

**CR 427 THRALL 76578**



**LAND-STAR**



**CR 427 THRALL 76578  
345.164 ACRES**

**GR427**



# CR 427 THRALL TX, 76578

30.621466, -97.258518

## OVERVIEW

Detailed View of listing

## WILLIAMSON COUNTY

Detailed View of county

## GALLERY

Price / Image

## DRIVE TIME

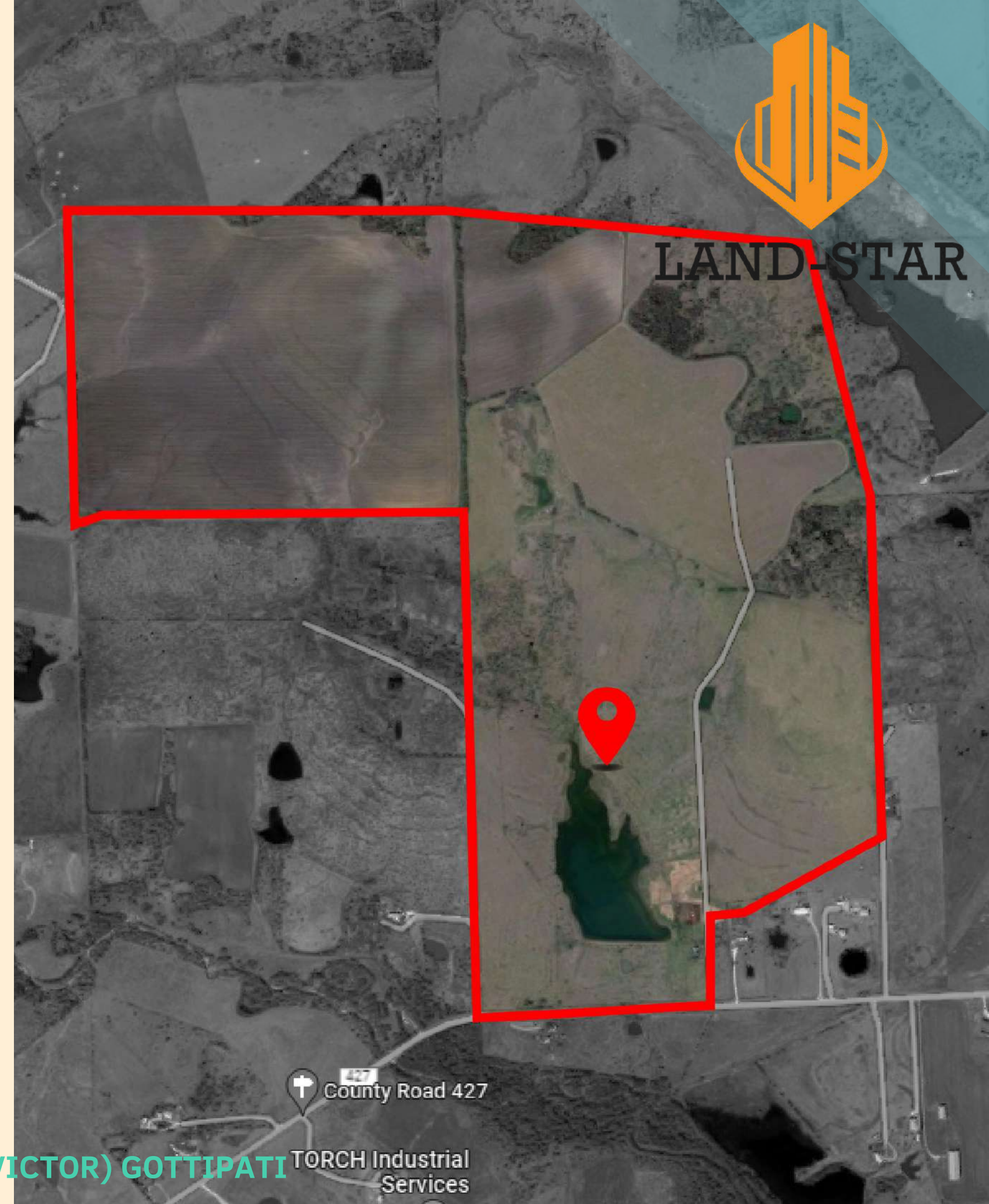
Drive time to property from different locations

## CONTACT US

Contact Details



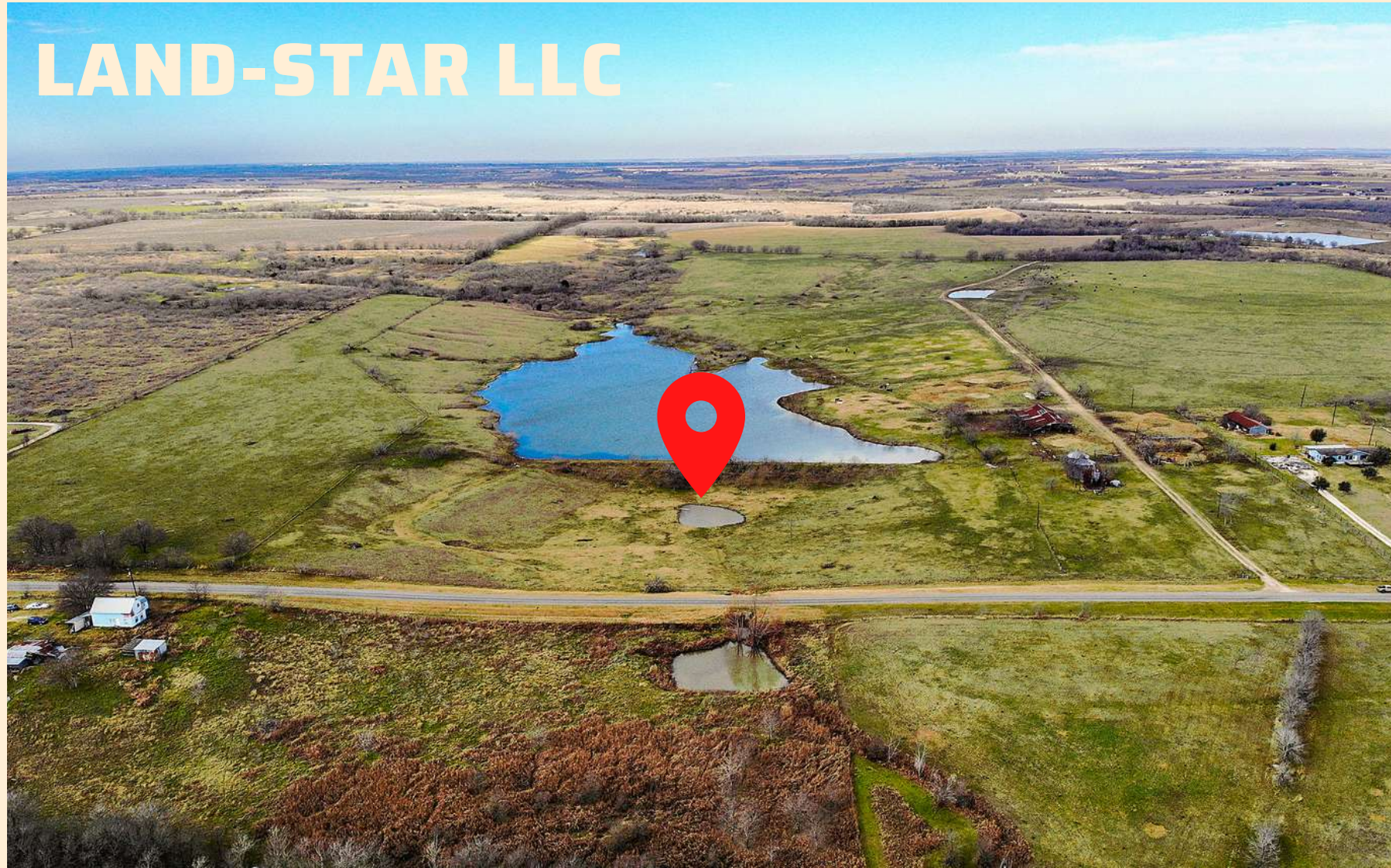
LAND-STAR



[venkat@re-star.us](mailto:venkat@re-star.us) | VENKAT(VICTOR) GOTTIPATI

TORCH Industrial Services

**LAND-STAR LLC**

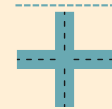


**LAND-STAR**



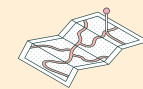
**ADDRESS**

**CR 427 THRALL, TX 76578**



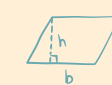
**INTERSECTION**

**COUNTY ROAD 427**

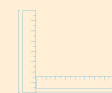


**SCHOOL DISTRICT**

**THRALL I.S.D**



**SITE AREA ACREAGE** **345.164 Acres**



**SITE AREA SFT** **11,325,600 SFT**



**COUNTY / CITY / STATE**

**WILLIAMSON/THRALL/ TEXAS**



**CURRENT ZONING**

**THRALL, TEXAS**



**CURRENT USE**

**RAW LAND**



**POTENTIAL USES**

**Residential/ Commercial**



**LEGAL DESCRIPTION**

**AW0078 AW0078 Bradley, F. Sur., Acres 345.164**

# Samsung adding land to \$17B semiconductor campus in Taylor, considering 11 new facilities



LAND-STAR



**TAYLOR:** Texas — Samsung is expanding in Central Texas, with plans to

add more land to its \$17 billion semiconductor campus in Taylor and a proposal to build 11 new chipmaking facilities in the Austin area.

According to a report from Community Impact, the Taylor City Council recently approved adding two parcels of land at the site to its two tax increment reinvestment zones (TIRZs) that cover the area.

Taylor's city manager said Samsung purchased this land after the company and Gov. Greg Abbott announced Samsung would be building the Taylor facility last November.

Community Impact reports that the additional properties, located in the northeast and southeast portion of Samsung's campus, bring the total area for the two TIRZs to 1,268.23 acres.

The tech giant is also considering building 11 new chipmaking facilities in the Austin area, according to documents filed with the Taylor and Manor school districts that were posted on the Texas comptroller's website.

Those documents show the move could lead to nearly \$200 billion in new investment and create more than 10,000 jobs.

Samsung is seeking tax breaks for building the facilities as part of the state's Chapter 313 incentives program.

# Development at "Hutto MegaSite to bring massive commercial growth".

**Hutto Mega  
TechCenter**  
Size: 188 acres  
Expected  
investment: TBD  
Total employees: TBD  
Construction timeline:  
Q 2023-24

**Skybox/Prologis**  
Size: 220 acres  
Expected investment:  
\$2 billion-\$3 billion  
Total employees:  
30-40 per data center  
Construction timeline: TBD

**Undeveloped sections**  
Size: approximately 992 acres



**LAND-STAR**

WILLIAMSON COUNTY, TEXAS

**W.T. HIGHSMITH SURVEY.**  
ABSTRACT NO. 304

JEFFREY BERGER, ET UX  
189.53 ACRES (RESIDUE)  
INSTR #2005076251

JEFFREY BERGER, ET UX  
85.40 ACRES  
INSTR #2005076251

SHERRI MARCON, ET AL  
50.61 ACRES  
INSTR #2004023636

BOBBIE D. SCRUGGS, ET UX  
15.0 ACRES  
INSTR #9722907

BILLY R. STEWART JR., ET UX  
16.0 ACRES  
INSTR #2007003542

**FRANCIS BRADLEY SURVEY**  
ABSTRACT NO. 78

**345.164 ACRES**

**JOHN WALKER SURVEY**  
ABSTRACT NO. 676

MARJORIE N. WALLACE  
TO  
MARJORIE N. WALLACE MANAGEMENT TRUST  
344.18 ACRES (TRACT I)  
JANUARY 26, 2010  
INSTR. #2010006273

SUZANNE WEST BOATRIGHT  
1.1 ACRES  
INSTR #2018075019

LOT 1, BLOCK A  
WEST STATION SUBDIVISION  
DOC. # 2018042155

FOUND 5/8" IRON ROD  
S 11°48'00" W 209.27'  
ERNEST WAYNE HEMENAS, ET UX  
3.03 ACRES  
INSTR #2003088271

LOT 3  
LAKEVIEW ACRES SUBDIVISION  
CABINET G, SLIDE 237 (PLAT RECORDS)

S 75°20'21" E 594.45'  
GRAIN SILOS

MARJORIE N. WALLACE  
TO  
MARJORIE N. WALLACE MANAGEMENT TRUST  
1.37 ACRES (TRACT II)  
JANUARY 26, 2010  
INSTR. #2010006273

6.5 ACRES WITHIN  
FLOOD HAZARD AREA "ZONE A"

COUNTY ROAD 427

FOUND 8" CEDAR FENCE CORNER POST

TOM CROFUT, ET AL  
88.0 ACRES  
INSTR #2008073775

STILES RANCH INC.  
182.77 ACRES  
1155/545

STILES RANCH INC.  
54.16 ACRES  
2564/0903

FOUND 1/2" IRON ROD  
N 45°25'03" E 13.29'  
N 14°15'08" E 58.30'

N 18°38'38" E 900.35'  
N 18°54'53" E 1107.72'  
N 13°43'53" E 169.25'  
N 25°39'53" E 65.89'

FOUND 8" CEDAR FENCE CORNER POST  
N 73°15'32" W 1831.35'  
FOUND 1/2" IRON ROD

TONY BUZAN, ET UX  
99.00 ACRES  
INSTR #99/9960260

MARINA WILKINS  
92.5 ACRES

MAXIMIANO L. VAZQUEZ  
100.23 ACRES  
INSTR #2008004465

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROAD AND HAS 42.6 WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD MAP NO. 48491C0375E AND 48491C0575E, WILLIAMSON COUNTY, TEXAS, BOTH MAPS DATED SEPTEMBER 26, 2008. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF JANUARY, 2019.

*Bradley L. Lipscomb*  
BRADLEY L. LIPSCOMB, RPLS.



**NOTES:**

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS MADE NO ATTEMPT TO RESEARCH EASEMENTS AND/OR OTHER MATTERS WHICH MAY BE REFLECTED ON A CURRENT TITLE COMMITMENT.
2. DILAPIDATED STRUCTURES HAVE NOT BEEN LOCATED ON THE FACE OF THIS SURVEY.

**LEGEND**

- - IRON ROD FOUND
- △ - SURVEY POINT
- ▲ - FENCE POST FOUND
- × - BARB WIRE FENCE
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

**Total Acreage : 345.164 Acres**  
**Total Acreage Price:**  
**Price per Acre:**

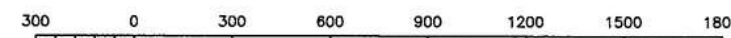
**TRIAD SURVEYING, INC.** FIRM REGISTRATION NO. 10007900  
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

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**345.164 ACRES**  
FRANCIS BRADLEY SURVEY A-78  
JOHN WALKER SURVEY A-676  
WILLIAMSON COUNTY, TEXAS

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Completion Date: 1/18/19	Drawn By: DM
Scale: 1"=600'	Surveyed by: DG
Project No.: S19-011	Checked by: KH



venkat@re-star.us | VENKAT(VICTOR) GOTTIPATI

# CR 427 THRALL TX, 76578



LAND-STAR



**TOTAL ACERAGE :345.164 ACRES**

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**LAND-STAR LLC**



**LAND-STAR**

Williamson County (sometimes abbreviated as "Wilco") is a county in the U.S. state of Texas. As of the 2020 census, its population was 609,017. Its county seat is Georgetown. The county is named for Robert McAlpin Williamson (1804?-1859), a community leader and a veteran of the Battle of San Jacinto.

### Topography :

Williamson County's eastern portion lies within the low-lying prairie areas east of the Balcones Escarpment (also known as the Balcones Fault, though it is not an active fault). It begins a piedmont, a foot-friendly fall line of slightly sloping land downward to the coastal area, an area of the Blackland Prairie consisting of rich, fertile, clay-containing soils, where the land is still used for agriculture, growing cotton and other crops and raising cattle. These prairie lands essentially run from Williamson County to the Gulf Coast, and have a rich heritage of being farmed by German, Polish, and other settlers.

Williamson County is home to five endangered species. Two are songbirds protected by the Balcones Canyonlands Preserve in Travis and Williamson Counties. The other three are invertebrate species found only in Williamson County, which live in the cavelike fissures on the west side of the county. Karst topography is the name for the honeycomb-type limestone formations (including caves, sinkholes, and fissures) typical of the county's limestone geology west of Interstate 35. In the 1990s, a group of concerned landowners, individuals, and real-estate developers formed the Northern Edwards Aquifer Resource Council with the goal of obtaining a USFWS 10-A permit

Historical population		
2000	249,967	79.1%
2010	422,679	69.1%
2020	609,017	44.1%

### Major highways

- Interstate 35
- U.S. Highway 79
- U.S. Highway 183
- State Highway 29
- State Highway 45
- State Highway 95
- State Highway 130
- State Highway Loop 1
- 183A Toll Road
- State Highway 195

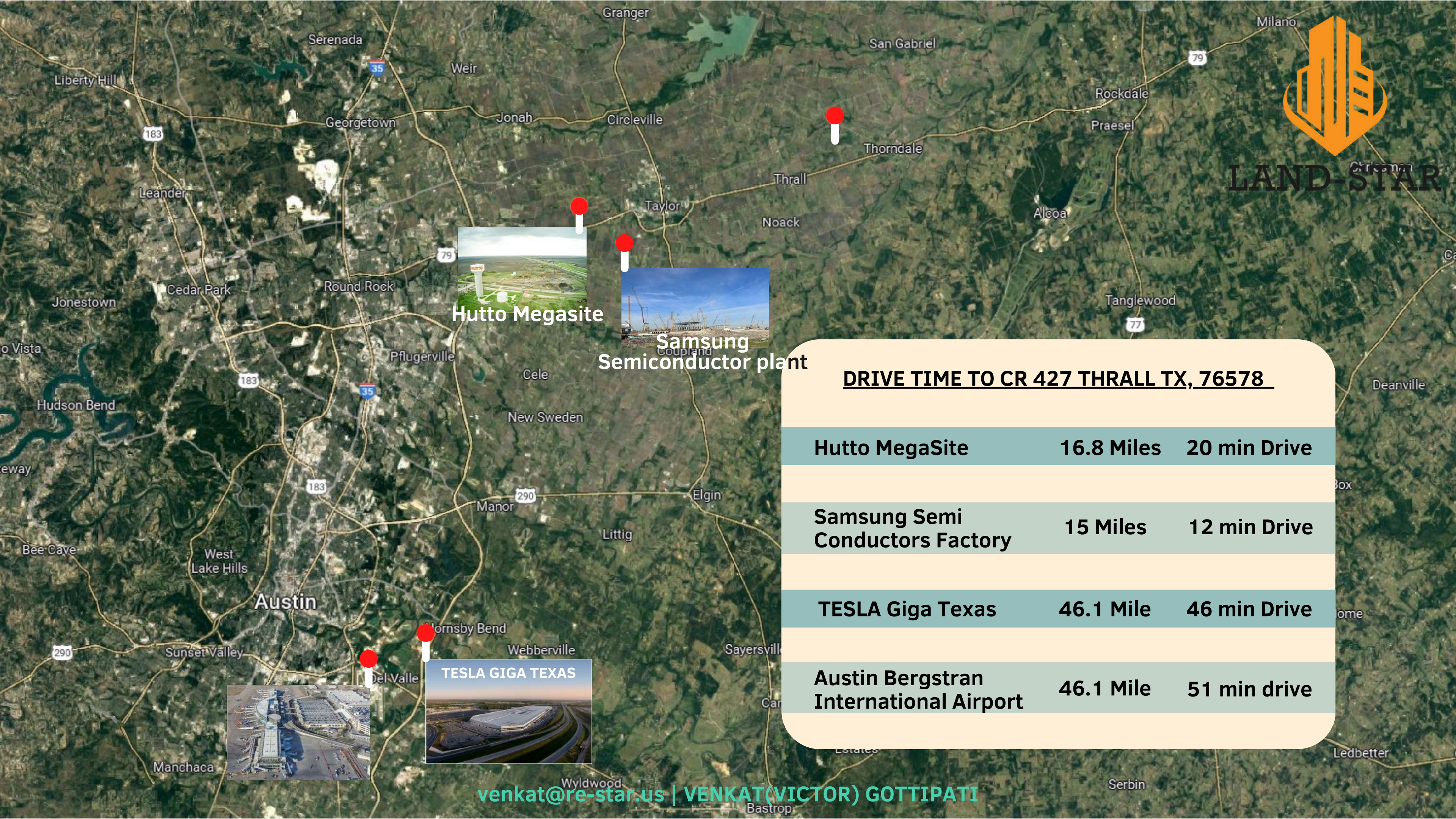
### Roads

- RM 620
- FM 970
- FM 971
- FM 972
- FM 973
- FM 1325
- RM 1431
- RM 2243
- RM 2338
- FM 3405





LAND-STAR



Hutto Megasite



Samsung Semiconductor plant

TESLA GIGA TEXAS



**DRIVE TIME TO CR 427 THRALL TX, 76578**

<b>Hutto MegaSite</b>	<b>16.8 Miles</b>	<b>20 min Drive</b>
<b>Samsung Semi Conductors Factory</b>	<b>15 Miles</b>	<b>12 min Drive</b>
<b>TESLA Giga Texas</b>	<b>46.1 Mile</b>	<b>46 min Drive</b>
<b>Austin Bergstran International Airport</b>	<b>46.1 Mile</b>	<b>51 min drive</b>

# CONTACT US



Phone: 214 455 7623



Email: [venkat@re-star.us](mailto:venkat@re-star.us)



Mailing Address: 500 Cowboys Way, Ste  
#300, Frisco, TX 75034



# 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.

### 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.

**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.

**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 your records.

<b>RE/STAR LLC</b>	<b>9005447</b>	<b>venkat@re-star.us</b>	<b>214-455-7623</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Rodney Henson</b>	<b>457024</b>	<b>rodney@rodneyhenson.com</b>	<b>512-200-5853</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Venkat ( Victor)Gottipati</b>	<b>0541319</b>	<b>victor@re-star.us</b>	<b>214-455-7623</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date