

# FOR LEASE LAND

## High-Exposure Industrial Yard Space

24301 W US 79, Thrall, TX 76578

- Flexible Yard & Storage Options (1–4 Acres)
- Immediate Availability
- Purchase Potential
- Prime Highway 79 Frontage & Easy Access



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Lease Rate  
Base Rent : \$1,500 / Month / Acre  
Area : 1 – 4 Acres (±)  
Delivery : Secure Yard / Land Space



# Executive Summary

## A rare opportunity for Flexible Retail/Industrial yard space with prime Highway 79 frontage

An excellent opportunity to lease 1–4 acres of secure yard / land space located at 24301 W US 79, Thrall, TX 76578. Situated along Highway 79 with approximately 417 feet of frontage, this property offers outstanding visibility, easy access, and flexible leasing options ideal for contractors, equipment storage, staging yards, and industrial service users.

The site lies just west of Thrall city limits and benefits from close proximity to the Samsung Taylor facility, making it highly attractive for construction, logistics, and service-related businesses supporting the region's rapid industrial growth. With no zoning restrictions, flexible lease terms, and available utilities, this property provides a rare, turnkey yard solution in a high-demand corridor.

## Property Features

### Property Highlights:

- Leasable Area: 1 to 4 Acres
- Asking Rent: \$1,500 per month per acre
- Total Parcel Size: 15.27 Acres
- Property Type: Land / Yard Space
- Zoning: Thrall ETJ – No known restrictions
- Floodplain: Not located in 100-year floodplain
- Availability: Immediate
- Lease Term: Flexible
- Secure, gated property
- Eastbound turn lane from Highway 79
- 417' road frontage on Highway 79

### Site & Utility Features:

- Flat, usable yard space suitable for heavy equipment
- Parcels can be combined in any configuration
- Three-phase power available on site
- City of Thrall water available (16" line)
- Utility easements only – no use restrictions
- Fire hydrant located nearby on Highway 79
- Ideal for contractor yards, fleet parking, staging, and storage

### Traffic & Access Highlights:

- Direct frontage on Highway 79
- Easy access to SH 130, Highway 95, and IH-35
- Close proximity to Samsung Taylor campus
- Located near established industrial users
- Strong regional connectivity to Taylor, Round Rock, Hutto, and Austin

**Disclaimer: All information and highlights are for marketing and illustrative purposes only and have not been independently verified. Details are deemed reliable but not guaranteed and are subject to change without notice.**

# Property Details



Category	Details
Available Area:	1 – 4 Acres (±)
Asking Rent:	\$1,500 per Month per Acre
Property Type:	Industrial Yard / Land Space
Total Parcel Size:	15.27 Acres
Zoning:	Thrall ETJ
Availability:	Immediate
Lease Term:	Flexible
Floodplain:	Not Located in 100-Year Floodplain
Frontage:	±417' on Highway 79
Utilities:	City Water Available   Three-Phase Power Available

# Traffic Counts

US Highway 79  
SH 130 Regional Connector  
High-Visibility Industrial Corridor  
Direct Site Access

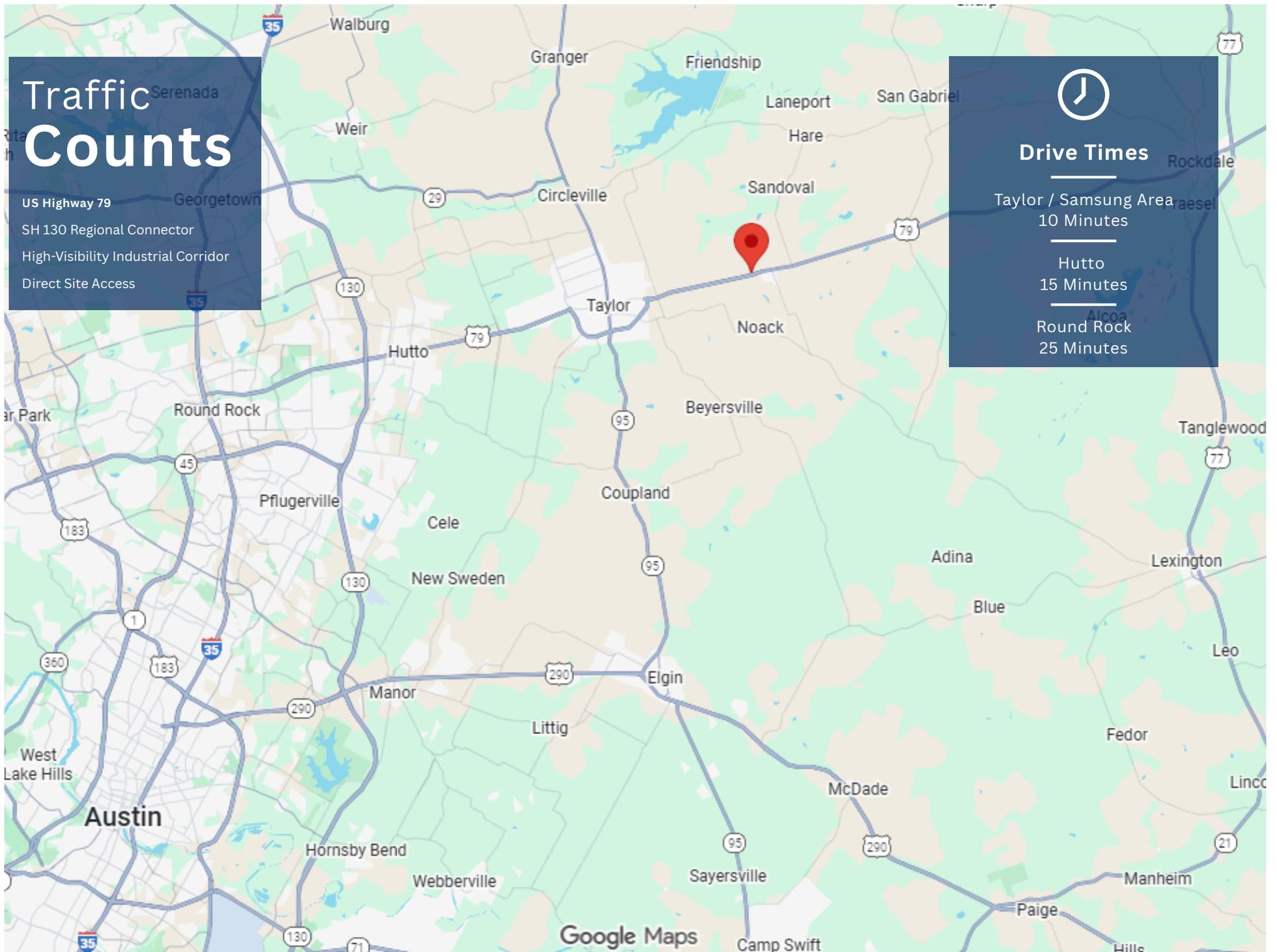


## Drive Times

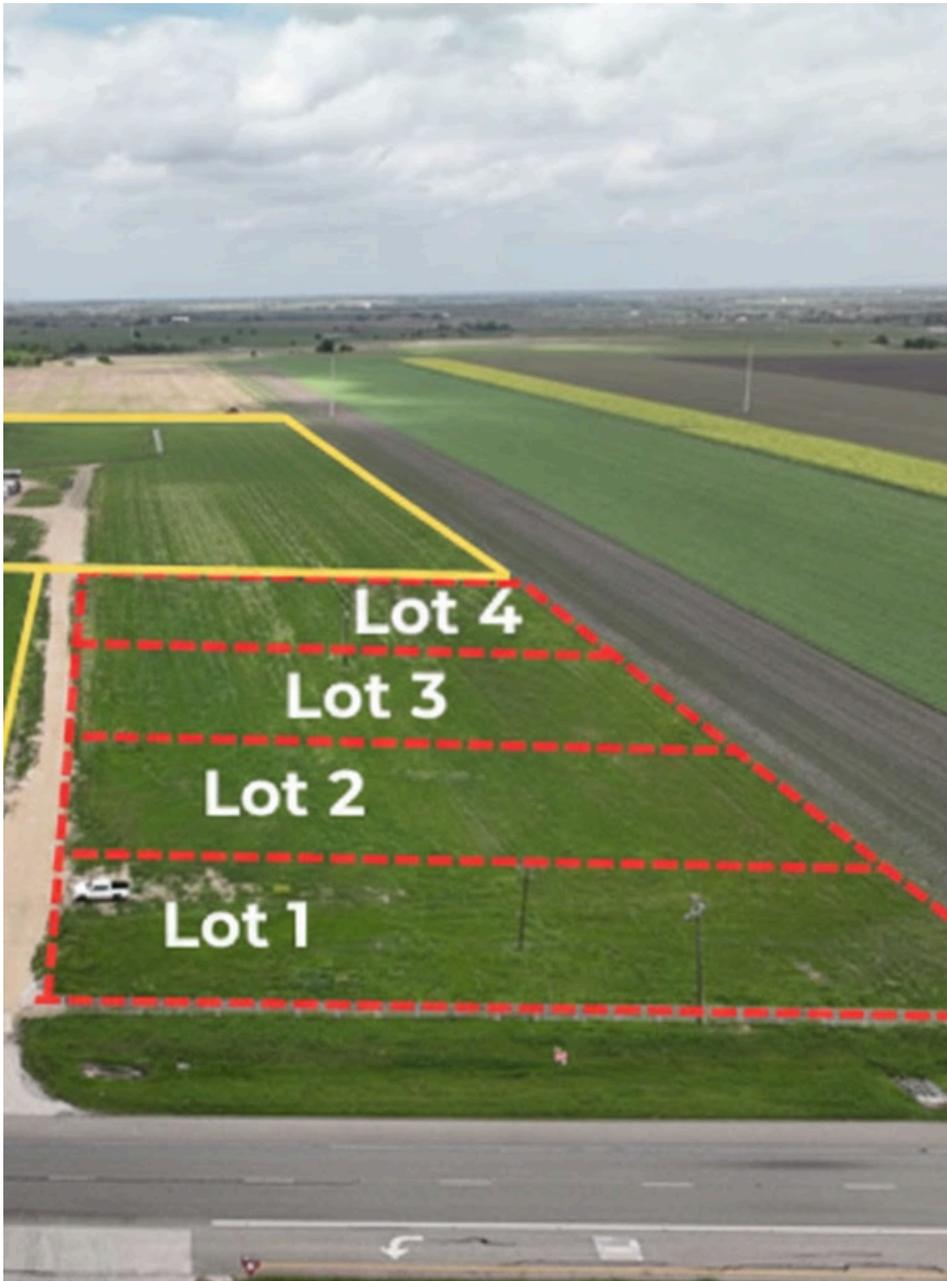
Taylor / Samsung Area  
10 Minutes

Hutto  
15 Minutes

Round Rock  
25 Minutes



# Site Plan



- **Lot 1 – ±1 Acre**  
High-visibility parcel  
Direct internal access
- **Lot 2 – ±1 Acre**  
Yard / outdoor storage use  
Can be combined with adjacent lots
- **Lot 3 – ±1 Acre**  
Flexible layout  
Suitable for contractor staging
- **Lot 4 – ±1 Acre**  
Level, usable yard space  
Ideal for equipment or fleet parking
- **Site Features**  
Direct access from US Highway 79  
Dedicated eastbound turn lane  
Secure, gated property  
Three-phase power available  
City of Thrall water available  
Parcels may be combined (up to ±4 acres)

# Property Photos



# Overview

24301 W US 79 is a strategically located industrial yard opportunity in Thrall, Texas, offering flexible outdoor storage and contractor yard space within a rapidly growing Central Texas industrial corridor. The property features direct frontage along U.S. Highway 79, providing excellent visibility, convenient access, and strong regional connectivity.

Positioned near the Samsung Taylor campus and with quick access to SH 130, the site is well suited for construction, logistics, equipment storage, and service-oriented users seeking scalable yard space. With no known zoning restrictions, available utilities, and flexible lease configurations from 1 to 4 acres, this property presents a rare opportunity to secure functional industrial land in a high-demand market.

## Economy

Thrall and the surrounding Central Texas region continue to benefit from strong economic momentum driven by industrial expansion, infrastructure investment, and population growth. The area's economy is closely tied to advanced manufacturing, construction, logistics, and technology, supported by major regional employers and ongoing public and private development.

The nearby Samsung semiconductor facility in Taylor has accelerated demand for contractor services, equipment storage, and industrial support uses throughout the Highway 79 and SH 130 corridors. With business-friendly policies, access to a skilled labor pool, and proximity to Austin's broader economic engine, the Thrall market is well positioned for sustained industrial growth and long-term tenant demand.

## Real Estate

The real estate market in Thrall and the surrounding Highway 79 corridor continues to strengthen as industrial and commercial demand expands outward from the Austin metropolitan area. Increased infrastructure investment and large-scale industrial projects have driven demand for functional land and yard space to support construction, logistics, and service-oriented businesses.

Limited availability of zoned and improved industrial land has made flexible yard space increasingly valuable in the market. Properties with direct highway frontage, utility access, and flexible lease configurations—such as 24301 W US 79—are well positioned to benefit from sustained tenant demand. Ongoing regional growth and nearby industrial development continue to support long-term real estate stability and leasing activity in this submarket.



## Information About Brokerage Services

Texas law requires all real estate licensees 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 those performed by sales 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 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.

### 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. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenants 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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' 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 our records.

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Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone

# Contact

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