

FOR SALE

LAND WITH INDUSTRIAL BUILDINGS

24301 W US 79, Thrall, TX 76578



- Prime Highway 79 Location
- Industrial Site with Existing Improvements
- Strategic Growth Corridor Near Samsung Taylor
- Existing income in place
- Retail Potential

 **NEW EDGE**
COMMERCIAL REAL ESTATE

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Area : 15.27 Acres
Price : \$2.25M
Zoning : Thrall ETJ
Topography : Mostly Flat



Executive Summary

A rare opportunity for Flexible Retail/Industrial yard space in a rapidly growing Central Texas corridor

An exceptional opportunity to acquire 15.27 acres of improved industrial land with ±13,865 SF of existing warehouse and office improvements along Highway 79 in Thrall, Texas. The property offers 417 feet of highway frontage, a dedicated eastbound turn lane, and existing utilities including three-phase power, water, septic, and sewer access (buyer to verify). Located near the Samsung Taylor semiconductor campus, the site benefits from strong regional growth and expanding industrial demand. With no known restrictions, no floodplain, and placement within the Thrall ETJ, this property provides flexibility for owner-users, investors, or future redevelopment opportunities.

Property Features

Property Highlights:

- 15.27 Acres of Improved Industrial Land
- Existing Industrial Buildings & Office
- No Known Restrictions (Thrall ETJ)
- No Floodplain
- Weigh Scale On Site

Location Highlights:

- 417' Frontage on Highway 79
- Dedicated Eastbound Turn Lane
- Proximity to Samsung Taylor Campus
- Strong Central Texas Growth Corridor

Traffic Counts:

- Highway 79 Direct Access
- Easy Access to SH 130 & IH-35
- Central Location Between Taylor & Round Rock
- Regional Distribution & Logistics Friendly

Disclaimer: All information and highlights are for marketing and illustrative purposes only and have not been independently verified. Details are deemed reliable but not guaranteed and are subject to change without notice.

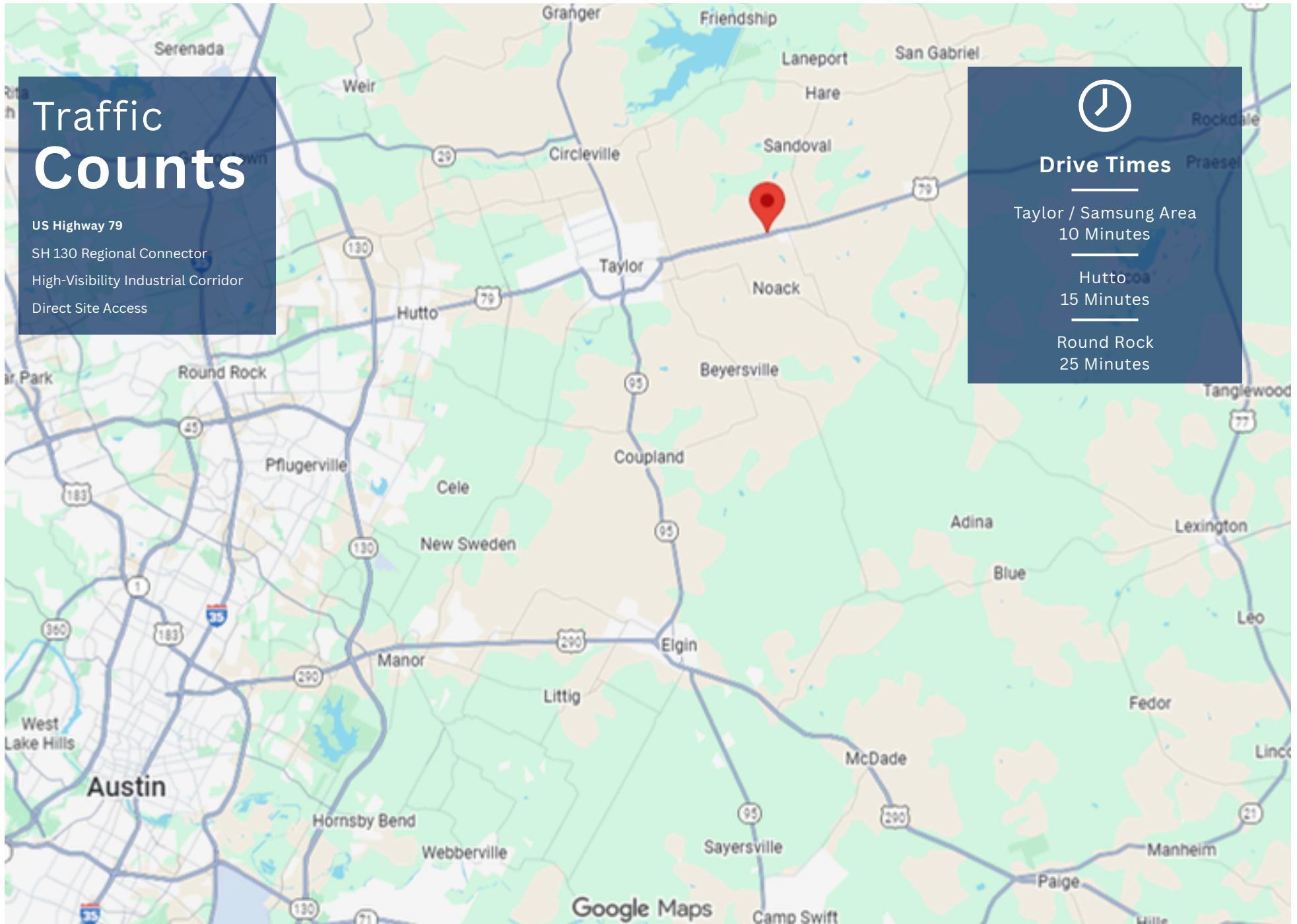
Property Details



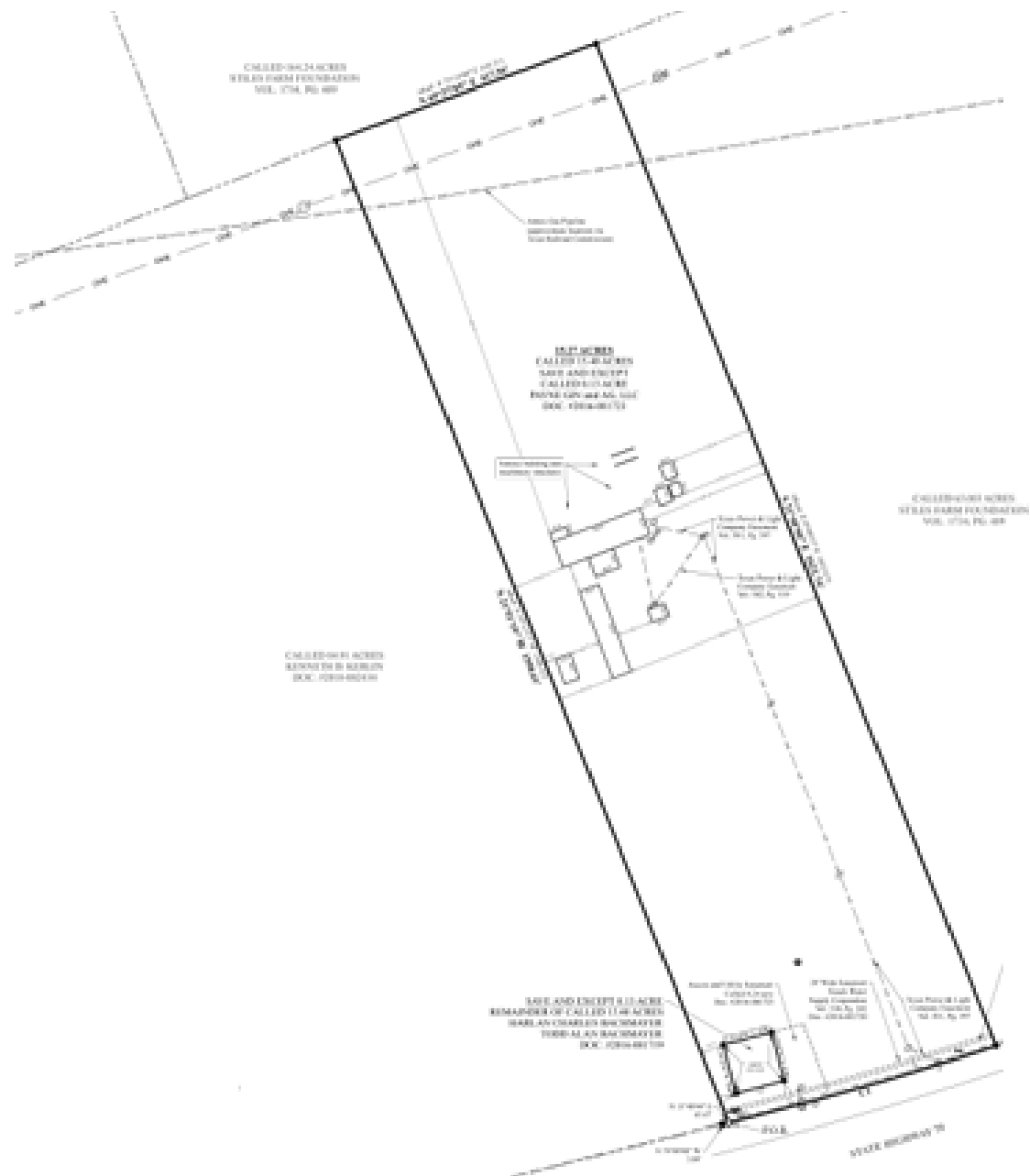
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Category	Details
Area:	15.27 Acres
Property Type:	Improved Industrial Land
Price:	\$2,250,000
Zoning:	Thrall ETJ / No Known Restrictions
Flood Plain:	None
Topography:	Mostly Flat
Frontage:	417' on Highway 79
Improvements:	±13,358 SF Industrial Buildings + 507 SF Office
Utilities:	Water, Sewer (verify), Septic, Three- Phase Power

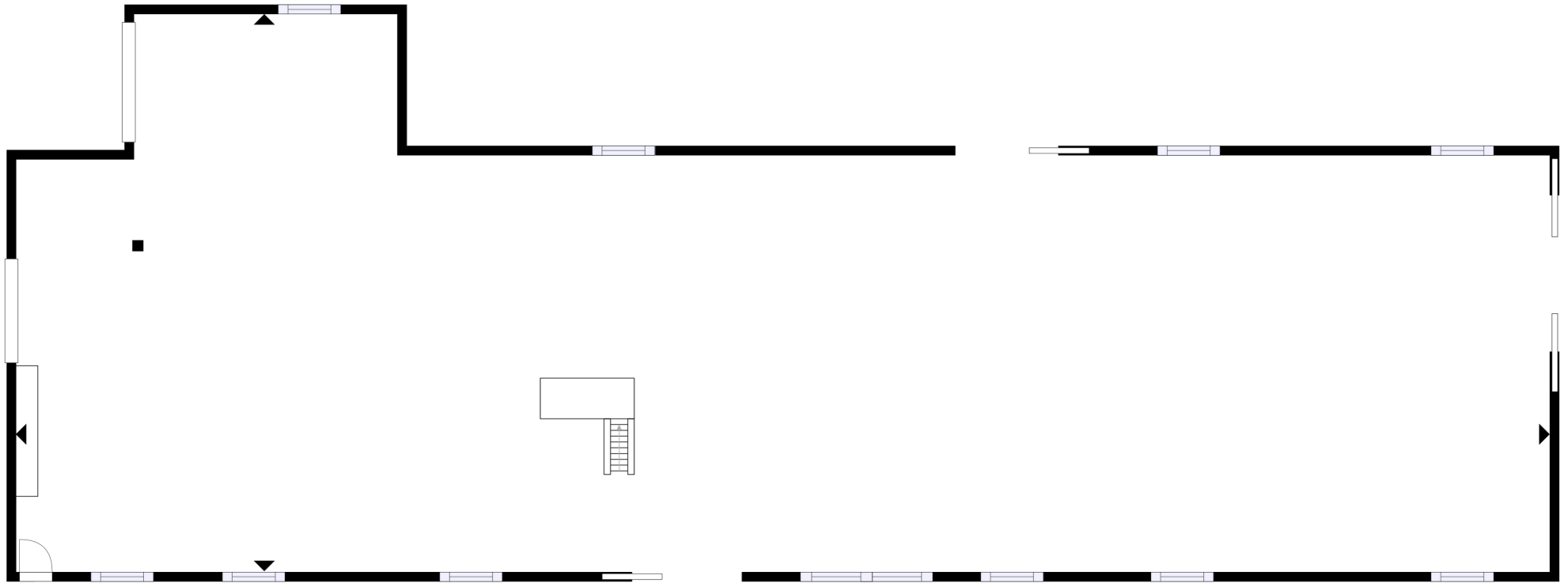
Location Overview: Connectivity & Development Map



Survey



Floor Plan Warehouse



7,187 sq ft

Floor Plan Warehouse



FLOOR 1

4,351 sq ft

Photos



Overview

24301 W US 79 is a 15.27-acre improved industrial property located just west of the Thrall city limits in a rapidly growing Central Texas corridor. The site offers excellent visibility and access along Highway 79, with existing industrial improvements, strong utility infrastructure, and flexible use potential within the Thrall ETJ. Its proximity to major regional employers, including the Samsung Taylor semiconductor campus, combined with expanding transportation networks and population growth, positions this property as an attractive opportunity for industrial users, investors, or future redevelopment.

Economy

The Central Texas region is experiencing sustained economic expansion fueled by advanced manufacturing, technology, logistics, and continued population growth. A major catalyst for this momentum is the Samsung Taylor semiconductor facility, which has generated significant capital investment, job creation, and infrastructure upgrades throughout the surrounding communities. This growth has increased demand for industrial land, distribution facilities, and service-oriented businesses supporting large-scale manufacturing operations.

Thrall's strategic location between Austin, Taylor, and Round Rock provides access to a diverse and skilled labor pool while maintaining lower land costs and fewer development constraints compared to urban cores. Ongoing transportation improvements, proximity to major highways, and a business-friendly environment continue to attract industrial users and investors seeking long-term stability and scalable growth opportunities in Central Texas.

Real Estate

The Central Texas real estate market continues to demonstrate long-term strength, supported by population growth, infrastructure expansion, and increased industrial investment. Demand for industrial and flex properties has accelerated as users seek strategically located sites outside dense urban cores with access to major transportation routes. The Highway 79 corridor has emerged as a key growth area, benefiting from improved connectivity and expanding employment centers. Proximity to major projects such as the Samsung Taylor semiconductor campus has further increased investor interest and land absorption in surrounding markets, including Thrall. With larger tracts becoming increasingly scarce and replacement costs rising, well-located improved industrial sites like 24301 W US 79 offer strong fundamentals for both near-term use and long-term appreciation.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the Client above others including the broker's own interests.
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client. and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH- INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you. and your obligations under the representation agreement.
- Who will pay the broker for services provided to you. when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for our records.

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