

FOR SALE OR BUILD-TO-SUIT

NORTH COUNTY ROAD 366
TAYLOR, TX 76574

±5.01 AC

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PROPERTY DETAILS

PROPERTY ID:
R639506

SIZE:
±5.01 ACRES

UTILITIES:
JONAH WATER CCN
SEWER: NO SERVICING CCN

TAX RATE:
1.52%

ZONING:
TAYLOR ETJ

JURISDICTION:
WILLIAMSON COUNTY

SCHOOL DISTRICT:
TAYLOR ISD

FLOODPLAIN:
NOT WITHIN THE FEMA FLOODPLAIN

FRONTAGE:
±350' ALONG N COUNTY RD 366

TOPOGRAPHY:
FLAT

DEED RESTRICTIONS:
NONE

EASEMENTS:
NONE

ASKING PRICE:
CALL FOR PRICING



EXECUTIVE SUMMARY

This approximately 5-acre site in Hutto, Texas is positioned **within one of Central Texas' fastest-growing industrial corridors**. Available for **sale or as a build-to-suit** opportunity, the property offers **immediate access to SH 130 and Highway 79**, enabling efficient distribution throughout the Austin metropolitan area and beyond. The roadway is **planned for continued expansion** to accommodate increased industrial traffic, further strengthening **long-term accessibility and functionality**. Hutto's rapid **population and job growth** continue to drive industrial demand, supported by a **growing labor pool and ongoing infrastructure investment**. Located **minutes from the Samsung semiconductor campus** in Taylor - one of the largest industrial developments in the state - the site benefits from the major catalyst for **supplier, manufacturing, and logistics users** seeking proximity to this advanced manufacturing hub. Additional momentum along the SH 130 corridor includes **data centers and advanced manufacturing**, along with **convenient access to Austin-Bergstrom Int'l Airport**. As a build-to-suit opportunity, the site provides **flexibility to design and construct improvements** tailored to operational needs, including **building size, loading, parking, and phased expansion**. This allows **occupiers** to align current requirements with the ability to **scale** alongside a market demonstrating **strong long-term industrial fundamentals**.



PRIME LOCATION

KEY DESTINATIONS

- Samsung Semiconductor Campus – 10 mins
- SH-130 Toll Road – 9 mins
- Downtown Taylor – 8 mins
- RCR Rail Logistics Park – 12 mins
- US-79 – 5 mins
- Round Rock / I-35 Corridor – 25 mins
- Austin-Bergstrom International Airport – 40 mins



Samsung Semiconductor Campus - A \$17B+ advanced manufacturing campus with ongoing supplier and infrastructure expansion driving long-term industrial demand.

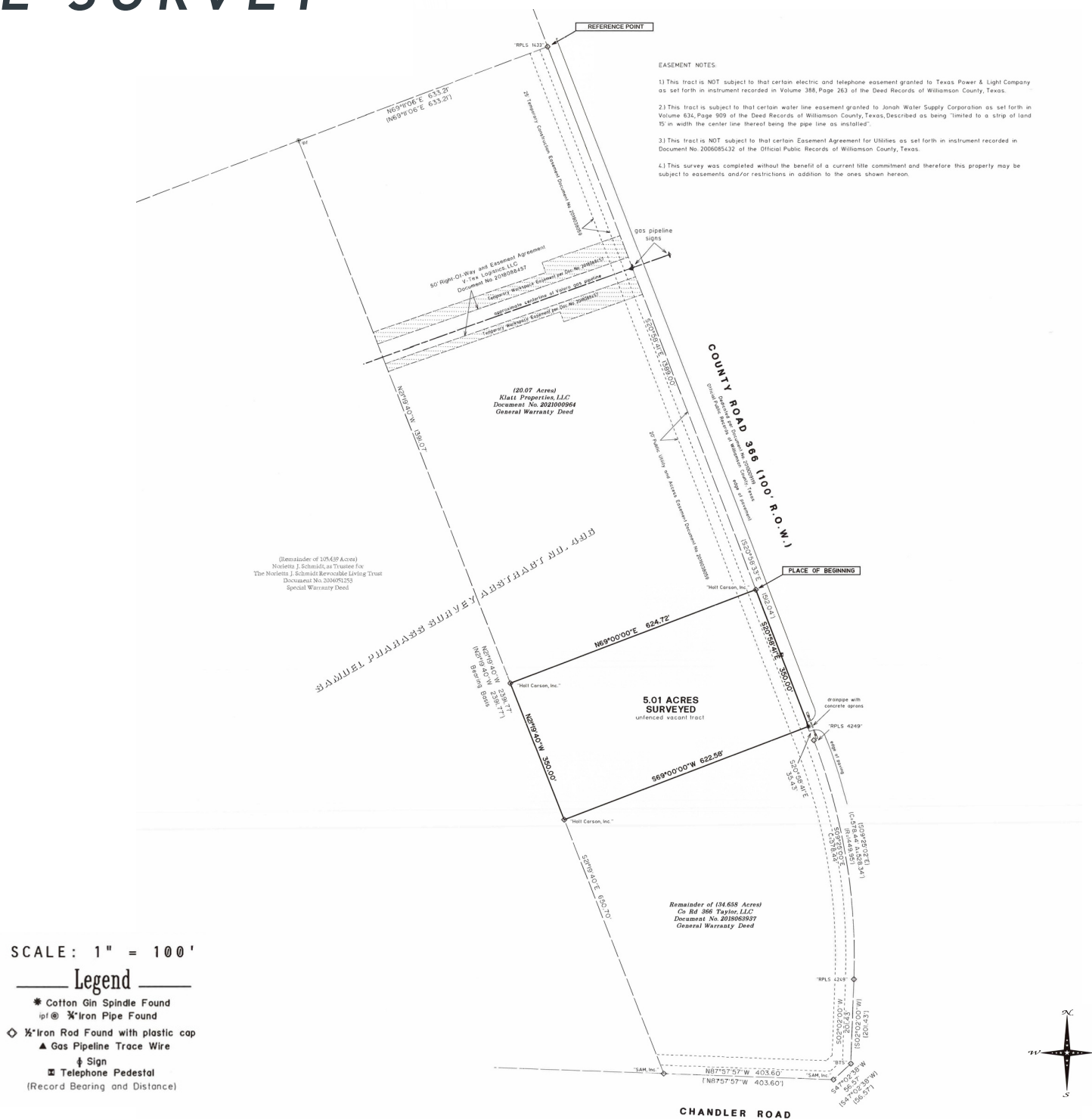
RCR Rail Co. (Former Alcoa Site Redevelopment) - A 1,100+ acre industrial redevelopment east of Taylor positioning the area as a logistics and heavy industrial hub.

SH-130 Toll Corridor - A high-speed north/south logistics corridor providing direct connectivity to I-35, Tesla's Giga Texas campus, and regional distribution routes, enhancing truck mobility and long-term industrial viability throughout East Williamson County.

Downtown Taylor - The historic heart experiencing ongoing public and private investment, new housing activity, and commercial growth that supports workforce expansion and reinforces Taylor's position as a sustainable hub for advanced manufacturing and industrial users.

RENDERINGS







**LEE &
ASSOCIATES**

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