

HIGHLIGHTS:

- Site is located in close proximity to a new \$47 Billion Samsung Electronics Co. Semiconductor Plant which is anticipated to create up to 20,000 jobs upon buildout.
- Site is located just west of where The University of Texas at Austin-Taylor Center will be constructed.
- Site is located in near Taylor High School (923 students).
- Located just north of the Avery Glen subdivision by D R Horton with 287 lots and adjacent to the future Castlewood subdivisions with 542 lots combined.
- Planned mixed use development allowing for multifamily, retail, hotel, and office uses.
- Taylor is located in close proximity to the Austin area which is projected to experience rapid growth over the next several years.

DEMOGRAPHICS:	1 mile	3 mile	5 mile
2025 Population	1,304	16,049	18,659
2030 Projected Pop.	1,596	18,435	21,613
Daytime Population	1,596	18,745	22,381
Average HH Income	\$107,657	\$95,042	\$95,397

LOCATION:

715 Carlos G. Parker Blvd (U.S. 79)
@ F.M. 973 in Taylor, Texas 76574

LAND SIZE:

Approximately 39 Acres
Retail, Restaurant, Office, Hotel, and
Multifamily Sites Available

ZONING:

EC/P4/P5

ASKING PRICE:

Please call for Pricing

TRAFFIC COUNTS:

US-79/Carlos G Parker Blvd: 14,226 VPD
FM 973: 9,128 VPD (TXDOT 2024)

RETAIL

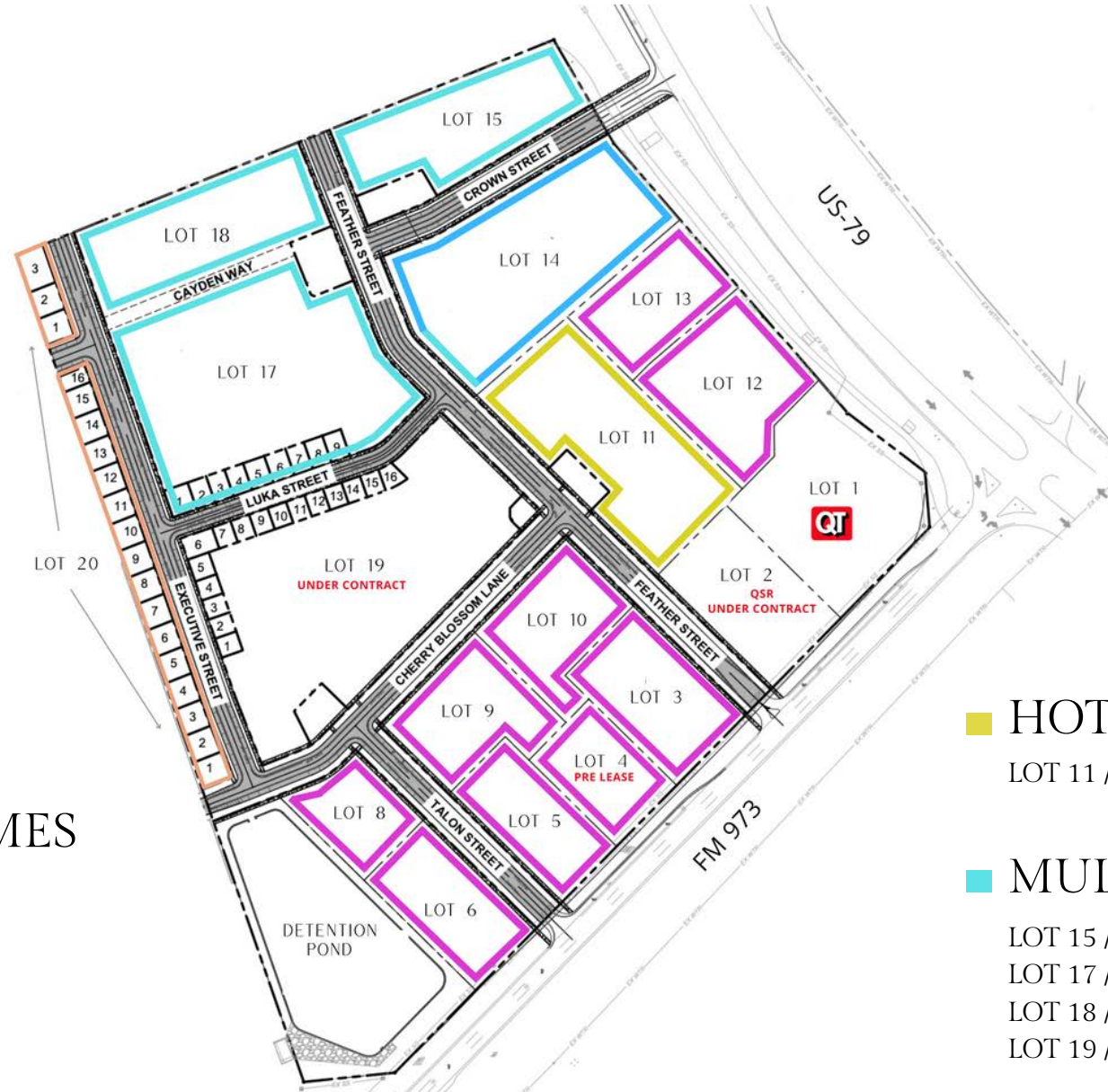
- LOT 1 / 1.922 AC
- LOT 2 / 1.181 AC
- LOT 3 / 1.156 AC
- LOT 4 / 0.773 AC
- LOT 5 / 0.926 AC
- LOT 6 / 1.003 AC
- LOT 8 / 0.672 AC
- LOT 9 / 1.088 AC
- LOT 10 / 1.039 AC
- LOT 12 / 1.374 AC
- LOT 13 / 0.956 AC

OFFICE

- LOT 14 / 2.753 AC

LINER HOMES

- LOT 20 / 1-19



HOTEL

- LOT 11 / 2.14 AC

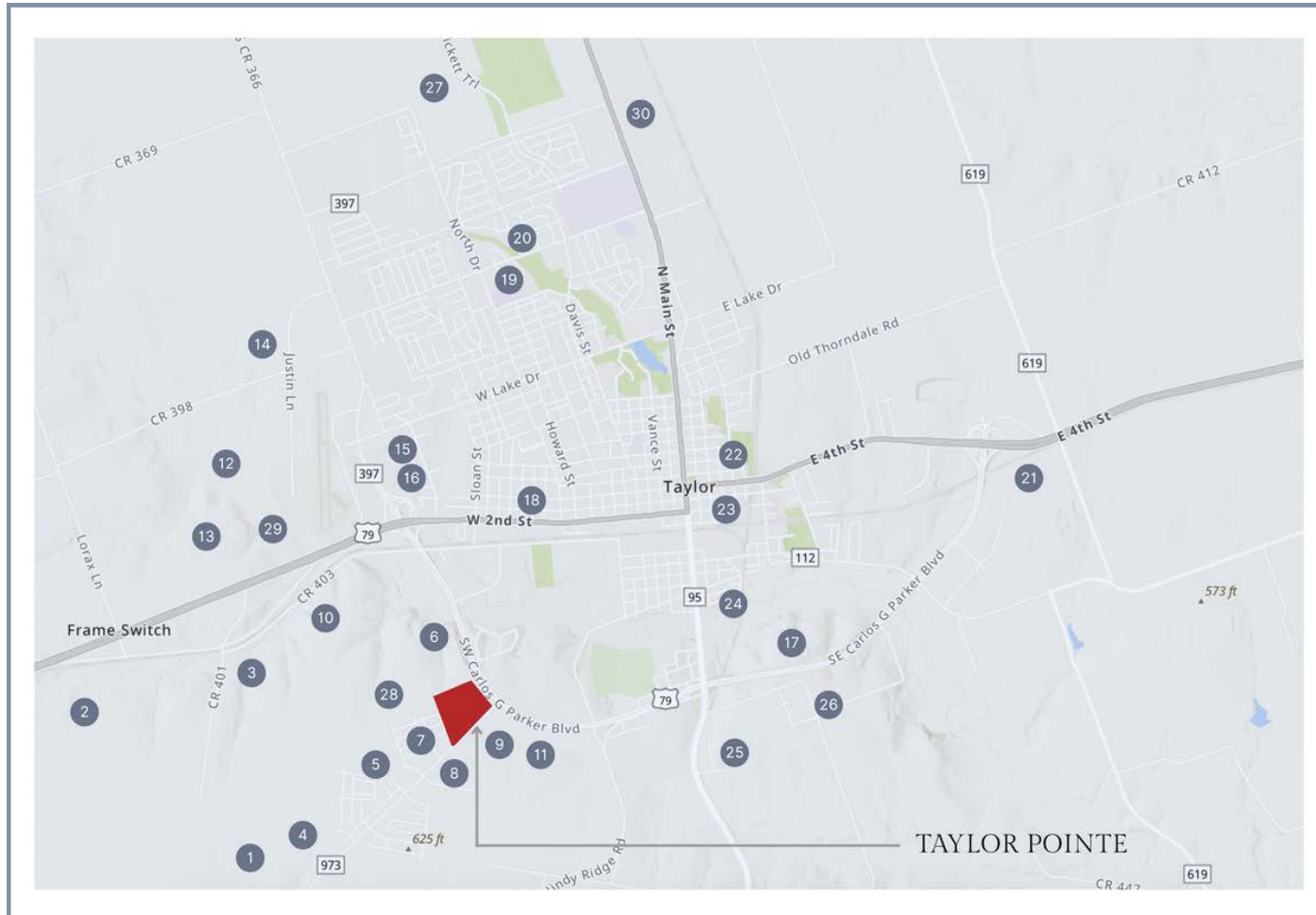
MULTIFAMILY

- LOT 15 / 1.513 AC
- LOT 17 / 3.461 AC
- LOT 18 / 1.614 AC
- LOT 19 / 3.789 AC



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|--------------------------|-------------------------------|--------------------------|-----------------------------|--------------------|
| 1 Samsung Semiconductor | 7 Castlewood Mixed Use | 13 Megatel | 19 Parkside Apartments | 25 95 Industrial |
| 2 RCR Taylor Complex | 8 Simons Tract | 14 Taylor Heights | 20 Sierra Taylor Apartments | 26 Hilltop Estates |
| 3 Forterra Business Park | 9 Gateway | 15 Legacy Crossing | 21 iMarket America | 27 Home2Suites |
| 4 Taylor HQ | 10 Forterra Mixed Use | 16 Mule Loop Townhomes | 22 MSR II | 28 Davis Tract |
| 5 Castlewood South | 11 University of Texas Taylor | 17 Blueprint Data Center | 23 City Hall Urban Design | 29 Park 79 |
| 6 427 Loop | 12 Silicon Vistas | 18 The Ferguson | 24 Avery Site (THA) | 30 3601 N Main |



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 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date