

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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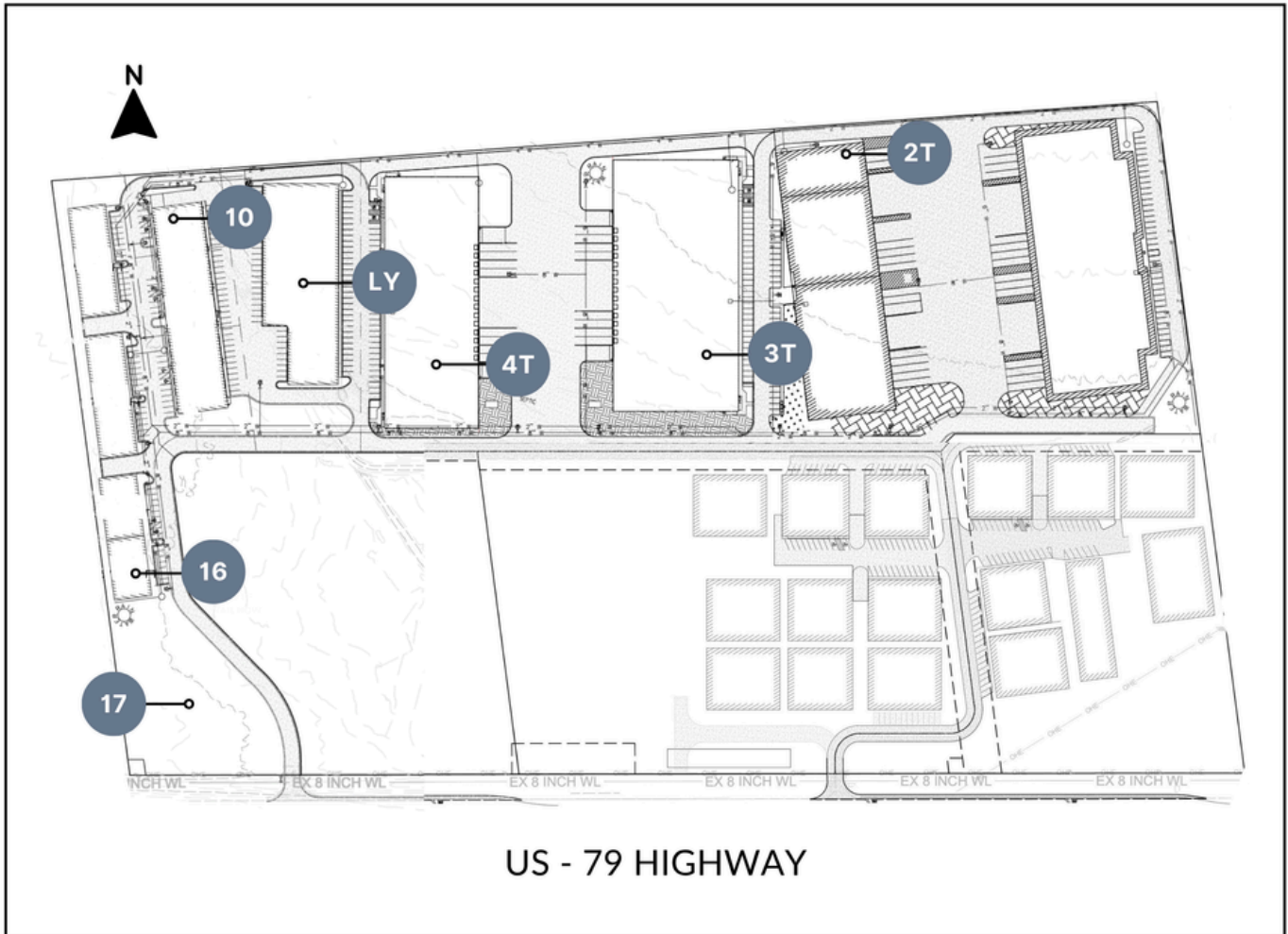
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SITE PLAN



<p>2T FOR LEASE 10,000 SF Shell Condition</p>	<p>4T FOR SALE 2.82 AC Land</p>	<p>16 FOR LEASE 2675 SF Restroom, HVAC & Fans</p>	<p>LY FOR LEASE 30,000 SF Laydown Yard</p>
<p>3T FOR SALE / FOR LEASE 80,000 SF Shell Condition</p>	<p>10 FOR SALE / FOR LEASE 26,860 SF Turnkey Suites or Shell Condition</p>	<p>17 FOR LEASE 1.35 AC Land</p>	

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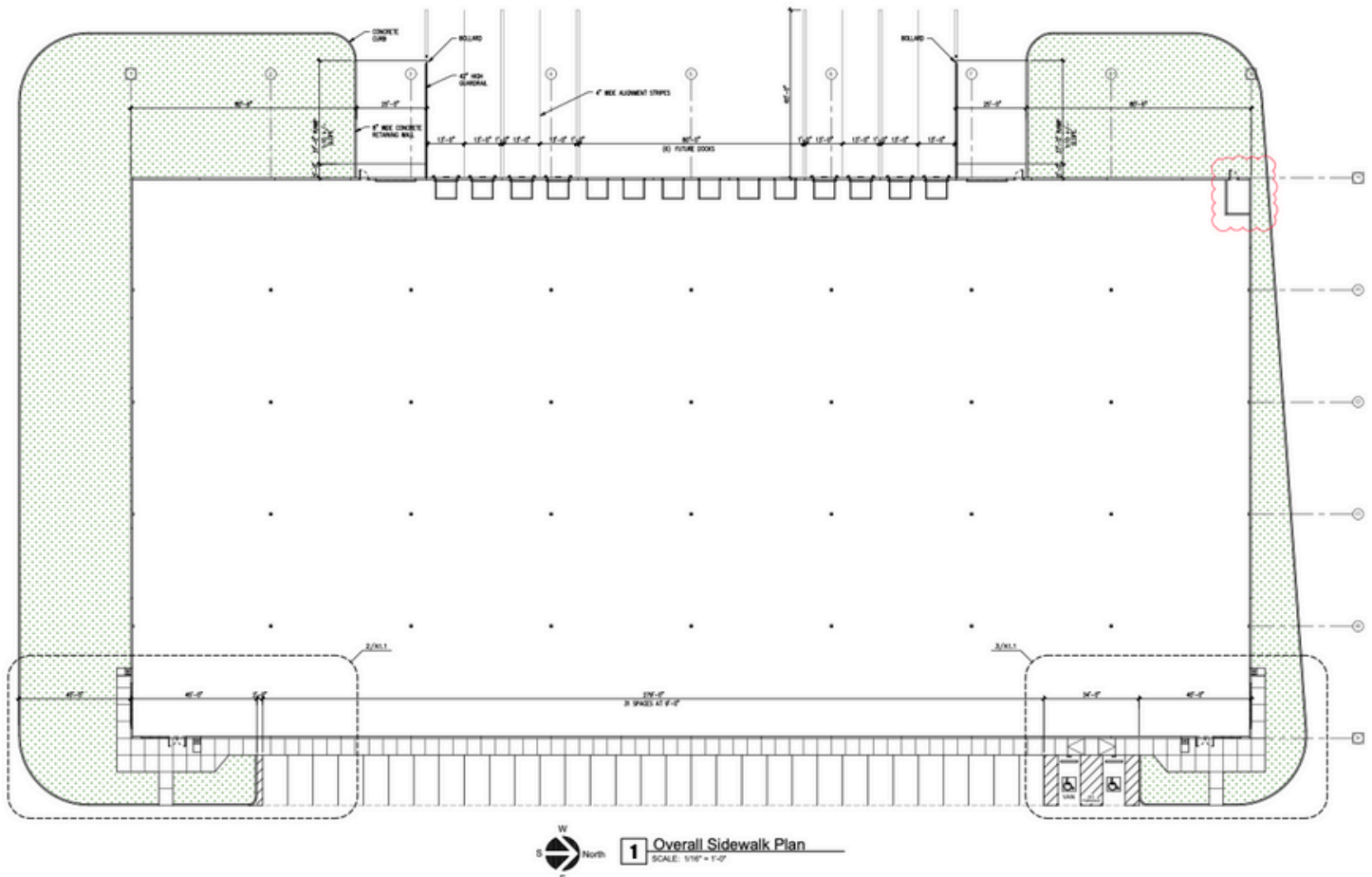
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BUILDING 3T DETAILS



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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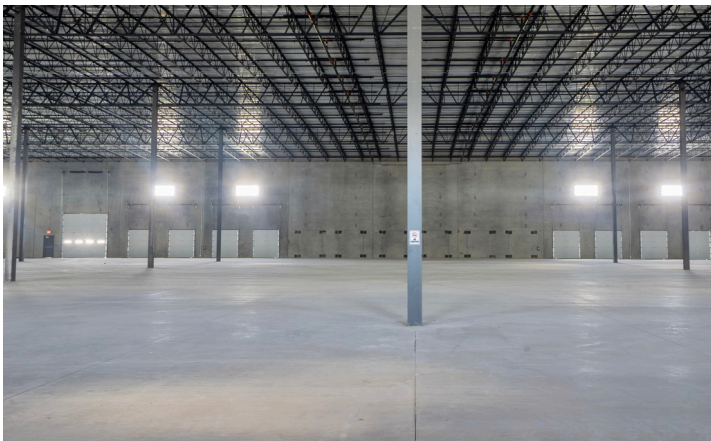
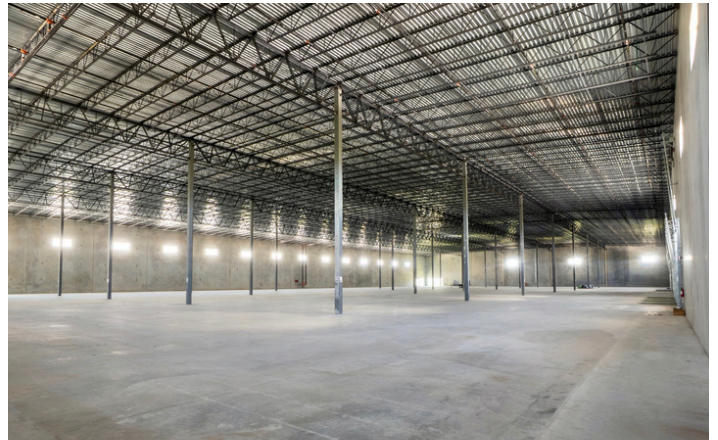
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BUILDING 3T PHOTOS



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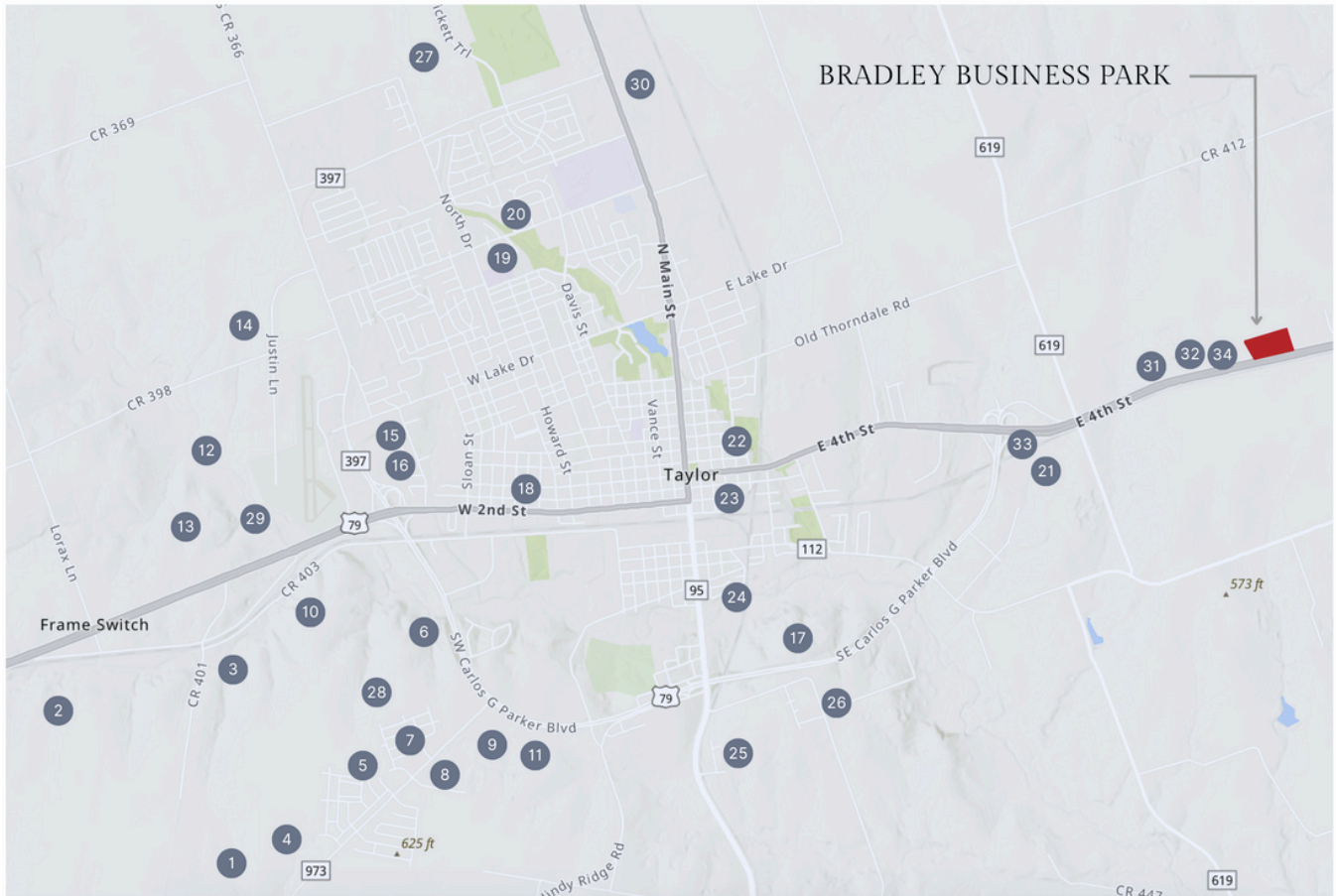
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BRADLEY BUSINESS PARK

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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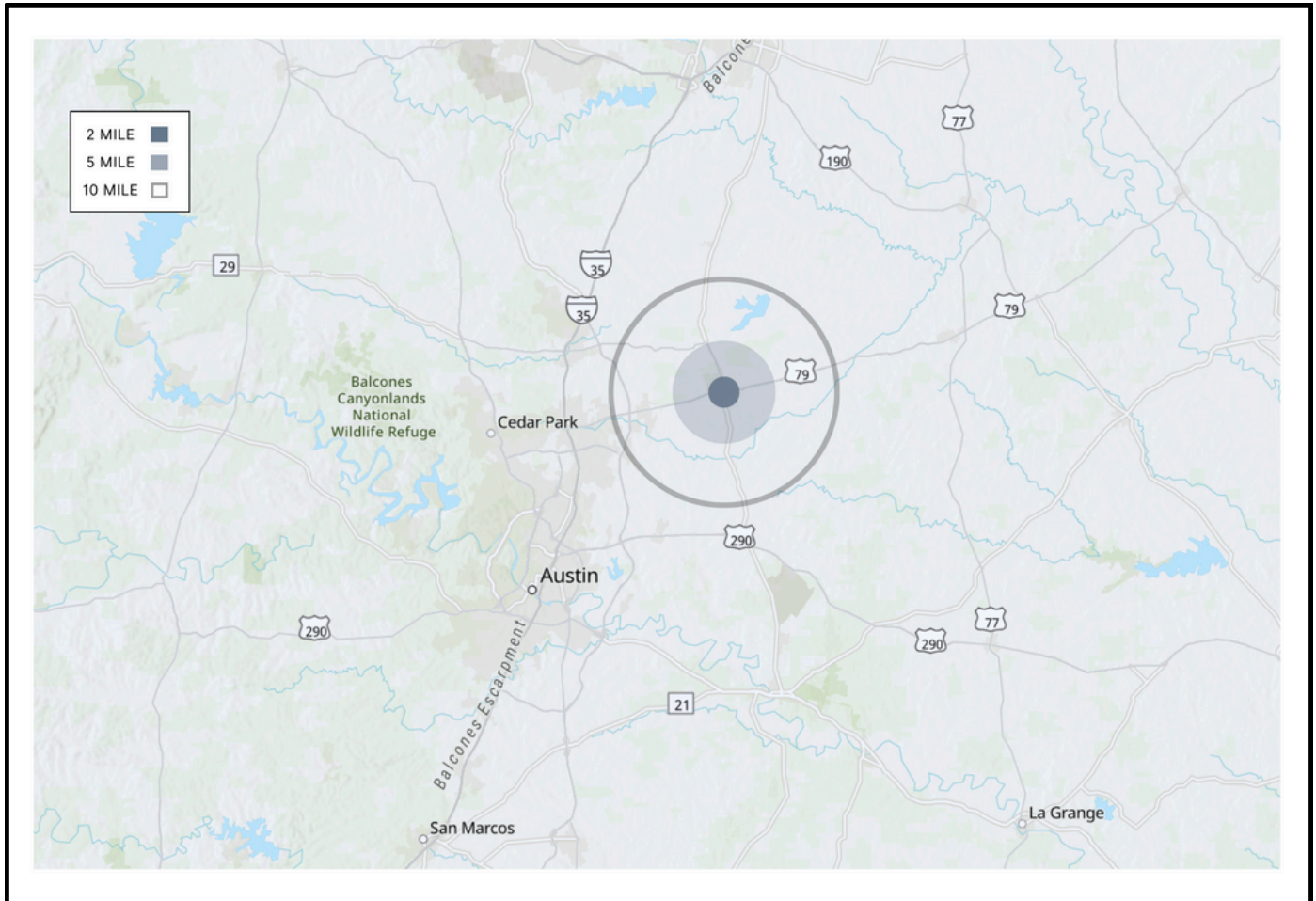
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AREA ANALYTICS



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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