

Mustang Creek Industrial Park

Taylor, Texas

+/- 29,096 Sq. Ft. Manufacturing Facility on +/- 14.674 acres

Located 2 miles from Samsung Taylor



- For sale is a 29,096 sq. ft. manufacturing facility with +/- 9,000 sq. ft. of offices on 14.674 acres in the Mustang Creek Industrial Park in the city limits of Taylor, Texas and also in the Austin, Texas MSA
- Mustang Creek Park is zoned industrial and covenants are in place to protect that use
- The park and building are located 2 miles from the new \$17 (plus) billion dollar and +/- 6,000,000 sq. ft. Samsung Facility currently under construction in Taylor
- The park was built by the Taylor Economic Development Corporation and has all infrastructure in place: City of Taylor Water, City of Taylor Wastewater, natural gas, three phase electric service from Oncor, and a concrete, heavy duty road with a center turn lane designed for industrial traffic
- In 2017 the current user constructed a 29,096 sq. ft., state of the art, manufacturing facility on the +/- 14.674 acre site
- The building is on a +/- 14.674-acre industrial tract that is generally flat which will allow for **additional expansion**
- The City of Taylor Water line serving the site is 12" with sufficient capacity for additional growth
- The City of Taylor Wastewater line to the site is a 12" line with sufficient capacity for additional growth
- Taylor is in a deregulated electric area so electric rates are typically among the lowest in the region
- The industrial park is located on State Highway 79 and near State Highway 95. Both are large state highways designed to handle high volumes of vehicular traffic and industrial traffic

For more information please contact: Mark Thomas at 512-923-3568 or email markhthomas23@gmail.com

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