

# BRADLEY BUSINESS PARK

21827 US-79  
TAYLOR TX



## SUMMARY

PRICING	EMAIL FOR PRICING
YEAR BUILT	2024-2025
BUSINESS PARK	40 ACRES
MIN MAX SF	2,500 - 80,000 SF
ZONING	TAYLOR ETJ
POWER	3 PHASE

## PROPERTY 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.

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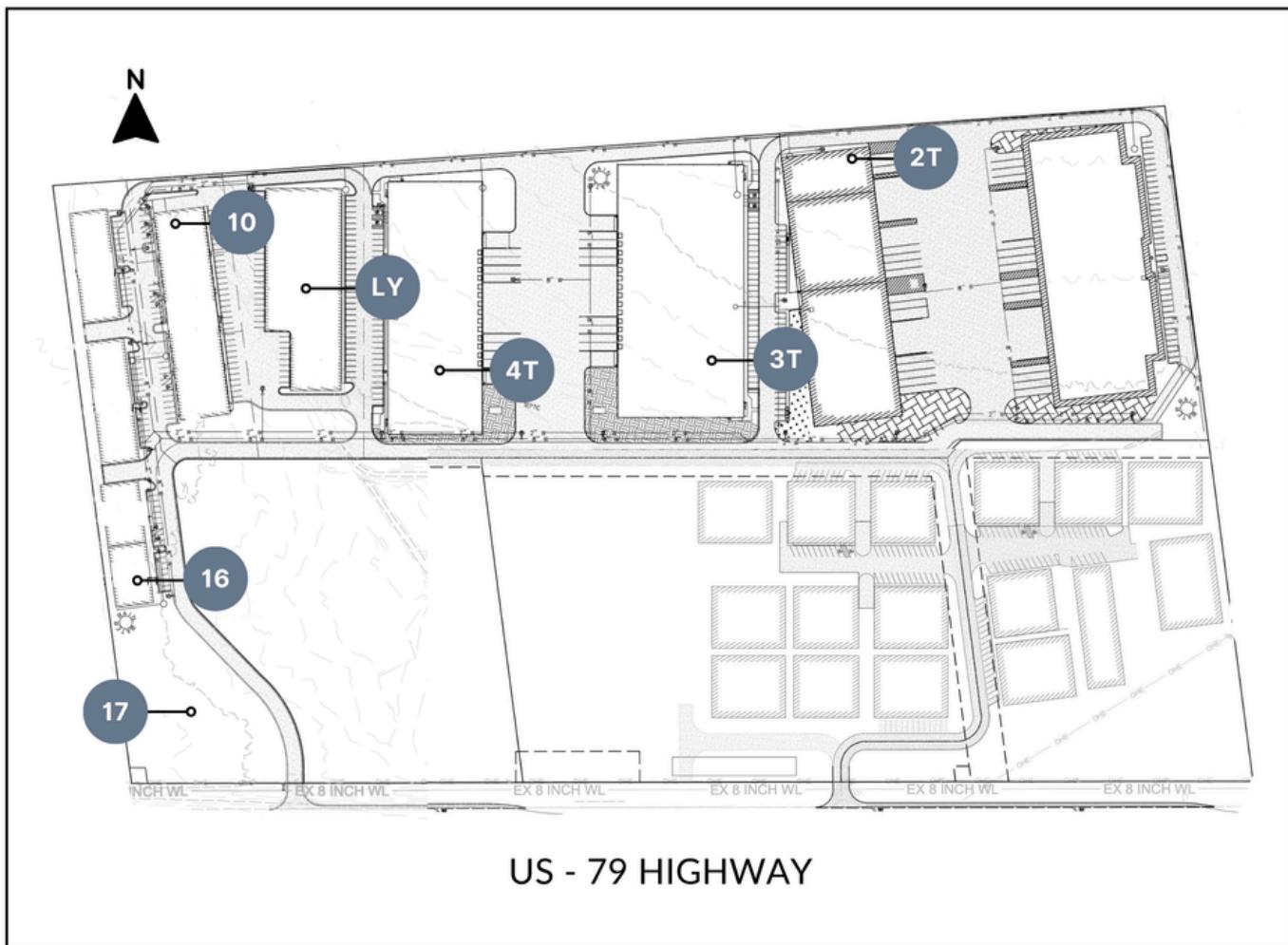
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## SITE PLAN



2T FOR LEASE

10,000 SF

Shell Condition

4T FOR SALE

2.82 AC

Land

16 FOR LEASE

2675 SF

Restroom, HVAC & Fans

LY FOR LEASE

30,000 SF

Laydown Yard

3T FOR SALE / FOR LEASE

80,000 SF

Shell Condition

10 FOR SALE / FOR LEASE

26,860 SF

Turnkey Suites or Shell Condition

17 FOR LEASE

1.35 AC

Land

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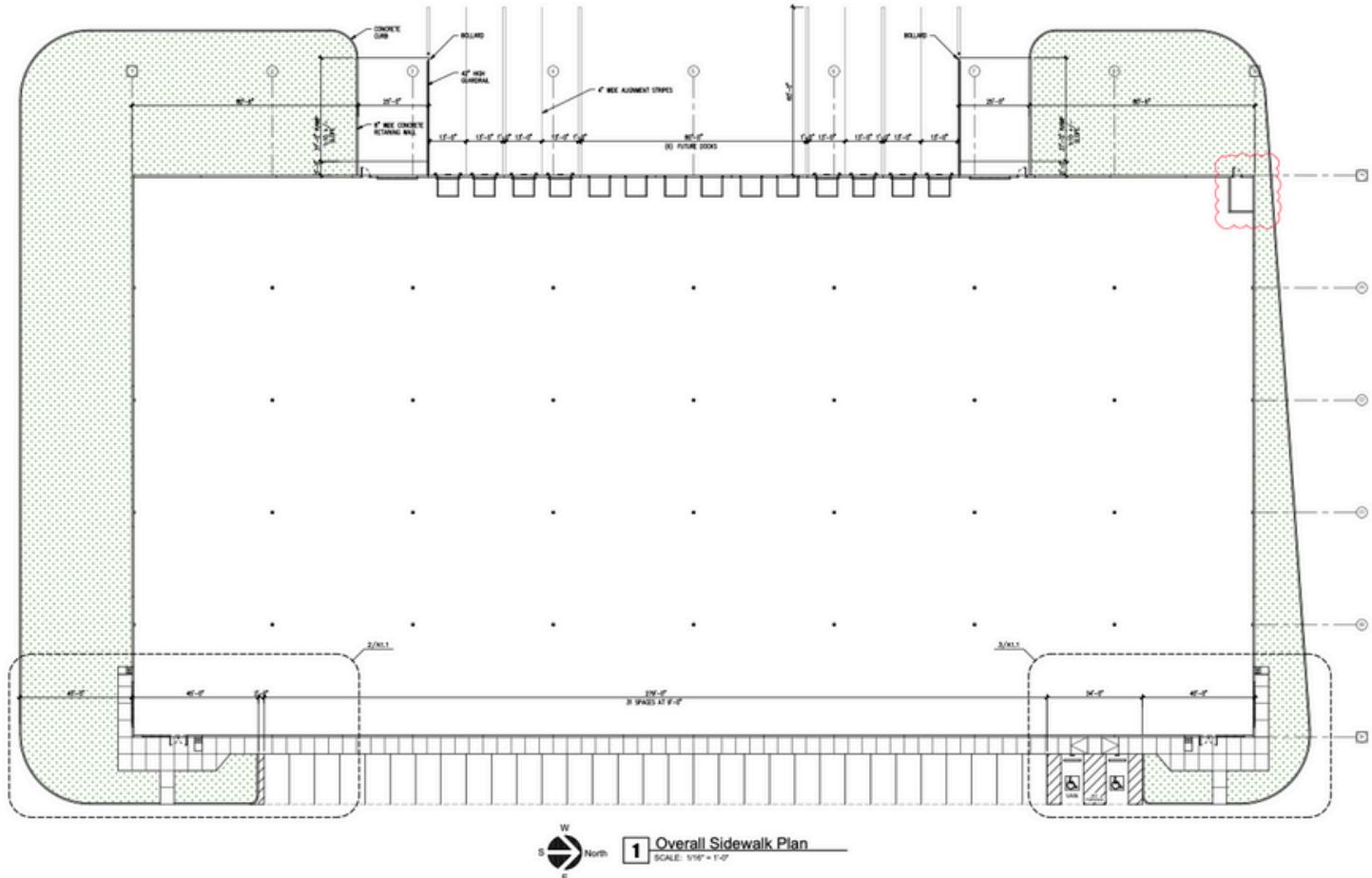
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## BUILDING 3T DETAILS



## HIGHLIGHTS

- DEDICATED PARKING
- TAYLOR ETJ ZONING
- PRIVATE ROAD
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 32' CLEAR HEIGHT
- 3 PHASE / 480 V / 800 A
- 2 GRADE LEVEL 14' BAY DOOR
- 8 DOCK HIGH DOORS
- COLUMN 50' x 40'

## AVAILABLE

- 80,000 SF
- SHELL CONDITION
- CALL FOR PRICING

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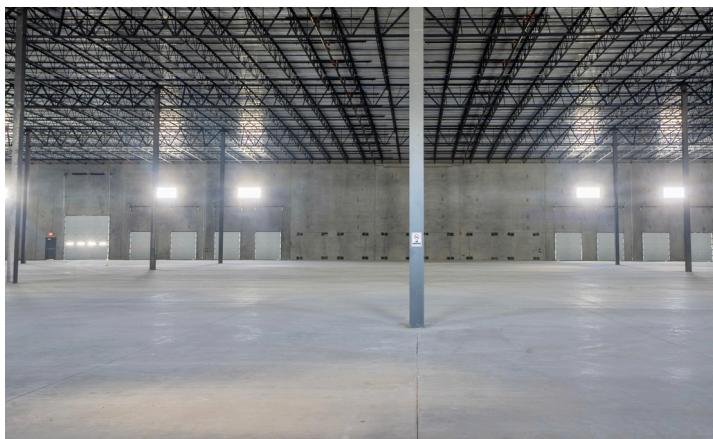
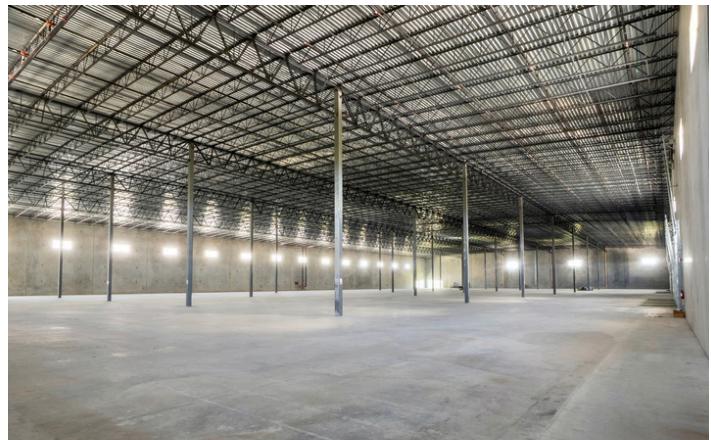
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## BUILDING 3T PHOTOS



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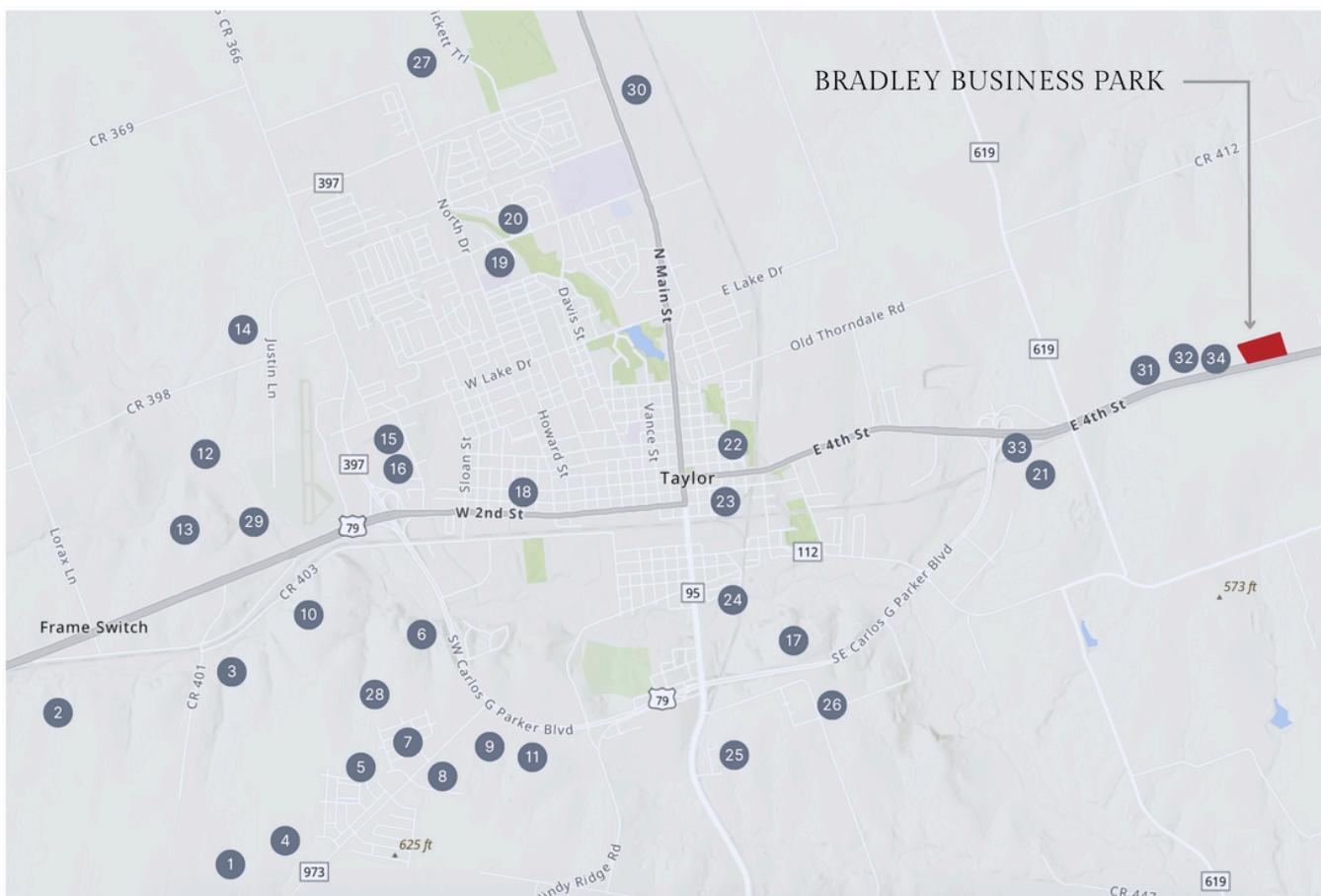
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## AREA HIGHLIGHTS



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

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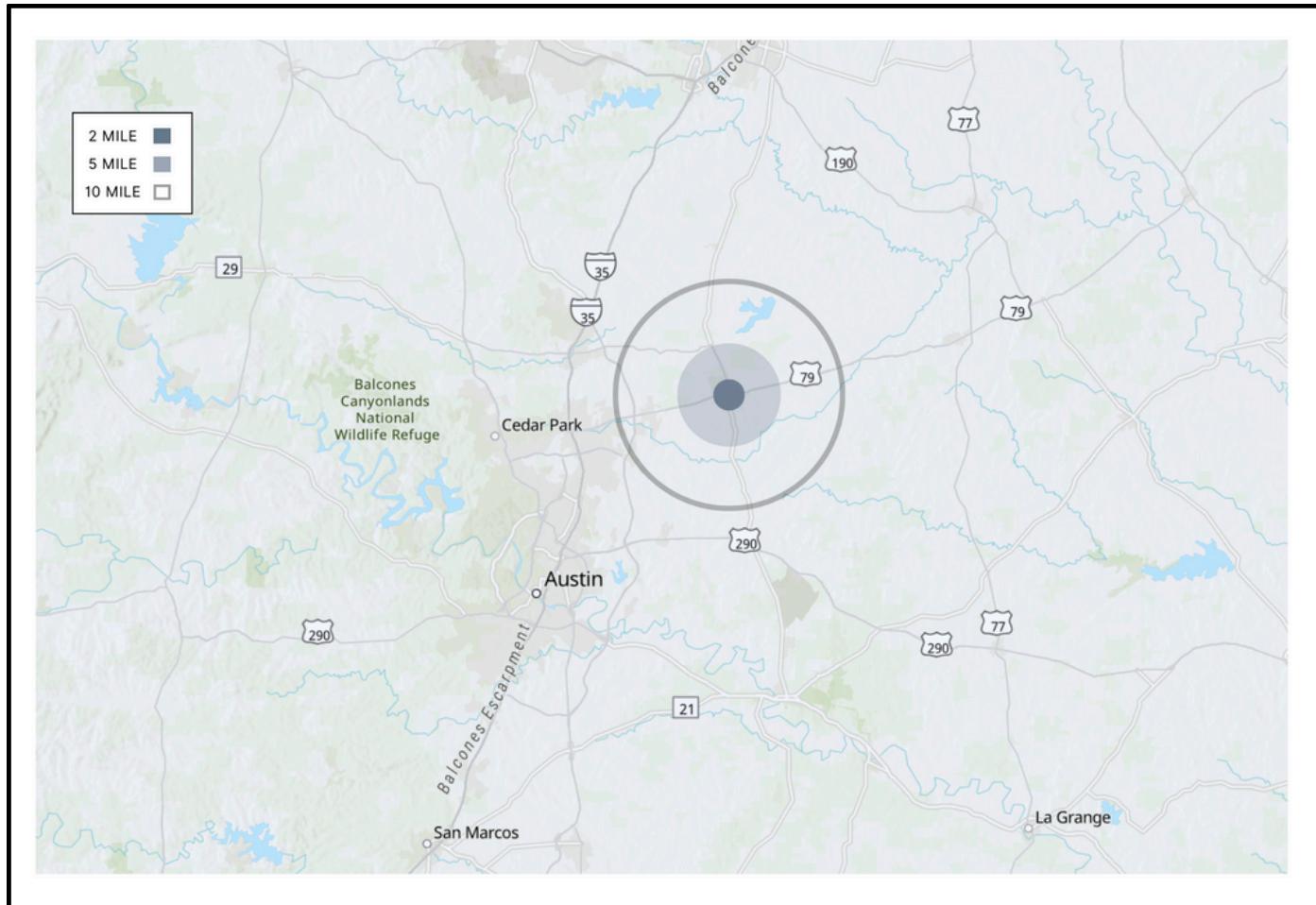
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## AREA ANALYTICS



### 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

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