

92 AC



FM 3349

WILCO

= WORKS =

TAYLOR, TEXAS

STREAM®

SAMSUNG



**BUILT FOR
INDUSTRY.
BUILT FOR
WHAT'S NEXT.**

AT THE INTERSECTION
OF INFRASTRUCTURE,
INNOVATION AND
GROWTH.



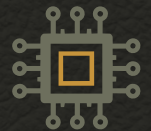
ROOTED IN
WILLIAMSON
COUNTY



AT THE
CROSSROADS
OF GROWTH



BUILT FOR
INDUSTRY
& INNOVATION



POWERING THE
NEXT GENERATION
OF MANUFACTURING

FM 3349 & SAMSUNG HIGHWAY



WILLIAMSON COUNTY

WILCOWORKSATX.COM



92 ACRES AT THE CENTER OF IT ALL

Wilco Works is a 92.27-acre development opportunity at FM 3349 and Samsung Highway, directly across from Samsung's Taylor semiconductor campus.

With a prominent hard-corner location, flexible ETJ positioning and connectivity to the region's expanding transportation network, the site offers scale and flexibility in one of Williamson County's most active emerging corridors.

[VIEW THE 360 PANORAMA](#)

- ✦ 92.27 acres | ± 4.02 million SF
- ✦ Hard-corner location at FM 3349 & Samsung Highway
- ✦ Directly across from Samsung's Taylor semiconductor campus
- ✦ Level to gently sloping and outside the 100-year floodplain
- ✦ Flexible Taylor ETJ positioning supporting a range of potential uses
- ✦ Connected to FM 973 and the planned East Wilco Highway
- ✦ Taylor Opportunity Zone location with potential tax advantages
- ✦ Utilities include Bluebonnet Power, Jonah Special Utility District water and City of Hutto wastewater

SAMSUNG

TAYLOR SEMICONDUCTOR CAMPUS

\$17B+ INVESTMENT | 2,500+ AC
NOW PRODUCING CHIPS



CONNECTED FOR GROWTH

Located at FM 3349 and Samsung Highway, Wilco Works benefits from direct access to Samsung's Taylor campus and major planned infrastructure improvements, including the East Wilco Highway and CR 401 extension, strengthening connections to US 79 and SH 130.



WILLIAMSON COUNTY: #9 IN THE
U.S. FOR POPULATION GROWTH



SOUTHWEST TAYLOR IMPROVEMENTS

Provided by Williamson County



Site

- ★ East Wilco Highway
- ★ City Limits
- ★ Samsung Highway
- ★ CR 401 Reconstruction & Extension
- CR 401/US 79 Intersection Improvements
- ★ FM 973 at CR 404



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WW

CONCEPT ONE

Bldg. 1 800,000 SF

Bldg. 2 400,000 SF

Outdoor Storage 150,000 SF 3

UP TO
1,200,000 SF



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WW

CONCEPT TWO

Bldg. 1	552,000 SF	Bldg. 4	193,750 SF
Bldg. 2	193,750 SF	Bldg. 5	193,750 SF
Bldg. 3	193,750 SF	Bldg. 6	193,750 SF

UP TO
1,520,750 SF

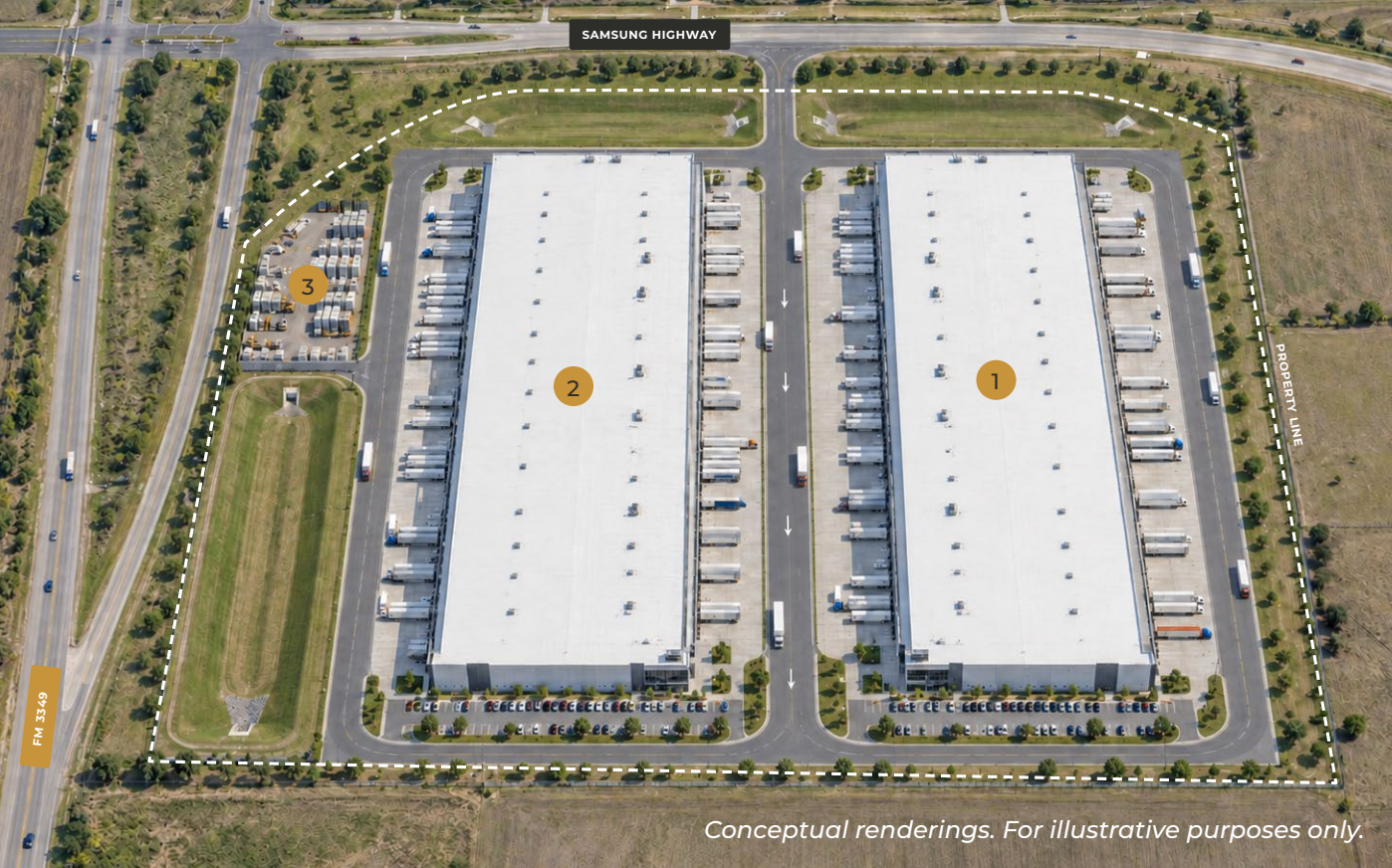


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Conceptual renderings. For illustrative purposes only.



CONCEPT THREE

Bldg. 1 655,000 SF

Bldg. 2 655,000 SF

Outdoor Storage 80,000 SF 3

UP TO
1,310,000 SF



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WILCO

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INVESTMENT SALES & LEASING TEAM

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