

5 Acres | IOS For Lease

120 BFG 9000 Way, Taylor, TX 76574

SAMSUNG



Access Road - under construction

**DON
QUICK**
& Associates, Inc.

www.donquick.com

PROPERTY SUMMARY

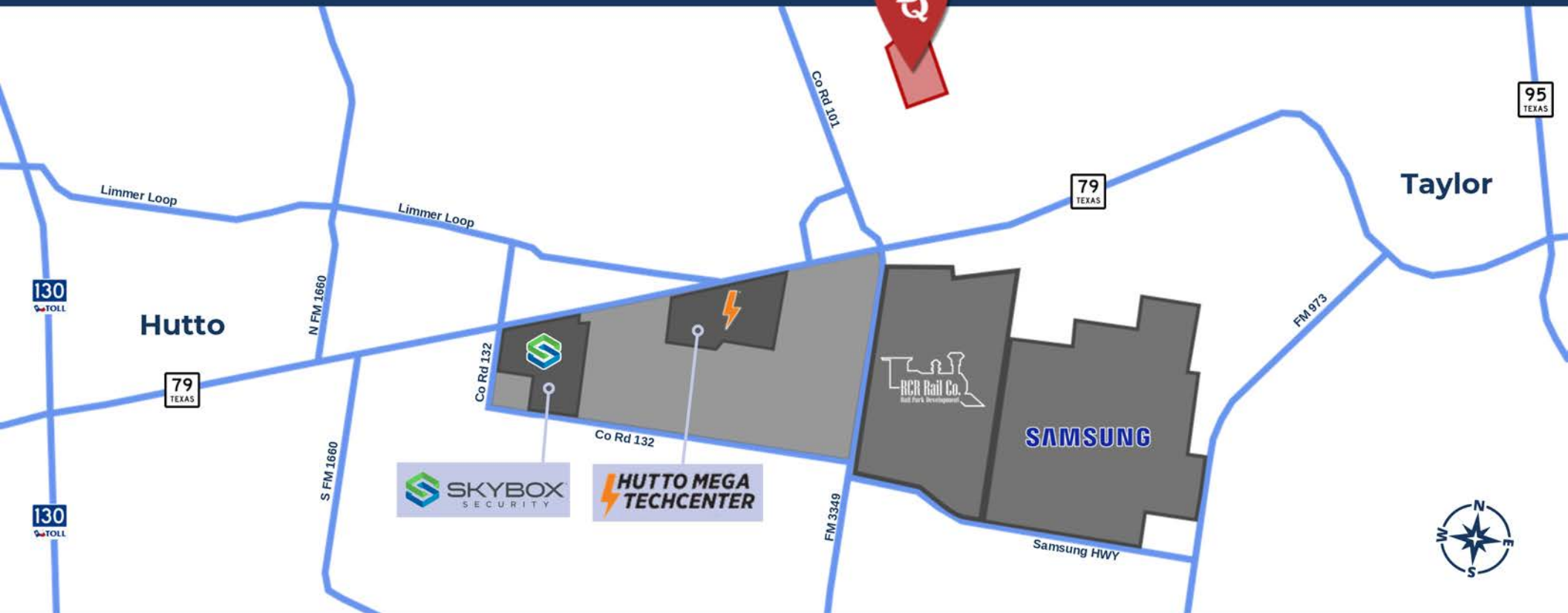
The industrial park located on BFG 9000 Way in Taylor is less than 10 minutes from the Samsung site and 1.5 miles north from the newest bridge over highway 79.

The Landlord is planning to lay down gravel and fence in this fantastic IOS opportunity. The pad has access from three sides and backs up to the building in the front of the project. The 6-building development to the north also has availability (10,000-50,000 SF) where this IOS can be part of a building lease.

LEASE RATE

Inquire for details





DRIVE TIMES

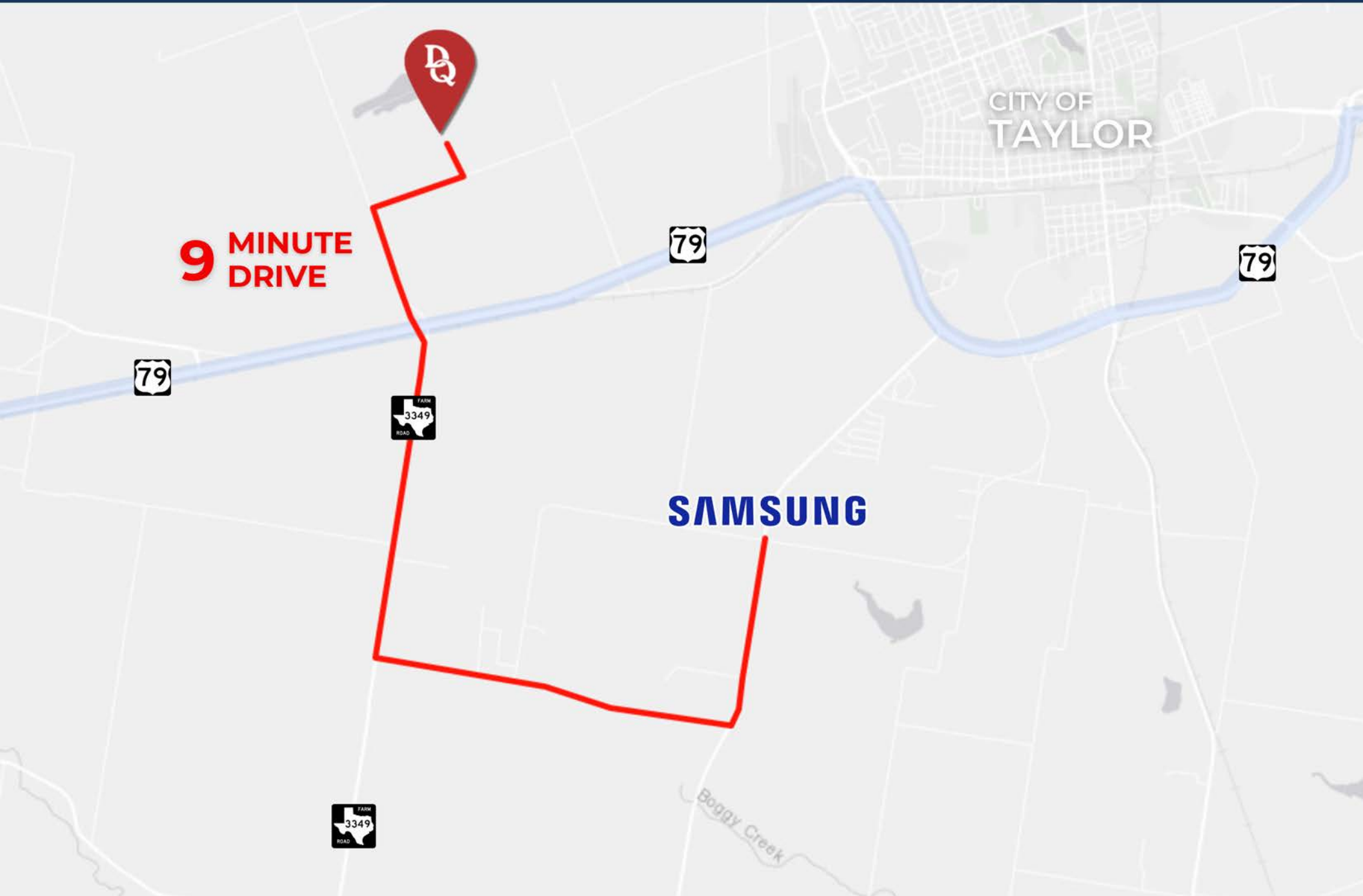
IN MINUTES, APPROXIMATE.

US 79	4
SH 130	10
HWY 29	14
SH 45	16
IH 35	20
DOWNTOWN TAYLOR	8
SAMSUNG PLANT SITE	9
ROUND ROCK	15
PFLUGERVILLE	24
TESLA GIGAFACTORY	30
APPLIED MATERIALS	30
AUSTIN DOMAIN	30
ABIA	40
SAN ANTONIO	120
DALLAS/FT.WORTH	150
HOUSTON	150



East Wilco Highway Project:

The East Wilco Highway road project is an 8-segment project that will provide much-needed access to State Highway 130 AND Interstate 35 from the Taylor metro area. Segments 1, 2, and 3 will connect Taylor to State Highway 130 and are all expected to be completed in the summer of 2025. This will expedite access from the property to Samsung and improve transportation and delivery logistics for tenants occupying the project.



SAMSUNG



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 all 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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