

BRAND NEW INDUSTRIAL PARK UNITS
FOR LEASE

120 BFG 9000 Way

Taylor, Texas 76574

WEST TO HUTTO,
ROUND ROCK, AUSTIN



PROPERTY SUMMARY

Brand new industrial business park located between Hutto and Taylor on the north side of HWY-79. Minutes from the new Samsung Semiconductor Plant Site.

- Buildings sprinklered
- The eaves are 20' in the front of the building and 29' at the peak in the back of the building

AVAILABILITY

Site II

Building 3	19,683 SF
Building 5	37,619 SF
Building 6	24,616 SF

LEASE RATE

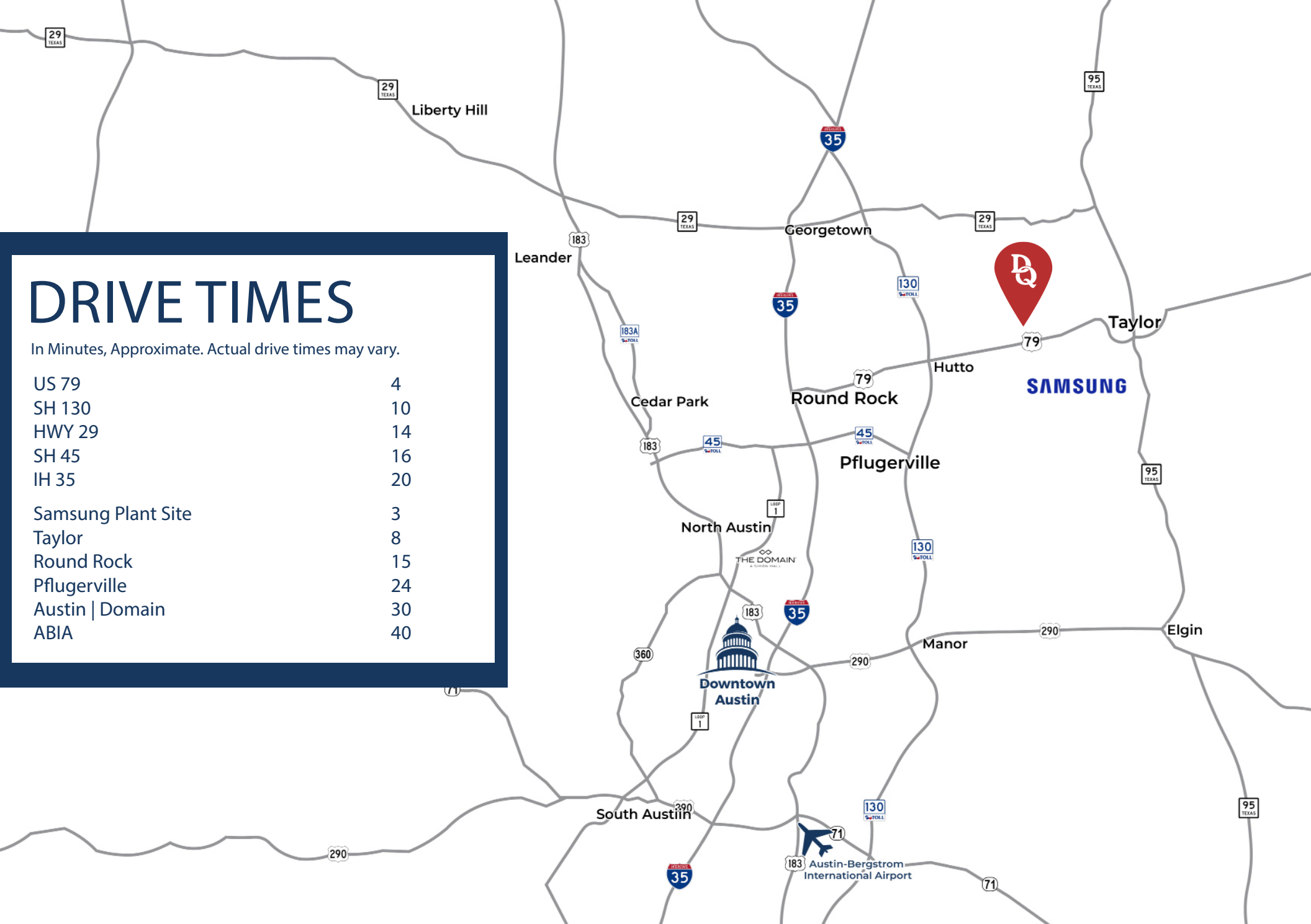
\$0.85 - \$0.90/SF/Month + NNN (\$0.20)



DRIVE TIMES

In Minutes, Approximate. Actual drive times may vary.

US 79	4
SH 130	10
HWY 29	14
SH 45	16
IH 35	20
Samsung Plant Site	3
Taylor	8
Round Rock	15
Pflugerville	24
Austin Domain	30
ABIA	40



IN CLOSE PROXIMITY TO KEY USERS

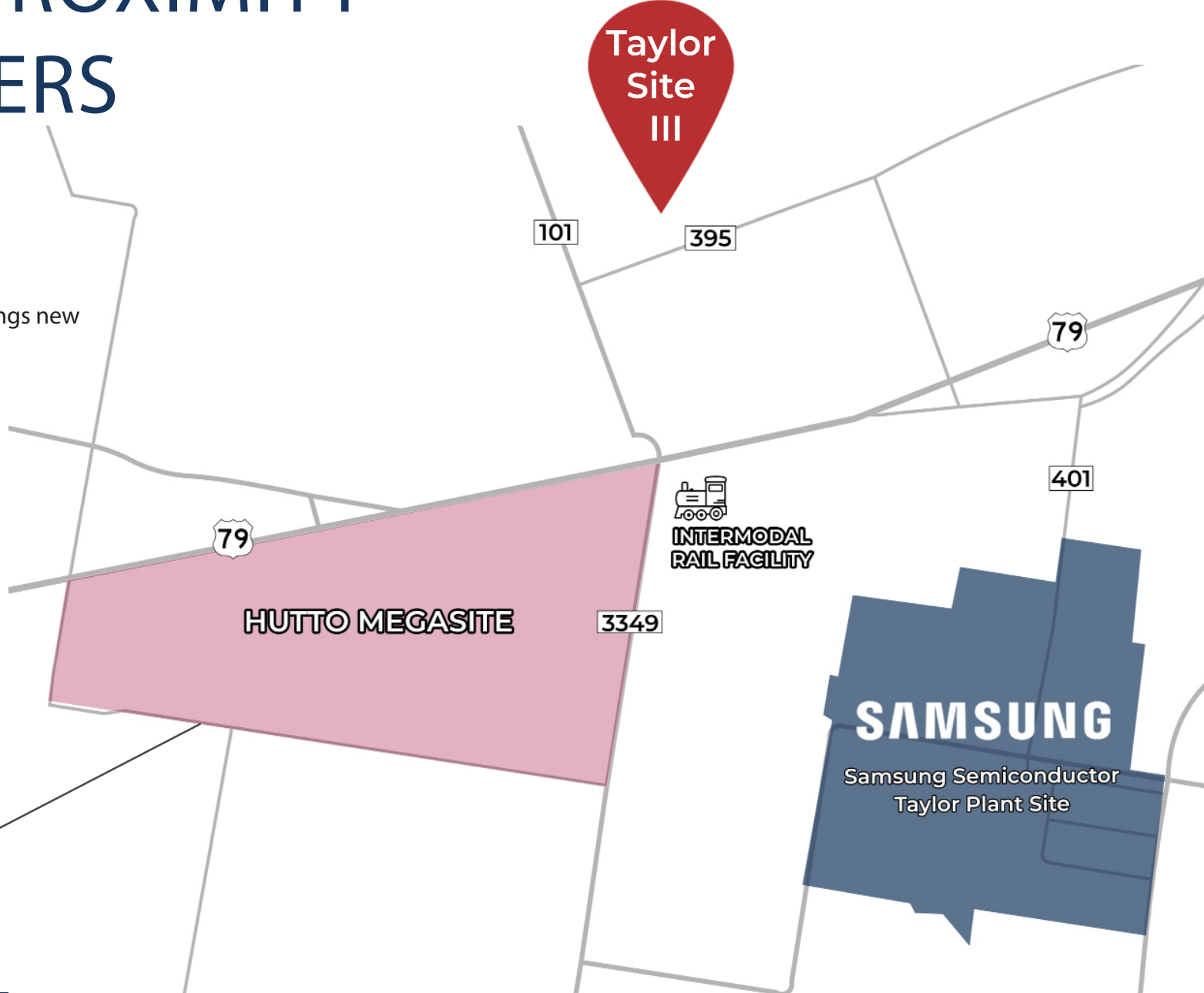
SAMSUNG

Samsung's \$17 billion investment brings new semiconductor site to Taylor.

SKYBOX

Skybox Datacenters/Prologis Inc. to bring 220 acre campus to Hutto Megasite featuring multiple large data center facilities and electrical substation

Hutto Mega TechCenter Industrial Park featuring 2.6M+ square feet of lease space on 188 acres



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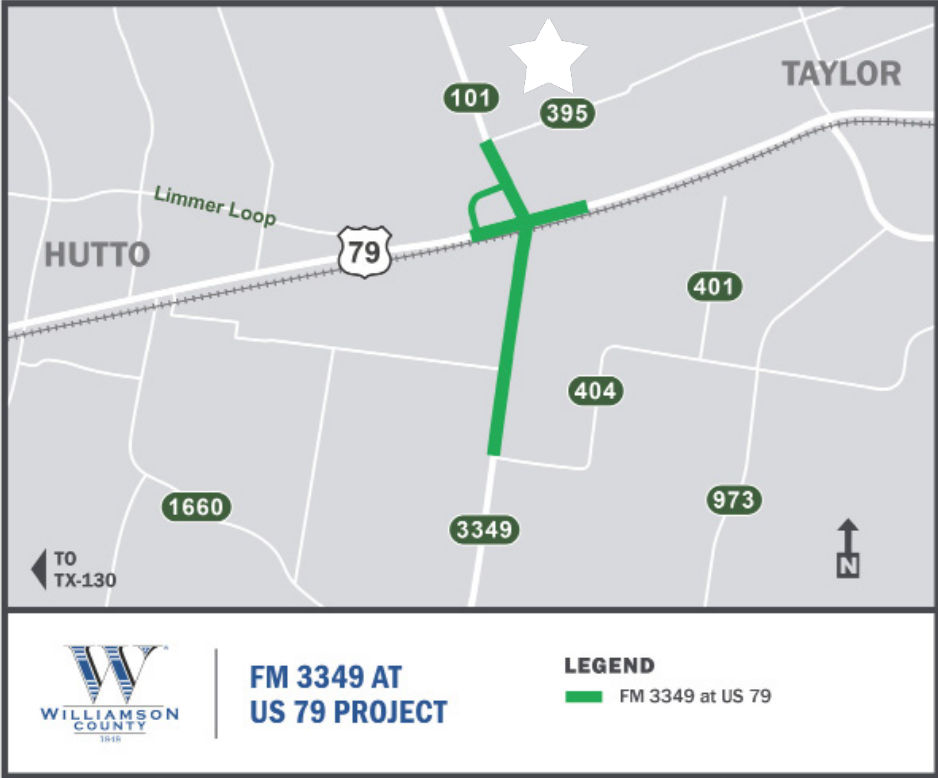


Roadway Improvements

The FM 3349 at US 79 Railroad Safety Project will bring separated interchange for safer and more efficient rail crossing. Includes widening existing, undivided two-lane roadway into a four-lane divided highway with bridges over US 79 and the Union Pacific Railroad, and will also include a new interchange between US 79 and FM 3349.

The new overpass connecting CR 101 and FM 3349 at US 79 will allow for quick access from site to new rail facility, City of Hutto Megasite, and Samsung Plant. Improvements will also better accomodate larger vehicles

Project is already underway, expected completion Summer 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.

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 or 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.

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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date