

Offering Memorandum

Taylor Light Industrial Park
2202 E 4th Street, Taylor, TX 76574





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This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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PRIMARY CONTACT



Troy Martin
Vice President

 512.580.6249

 troy.martin@partnersrealestate.com

PROPERTY AT A GLANCE

ADDRESS	2202 E 4TH ST
CITY, STATE, ZIPCODE	TAYLOR, TX 76574
LAND ACRES	46.28 AC
EXISTING WAREHOUSE SF	181,131 SF
OCCUPANCY	VACANT

[Click Here for Aerial Overview](#)





Executive Summary

This ±46-acre industrial park is zoned Employment Center (EC), allowing for a wide range of uses. The site features five existing buildings totaling ±181,131 square feet - four at 37,500 SF and one at 31,131 SF - with access to infrastructure to support additional development on the remaining ±35 acres.

Located in the rapidly growing East Taylor corridor on Highway 79, the property offers direct access to US 95 & CR 150. It is positioned just minutes from Samsung's new Taylor campus, making it an ideal location for end-users and investors seeking scalable industrial space in Central Texas.



BUILDING SPECS

Land Acres 46.28 AC

Building SF
Building 1: 37,500 SF
Building 2: 37,500 SF
Building 3: 37,500 SF
Building 4: 37,500 SF
Building 5: 31,131 SF

Construction Type Metal

Doors Grade, Well & Dock High Doors

Yard Approximately 35 AC Available

Power 3-Phase Power to Site

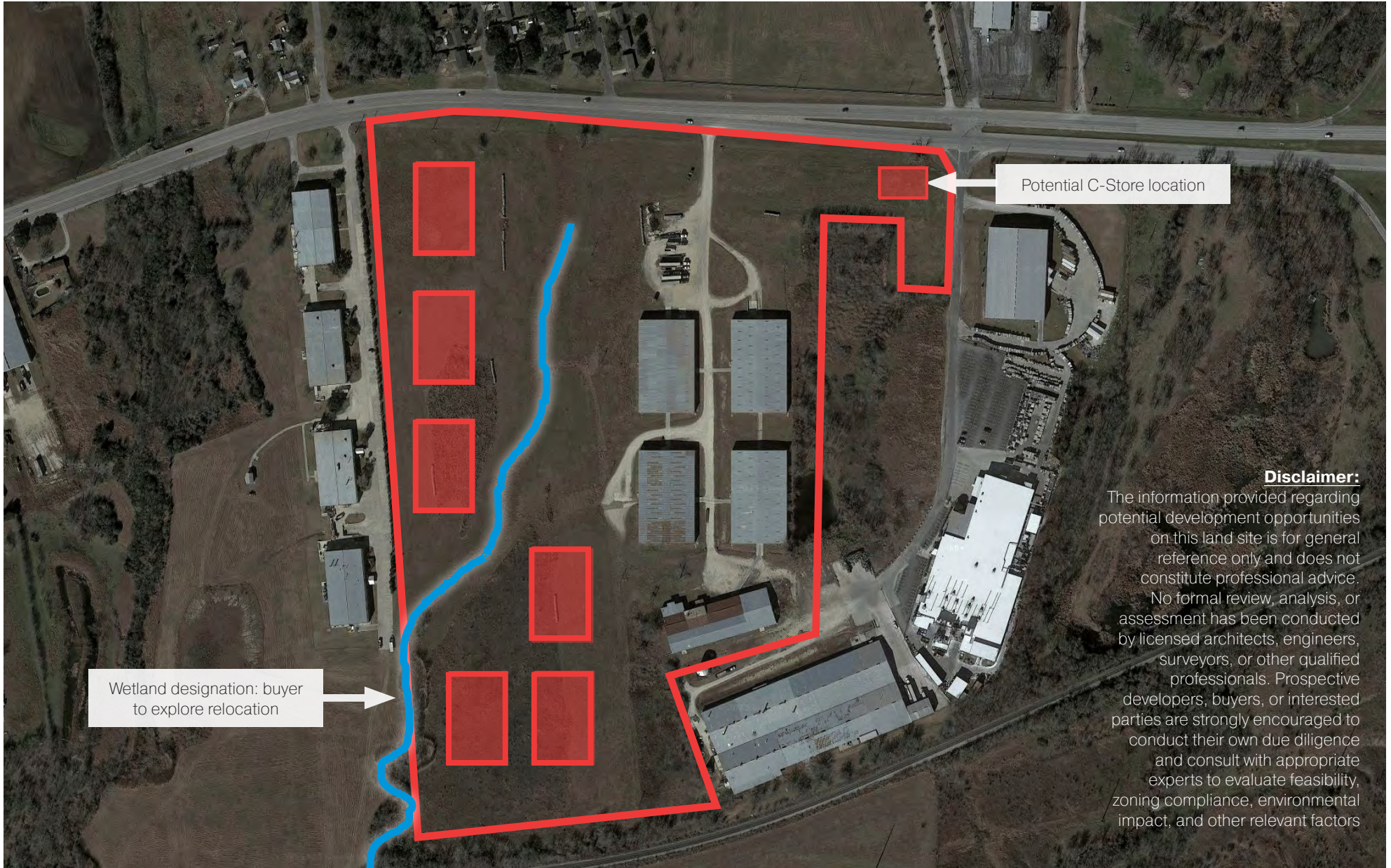
Zoning Employment Center: "Intent: Employment Centers are areas within the community that are intended to provide locations for major employment and industrial development..."

[Taylor Texas Zoning and Ordinances](#)

Utilities City of Taylor water and wastewater



POTENTIAL DEVELOPMENT



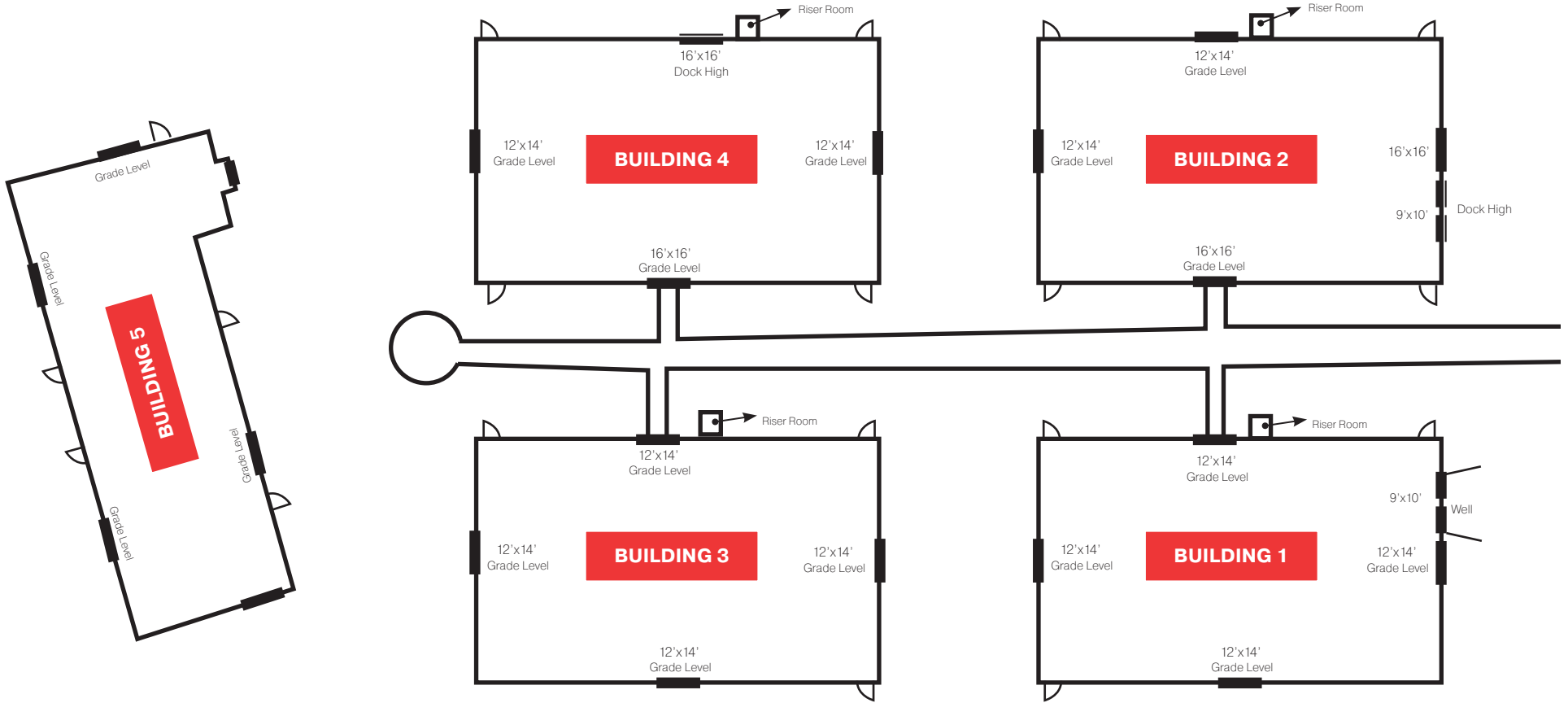
Disclaimer:

The information provided regarding potential development opportunities on this land site is for general reference only and does not constitute professional advice. No formal review, analysis, or assessment has been conducted by licensed architects, engineers, surveyors, or other qualified professionals. Prospective developers, buyers, or interested parties are strongly encouraged to conduct their own due diligence and consult with appropriate experts to evaluate feasibility, zoning compliance, environmental impact, and other relevant factors

PROPERTY AERIAL



SITE PLAN



Buildings 1-4	<ul style="list-style-type: none"> • Clear Height: Ridgeline - 19 1/2' to iron & 21' to deck. Eaves - 15 1/2' to iron & 18' to deck. • 50' x 25' column spacing • Sprinklered
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*Floor plan may not be precise. As-built plan may differ from shown. All parties should independently verify all information.

PROPERTY PHOTOS






Taylor At A Glance

TAYLOR AT A GLANCE

Strategically located in Central Texas and just 30 miles northeast of Austin, Taylor blends small-town charm with big-city proximity. Originally founded in 1876 as a railroad hub, Taylor has evolved into a thriving community known for its rich history, vibrant downtown, and growing tech presence.

Taylor is rapidly emerging as a powerhouse for industrial and commercial development. With the arrival of Samsung's \$17B semiconductor plant and proximity to major highways and rail lines, Taylor offers unmatched potential for logistics, manufacturing, and distribution operations.



2.47 M
METRO POPULATION
(AUSTIN-ROUND ROCK-
GEORGETOWN MSA)



2
FORTUNE 500
COMPANIES
(SAMSUNG & TESLA)



City of Taylor Population

Population

17,821



Median Age (Years)

36



Per Capita Income

\$74,876



2202 E 4th St Taylor, TX 76574	15 min drive time	30 min drive time	60 min drive time
Total Age Distribution (2025)			
Total Population	24,173	197,516	1.81 M
Age Under 5 Years	1,357 5.6%	12,962 6.6%	107,607 5.9%
Age 5 to 9 Years	1,452 6.0%	14,025 7.1%	110,638 6.1%
Age 10 to 14 Years	1,563 6.5%	14,400 7.3%	109,698 6.1%
Age 15 to 19 Years	1,591 6.6%	13,739 7.0%	115,093 6.3%
Age 20 to 24 Years	1,429 5.9%	10,509 5.3%	118,165 6.5%
Age 25 to 29 Years	1,556 6.4%	12,441 6.3%	152,503 8.4%
Age 30 to 34 Years	1,816 7.5%	16,690 8.5%	169,038 9.3%
Age 35 to 39 Years	1,748 7.2%	17,522 8.9%	158,602 8.7%
Age 40 to 44 Years	1,686 7.0%	16,669 8.4%	142,555 7.9%
Age 45 to 49 Years	1,556 6.4%	14,178 7.2%	120,558 6.7%
Age 50 to 54 Years	1,602 6.6%	12,972 6.6%	111,114 6.1%
Age 55 to 59 Years	1,467 6.1%	10,530 5.3%	92,811 5.1%
Age 60 to 64 Years	1,427 5.9%	9,559 4.8%	87,048 4.8%
Age 65 to 69 Years	1,342 5.6%	7,707 3.9%	73,340 4.0%
Age 70 to 74 Years	985 4.1%	5,740 2.9%	58,120 3.2%
Age 75 to 79 Years	733 3.0%	3,846 1.9%	41,461 2.3%
Age 80 to 84 Years	457 1.9%	2,251 1.1%	23,713 1.3%
Age 85 Years or Over	405 1.7%	1,776 0.9%	20,640 1.1%
Median Age	38.4	35.4	35.7
Age 19 Years or Less	5,964 24.7%	55,125 27.9%	443,035 24.4%
Age 20 to 64 Years	14,286 59.1%	121,071 61.3%	1.15 M 63.6%
Age 65 Years or Over	3,923 16.2%	21,320 10.8%	217,274 12.0%

Source: WILCO & Regis



Future Chandler Loop

Samsung Plant Site

Samsung Highway

SE Loop Under Construction

SH 95 Access Rd

Samsung partners with Williamson County to address road improvements, safety around new Taylor site

Samsung Austin Semiconductor supports the proposed Williamson County road bond that will help the county provide safe and reliable routes for people who live and work in the area.

[READ MORE](#)

Williamson County Expo Center

Taylor Regional Park & Sport Complex



290+ Home Development

The Grove at Bull Creek



Taylor



Walnut Creek Development

Planned Castlewood Mixed-Use Development

Proposed Prosperity Square 28 AC Mixed-Use



Under Contract



Taylor Logistics Park

SAMSUNG
\$17B Chip Plant

Under Contract

Sundance Subdivision
296 Single Family Lots

For Sale

Mixed Use
Development 103 AC

750 AC Proposed
Development MUD

Prairie Crossing MUD
800+/- AC

PROPOSED

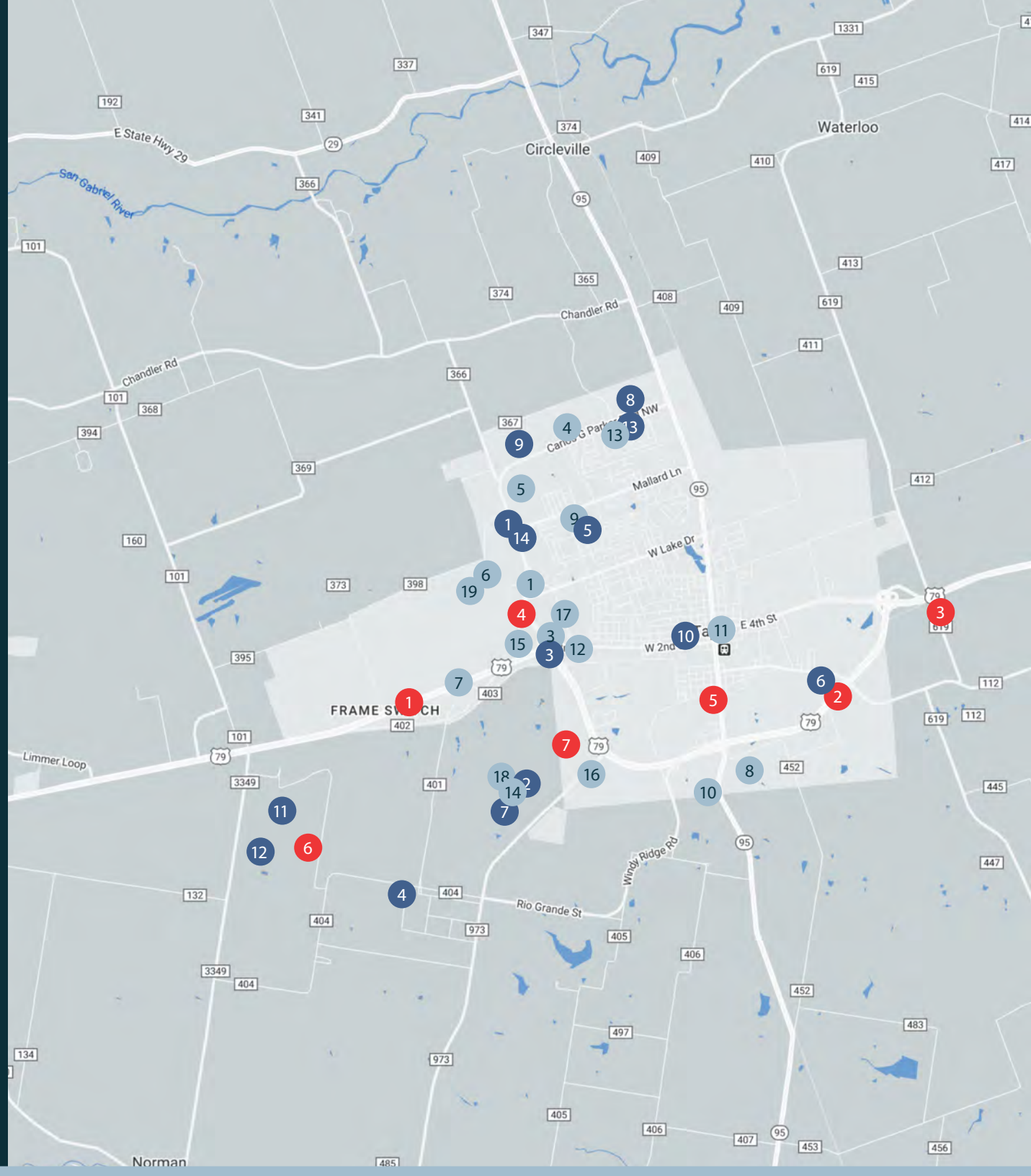
- 1 - MEGATEL TAYLOR
- 2 - IMARKET
- 3 - HK RAIL PARK
- 4 - 1103 SW CARLOS G PARKER
- 5 - TAYLOR HOUSING AUTHORITY
- 6 - SOULBRAIN
- 7 - 715 CGP

PLANNED

- 1 - OLD GEORGETOWN RD
- 3 - MULE LOOP THS
- 4 - NORTH VILLAGE
- 5 - BULL BRANCH THS
- 6 - TAYLOR HEIGHTS
- 7 - TAYLOR TX HOLDINGS
- 8 - HILLTOP ESTATES
- 9 - SIERRA TAYLOR APARTMENTS
- 10 - SOUTHPARK INDUSTRIAL
- 11 - MSR II
- 12 - BOXWOOD II
- 13 - HOME 2 SUITES
- 14 - CASTLEWOOD MIXED USE
- 15 - AIRPORT STORAGE
- 16 - GATEWAY
- 17 - LEGACY CROSSING
- 18 - DAVIS TRACT
- 19 - SILICON VISTAS

UNDER CONSTRUCTION

- 1 - THE GROVE
- 2 - CASTLEWOOD
- 3 - BOXWOODS
- 4 - SAMSUNG
- 5 - PARKSIDE TOWNHOMES
- 6 - STEEL NETWORK
- 7 - CASTLEWOOD SOUTH
- 8 - 3811 N. MAIN
- 9 - SPRING CREEK
- 10 - TALBOT COMMONS
- 11 - RCR RAIL PARK
- 12 - PARTNERS CAPITAL TAYLORPORT
- 13 - JIFFY LUBE
- 14 - RETREAT AT MALLARD





partners

**CONTACT
INFORMATION**

TROY MARTIN
Vice President
512 580 6249
troy.martin@partnersrealestate.com

PARTNERS
901 S MoPac Expy, Bldg 1, Ste 550
Austin, TX 78746
partnersrealestate.com



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage Austin, LLC	9003952	licensing@partnersrealestate.com	713-629-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-629-0500
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Troy Martin	651528	troy.martin@partnersrealestate.com	713-629-0500
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date