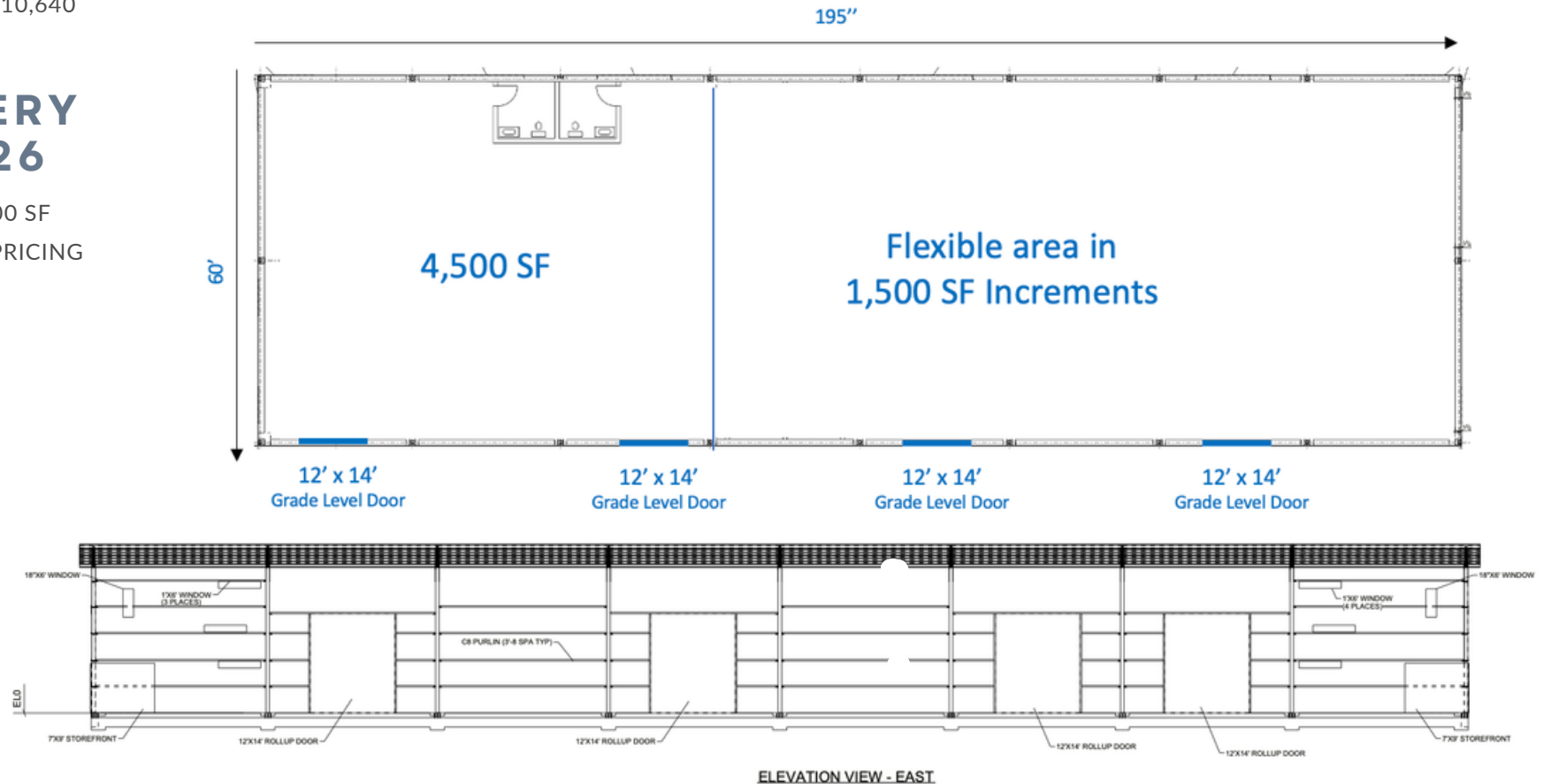
HIGHLIGHTS

- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- CITY WATER
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 3 PHASE / 480 V / 600 A
- 2 GRADE LEVEL 12' BAY DOOR
- COMMUNITY DOCK
- 16.5' CLEAR/22' PEAK HEIGHT



DELIVERY Q4 2026

- 4,500-11,900 SF
- CALL FOR PRICING



21861 US-79

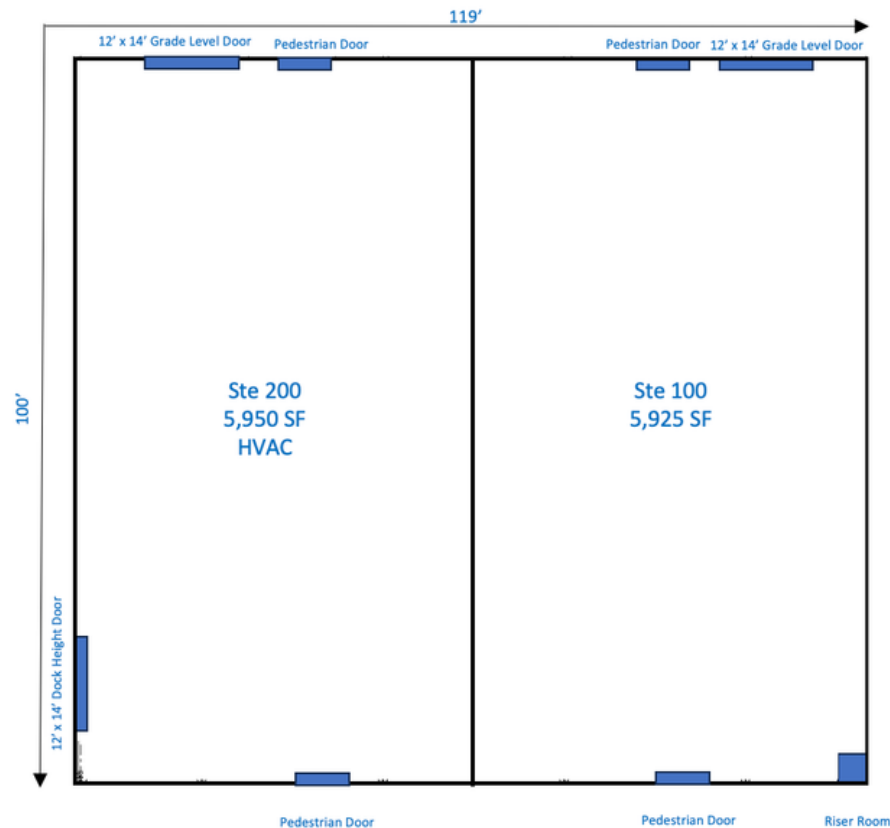
BUILDING 3 STE 100

HIGHLIGHTS

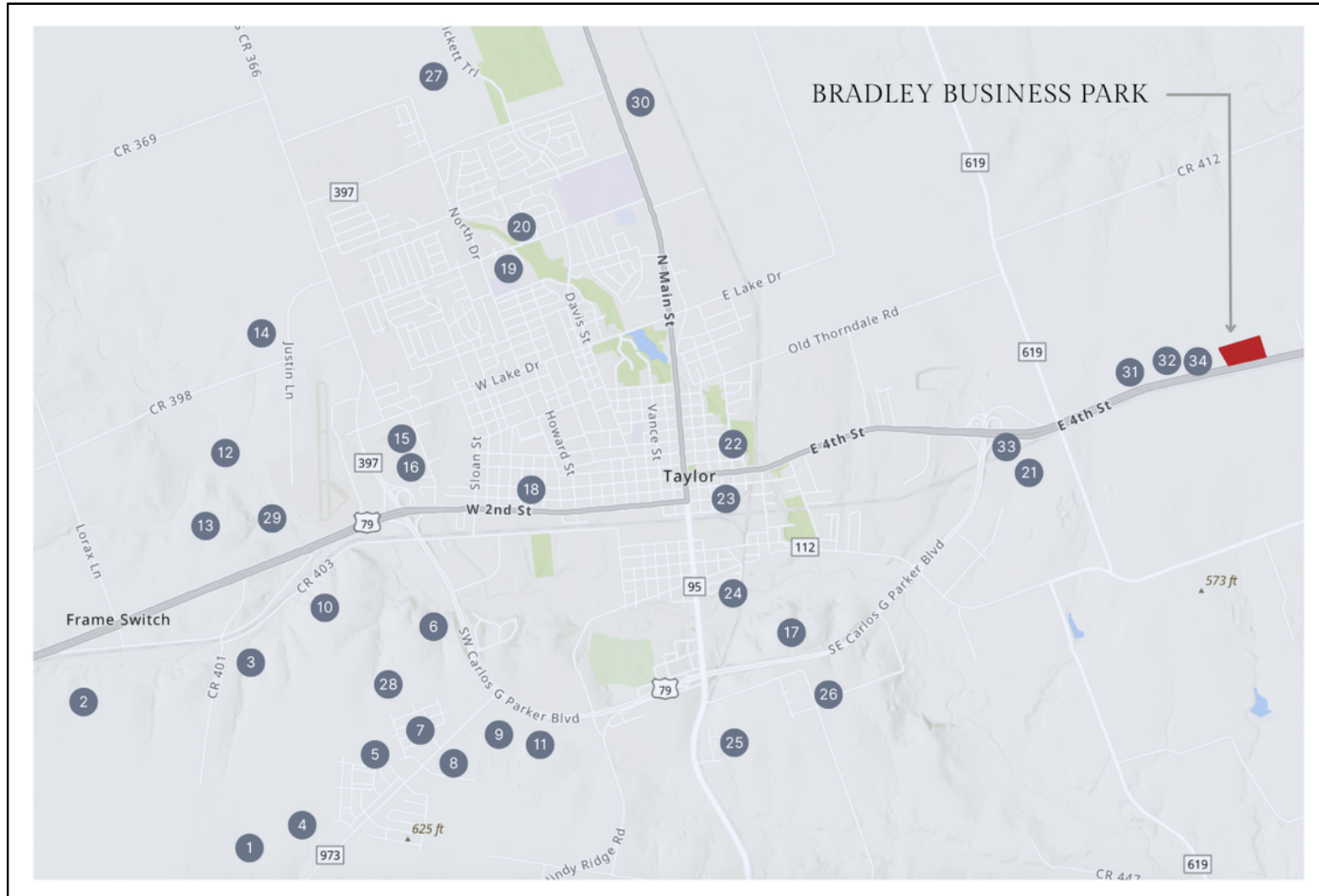
- DEDICATED PARKING
- OUT OF ETJ, MIN RESTRICTIONS
- CITY WATER
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 3 PHASE / 480 V / 400 A
- 1 GRADE LEVEL 12' BAY DOOR
- COMMUNITY DOCK
- ESFR SPRINKLER SYSTEM
- 2,000 SF LAYDOWN YARD AVAILABLE

FOR LEASE MAY 2027

- 5,925 SF
- CALL FOR PRICING



AREA HIGHLIGHTS



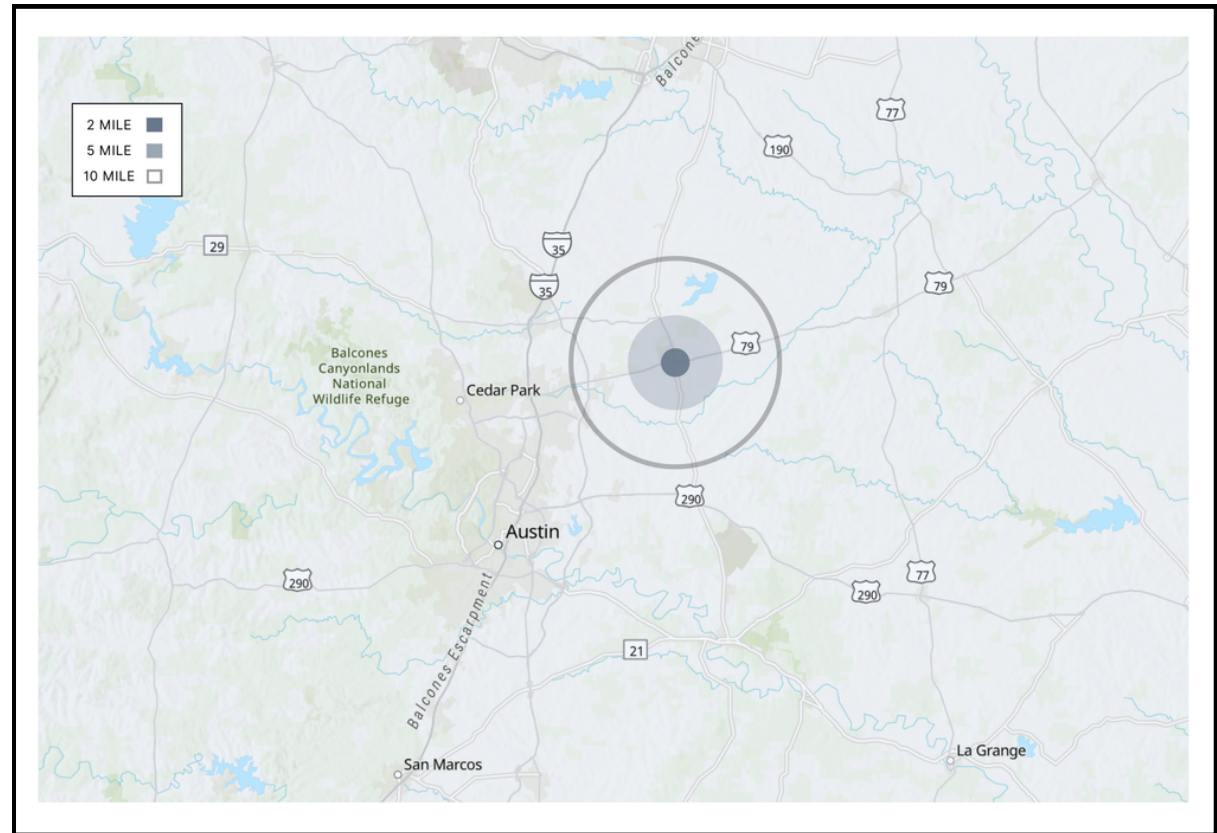
- 1 Samsung Semiconductor
- 2 RCR Taylor Complex
- 3 Forterra Business Park
- 4 Taylor HQ
- 5 Castlewood South
- 6 427 Loop
- 7 Castlewood Mixed Use
- 8 Simons Tract
- 9 Gateway
- 10 Forterra Mixed Use
- 11 University of Texas Taylor
- 12 Silicon Vistas
- 13 Megatel
- 14 Taylor Heights
- 16 Legacy Crossing
- 15 Mule Loop Townhomes
- 17 Blueprint Data Center
- 18 The Ferguson
- 19 Parkside Apartments
- 20 Sierra Taylor Apartments
- 21 iMarket America
- 22 MSR II
- 23 City Hall Urban Design
- 24 Avery Site (THA)
- 25 95 Industrial
- 26 Hilltop Estates
- 27 Home2Suites
- 28 Davis Tract
- 29 Park 79
- 30 3601 N Main
- 31 Kubota
- 32 ShowTime Metal Works
- 33 Nutrien
- 34 Rent-A-Fence



AREA ANALYTICS

OVERVIEW

Located 4 minutes east of downtown Taylor on US 79, known as the “Advanced Manufacturing and Talent Corridor”, Bradley Business Park is only a seven-minute drive from the cutting-edge Samsung Taylor Semiconductor. Recent investments injected \$26.8 billion into Central Texas and supports thousands of jobs, and now is landmarked by the \$16.5 billion agreement for Samsung to manufacture Tesla’s next-generation AI chips. Position your company at the center of an economic transformation at Bradley Business Park- we have developed alongside the community to provide a variety of products that meet the needs of both investors and owner-operators.



POPULATION

	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	411	19,066	27,694
AVERAGE AGE	46.5	39.3	40.5
TOTAL HOUSEHOLD	155	7054	10,318
AVERAGE HOUSE VALUE	\$517,544	\$241,850	\$259,112
AVERAGE HOUSEHOLD INCOME	\$107,197	\$73,373	\$80,494



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.

11-2-2015



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Austin Home Seekers, LLC DBA, Seeker Commercial	9006286	chris@memorizemyemail.com	512.703.7416
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Chris Matthews	584342	chris@memorizemyemail.com	512.703.7416
Designated Broker of Firm	License No.	Email	Phone
Chris Matthews	584342	chris@memorizemyemail.com	512.703.7416
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gracie Eunjin Matthews	762025	gracie@seekercommercial.com	512.769.6336
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

