

# BRADLEY BUSINESS PARK

21827 US-79  
TAYLOR TX



## SUMMARY

PRICING	EMAIL FOR PRICING
YEAR BUILT	2024-2025
BUSINESS PARK	40 ACRES
MIN MAX SF	2,500 - 80,000 SF
ZONING	TAYLOR ETJ
POWER	3 PHASE

## PROPERTY OVERVIEW

Located 4 minutes east of downtown Taylor on US 79, known as the “Advanced Manufacturing and Talent Corridor”, Bradley Business Park is only a seven-minute drive from the cutting-edge Samsung Taylor Semiconductor. Recent investments injected \$26.8 billion into Central Texas and supports thousands of jobs, and now is landmarked by the \$16.5 billion agreement for Samsung to manufacture Tesla’s next-generation AI chips. Position your company at the center of an economic transformation at Bradley Business Park- we have developed alongside the community to provide a variety of products that meet the needs of both investors and owner-operators.

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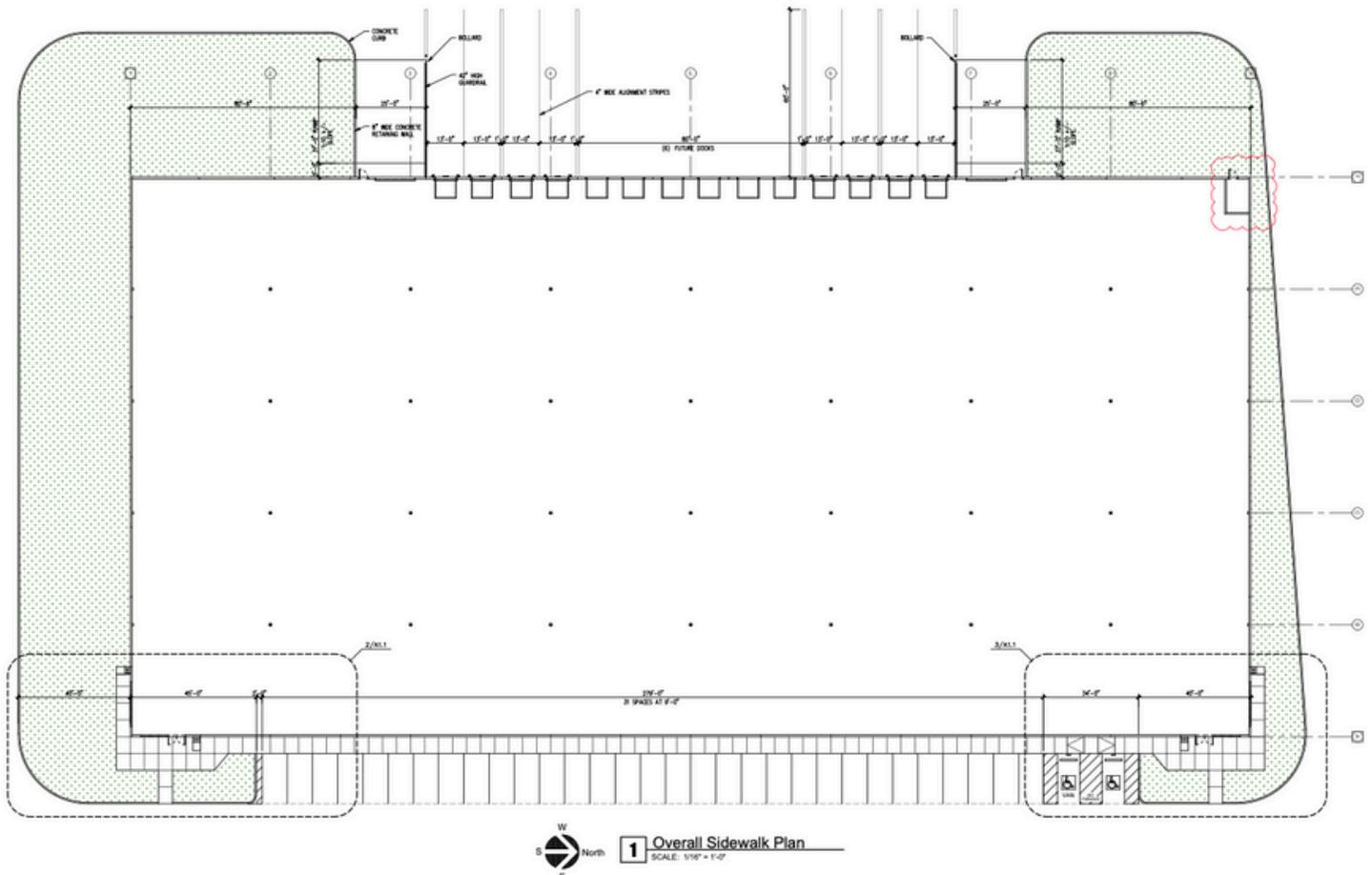
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# BRADLEY BUSINESS PARK

## BUILDING 3T DETAILS



### HIGHLIGHTS

- DEDICATED PARKING
- TAYLOR ETJ ZONING
- PRIVATE ROAD
- SEPTIC SYSTEM
- US-79 VPD 10,640
- 30' CLEAR HEIGHT
- 3 PHASE / 480 V / 1200 A
- 2 GRADE LEVEL 14' BAY DOOR
- 8 DOCK HIGH DOORS
- COLUMN 50' x 40'

### AVAILABLE

- 80,000 SF
- SHELL CONDITION
- CALL FOR PRICING

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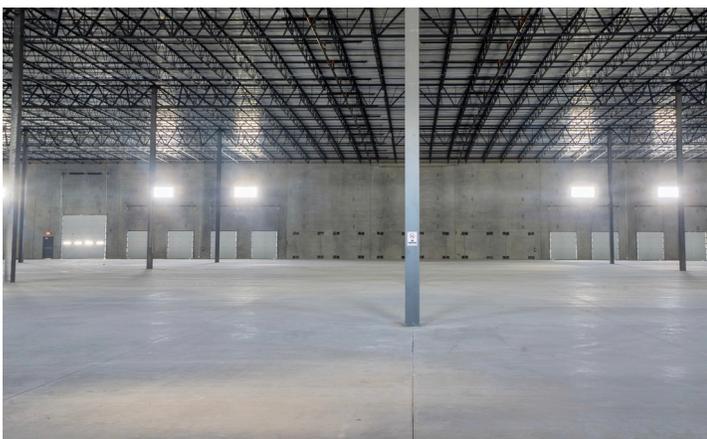
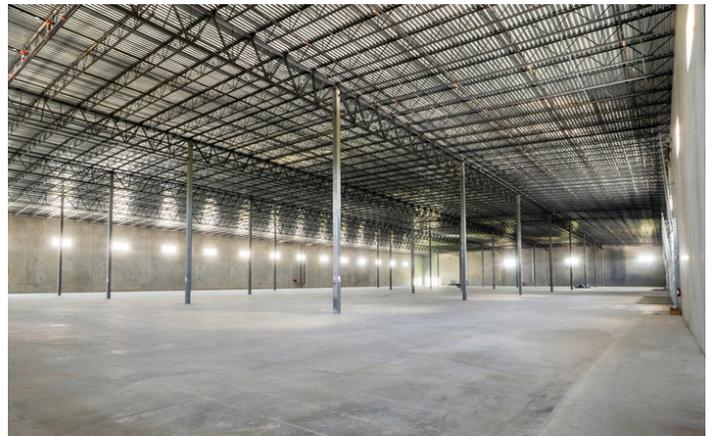
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## BUILDING 3T PHOTOS



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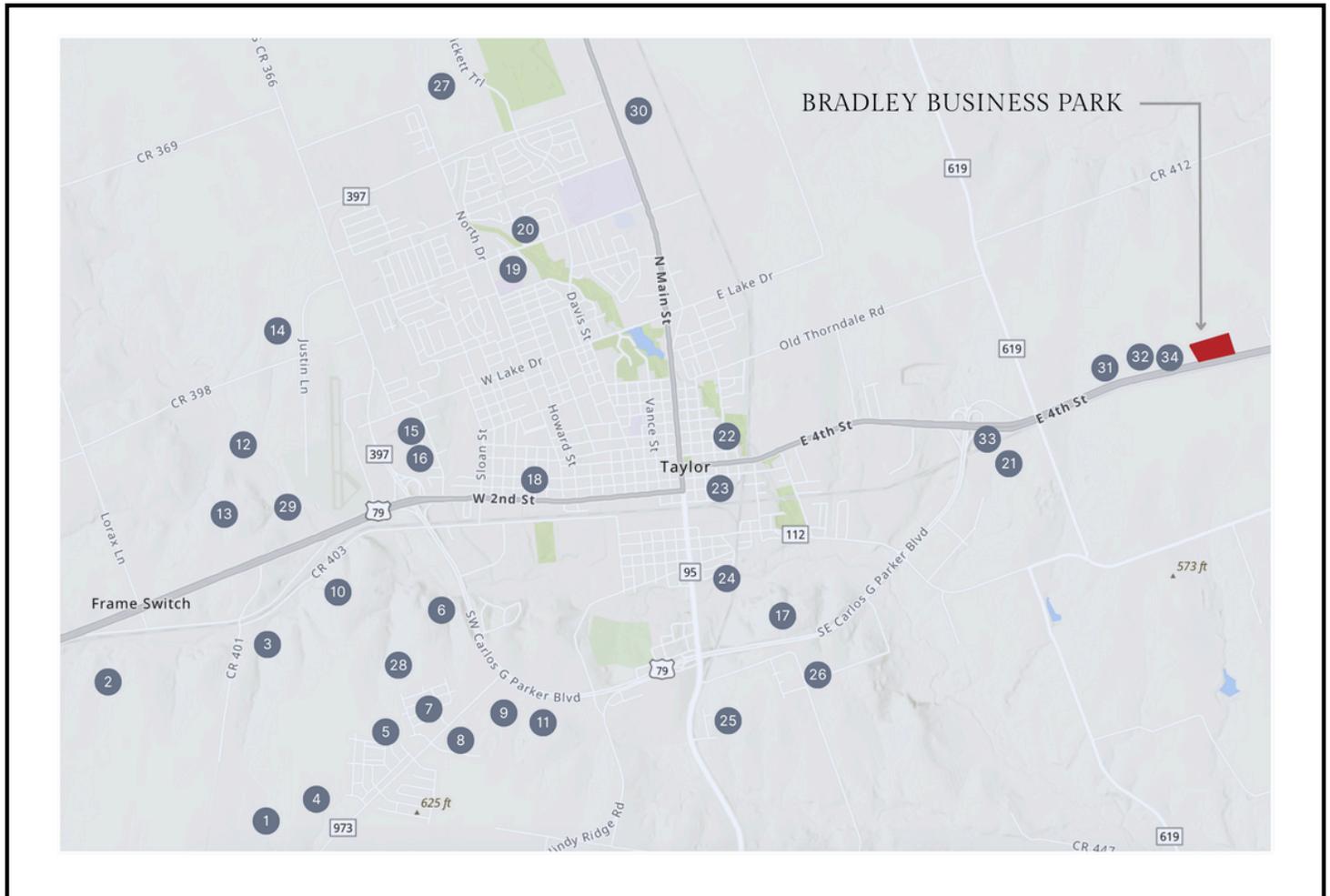
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# BRADLEY BUSINESS PARK

# AREA HIGHLIGHTS



- |                          |                               |                             |                           |                         |
|--------------------------|-------------------------------|-----------------------------|---------------------------|-------------------------|
| 1 Samsung Semiconductor  | 8 Simons Tract                | 16 Legacy Crossing          | 22 MSR II                 | 29 Park 79              |
| 2 RCR Taylor Complex     | 9 Gateway                     | 15 Mule Loop Townhomes      | 23 City Hall Urban Design | 30 3601 N Main          |
| 3 Forterra Business Park | 10 Forterra Mixed Use         | 17 Blueprint Data Center    | 24 Avery Site (THA)       | 31 Kubota               |
| 4 Taylor HQ              | 11 University of Texas Taylor | 18 The Ferguson             | 25 95 Industrial          | 32 ShowTime Metal Works |
| 5 Castlewood South       | 12 Silicon Vistas             | 19 Parkside Apartments      | 26 Hilltop Estates        | 33 Nutrien              |
| 6 427 Loop               | 13 Megatel                    | 20 Sierra Taylor Apartments | 27 Home2Suites            | 34 Rent-A-Fence         |
| 7 Castlewood Mixed Use   | 14 Taylor Heights             | 21 iMarket America          | 28 Davis Tract            |                         |

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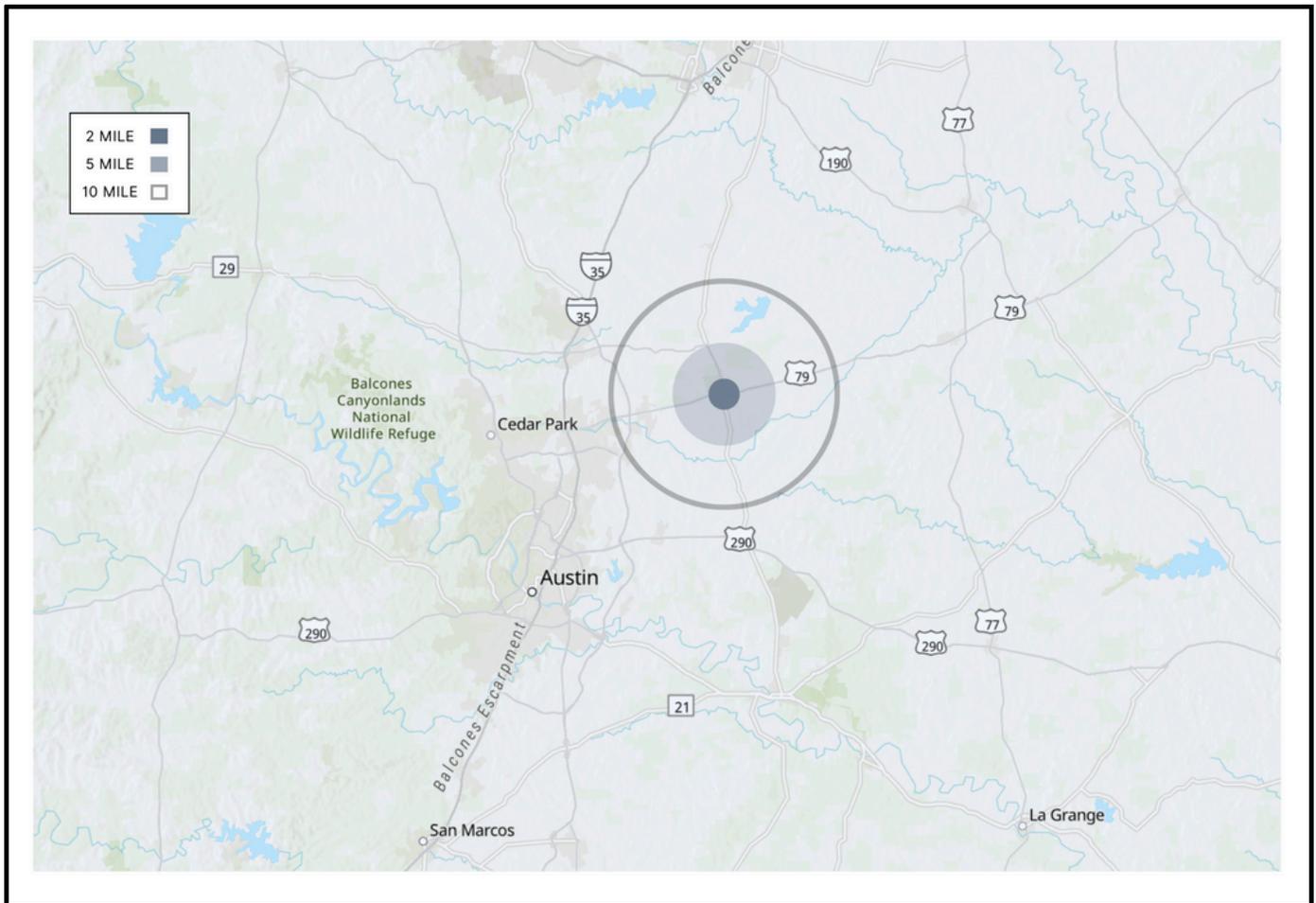
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# AREA ANALYTICS



## POPULATION

	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	411	19,066	27,694
AVERAGE AGE	46.5	39.3	40.5
TOTAL HOUSEHOLD	155	7054	10,318
AVERAGE HOUSE VALUE	\$517,544	\$241,850	\$259,112
AVERAGE HOUSEHOLD INCOME	\$107,197	\$73,373	\$80,494

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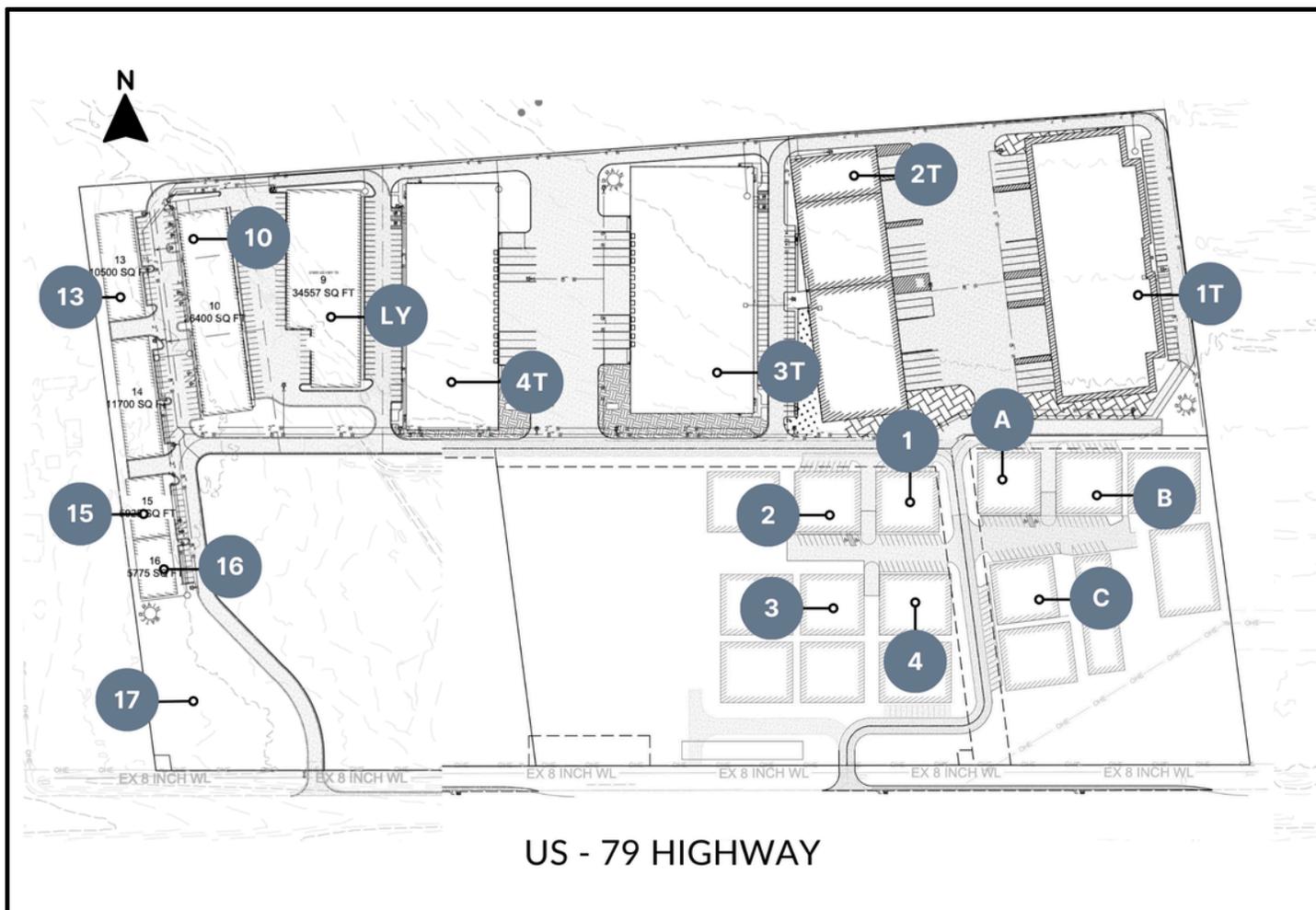
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# BRADLEY BUSINESS PARK

# SITE PLAN



- |   |   |  |   |
|---|---|--|---|
| <p><b>2T</b> FOR SALE / FOR LEASE<br/>59,717 SF / 14,827 SF<br/>Shell Condition</p> | <p><b>4T</b> FOR SALE<br/>2.82 AC<br/>Build to Suit</p>                                   | <p><b>16</b> FOR LEASE<br/>2675 SF<br/>Restroom, HVAC &amp; Fans</p> | <p><b>LY</b> FOR LEASE<br/>30,000 SF<br/>Laydown Yard</p> |
| <p><b>3T</b> FOR SALE / FOR LEASE<br/>80,000 SF<br/>Shell Condition</p>             | <p><b>10</b> FOR SALE / FOR LEASE<br/>26,860 SF<br/>Turnkey Suites or Shell Condition</p> | <p><b>17</b> FOR LEASE<br/>1.35 AC<br/>Land</p>                      |   |

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