

# 4400-4402 Hwy 95 Granger, TX 76530



**3.3 - 188.04  
UNRESTRICTED  
ACRES**

**OPPORTUNITY ZONE**

**KATHY LAPP, BROKER**

**512.633.2751**

**Kathy@HSBRealEstate.com**

**HEATHER BOISE, REALTOR®**

**678.857.8879**

**Heather@HSBRealEstate.com**













# Property Summary

Incredible opportunity to own up to 188 acres of unrestricted land with significant frontage on HWY 95, located just minutes north of Taylor in fast-growing Williamson County.

This prime development tract offers excellent visibility, easy access, and outstanding flexibility for a wide range of uses—residential subdivision, commercial development, industrial, or mixed-use. The land is flat and open, making it highly buildable, and utilities are nearby, simplifying development. With 4400 feet of Hwy 95 frontage and the property offers exceptional access and signage potential.

Unrestricted  
up to 188.04 Acres - Owner can subdivide  
4400' +/- Highway 95 Frontage  
OPPORTUNITY ZONE



# Potential Development Uses

The ±188-acre tract at 4400–4402 Highway 95 is unrestricted and offers exceptional flexibility for various development scenarios, including:

- Residential Subdivisions (single-family, multi-family, build-to-rent)
- Commercial Centers (retail, office, convenience stores, truck stops)
- Industrial or Flex Warehousing
- Mixed-Use Projects
- RV Parks or Manufactured Housing Communities
- Self-Storage Facilities
- Agri-Business or Farm-to-Market Retail
- Energy Infrastructure or Utility Support Uses
- Event or Recreational Venues

The property's fertile soil, level topography, and wide highway frontage make it especially well-suited for development.



# Strategic Proximity to Williamson County Tech Hub

Located just 10 miles north of Taylor, this site directly benefits from the explosive growth generated by:

- Samsung's \$17+ Billion Semiconductor Facility
  - Currently under phased construction
  - Expected to generate thousands of new jobs and attract additional high-tech suppliers and services
- Supportive Infrastructure Expansion
  - Major improvements to highways, utilities, and regional mobility
- Housing Demand Surge
  - Overflow residential growth expected to push north from Taylor into nearby Granger and surrounding communities
- Increased Commercial Demand
  - Suppliers, contractors, vendors, and service providers to Samsung and future industrial users will require space close to Taylor but at more affordable price points

With over **4,400 feet of Highway 95 frontage**, the site offers prime visibility and quick access for commuters, freight, and customers traveling between Granger, Taylor, and Georgetown.



