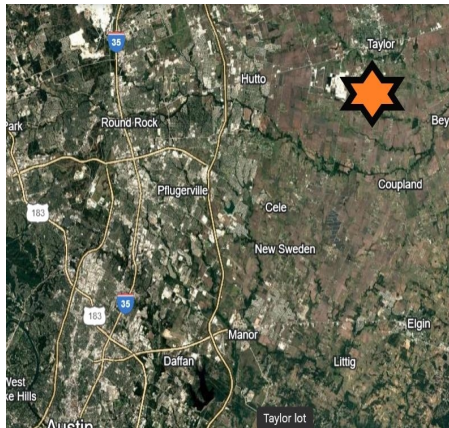


51 Acers lot at Taylor



OFFERING MEMORANDUM | NEXT TO GROWING SAMSUNG FACILITY

00 County Road 404
Taylor , TX 76574





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.

2-10-2025



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. **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.

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.

Century 21 Olympian	0569020	OlympianBroker@Yahoo.com	(832)553-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen Williams	0529036	OlympianBroker@Yahoo.com	(832)553-8300
Designated Broker of Firm	License No.	Email	Phone
Stephen Williams	0529036	OlympianBroker@Yahoo.com	(832)553-8300
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Toktam Etehadieh	0577559	Toke@tokeproperties.com	(713)398-5009
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Century 21 Olympian, 3033 Chimney Rock, Suite 120 Houston TX 77056
Toktam Etehadieh

Phone: 7133985009 Fax:
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

IABS 1-1
Val Verde

OFFERING SUMMARY

ADDRESS	00 County Road 404 Taylor TX 76574
COUNTY	Williamson
PRICE	Requesting offer
LAND ACRES	51.5
# OF PARCELS	1
APN	R383589

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	121	3,404	46,783
2025 Median HH Income	\$90,000	\$127,799	\$118,313
2025 Average HH Income	\$121,147	\$170,968	\$141,813

Prime Investment Opportunity

- Strategic Location with Future Growth Potential

This 51.5-acre property sits in a rapidly developing area of Taylor, Texas — right across the road from Samsung's new, massive semiconductor facilities. This location is positioned to benefit directly from the surging demand for housing and commercial infrastructure driven by Samsung's operations.

- Flexible Development Potential

Residential Development:

Currently located in a low-development zone with building restrictions, this property is expected to exit the City of Taylor's ETJ (Extraterritorial Jurisdiction) in the near future. Once unrestricted, it will be prime for residential subdivisions to serve the thousands of employees moving to the area.

Industrial/Commercial Development:

Ideal for warehouses or light industrial projects, perfectly positioned to support Samsung's supply chain and regional logistics.

- Why Invest Now

Strong Appreciation Potential – Buy before restrictions are lifted and capture significant value growth.

Unmatched Demand – Samsung's multi-billion-dollar facility is driving one of the fastest-growing residential and commercial markets in Texas.

Strategic Advantage – Located directly across from one of the largest tech developments in the U.S.

- Key Highlights

- ? 51.5 Acres – Rare Large Tract
- ? Future Unrestricted Status – Flexible Use
- ? High Growth Corridor – Taylor, TX
- ? Direct Access to Samsung Facility

Keep appreciation by Samsung effect

- Samsung is investing approximately \$17 billion for the new semiconductor fabrication (fab) facility in Taylor, Texas.

The Taylor fab is part of a larger plan that includes several fabs, an R&D facility, and packaging operations. Total investment in Central Texas by Samsung is expected to reach \$37+ billion over the coming years.

The Taylor plant will create around 2,000 permanent, high-tech jobs.

Construction jobs are also substantial; during peak construction, thousands of jobs are or will be supported.

Economic impact: The Samsung Taylor + Austin operations generated \$19.8 billion into the Central Texas economy in 2024 from operations + construction.

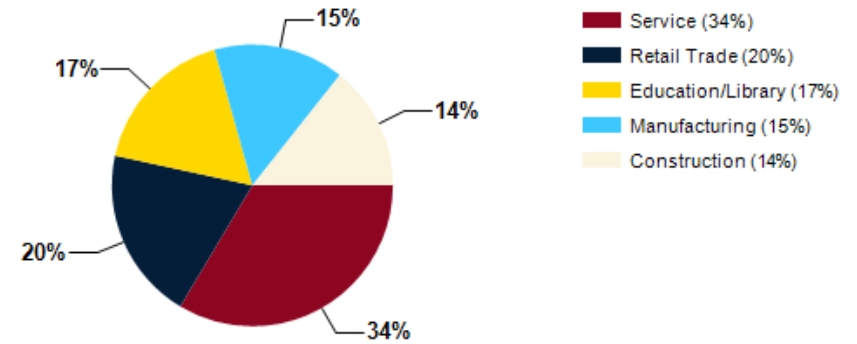
Demographic impact

- Employment ripple effects: over 38,000 jobs were supported regionally (direct + indirect) by the Samsung Austin and Taylor campuses

Local population and growth: Williamson County (where Taylor sits) is one of the fastest growing in the U.S. Taylor itself had ~17,000 residents; projected to exceed 19,000 by 2029

Incentives & funding: The project has received support under the CHIPS & Science Act, and federal/state incentives (including a roughly \$4.745B award from U.S. Department of Commerce tied to the CHIPS Act)

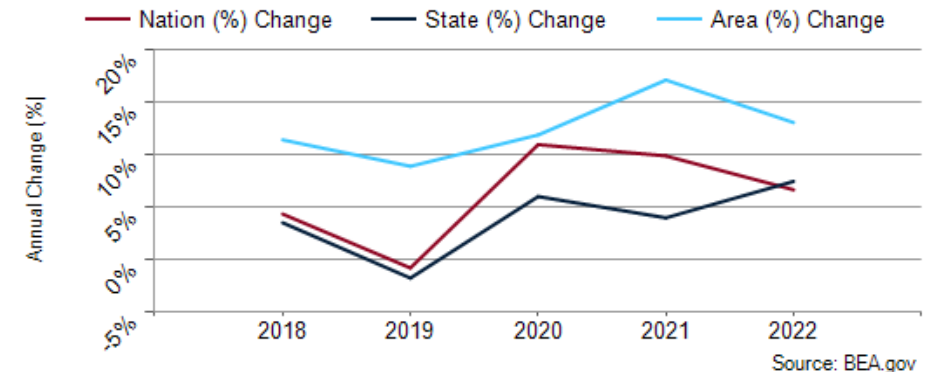
Major Industries by Employee Count



Largest Employers

Samsung Semiconductor Manufacturing Facility	17,000
RCR Taylor Logistics Park	5,000
Amazon Fulfillment Center	1,000
City of Taylor	850
Williamson County	598
Hutto Independent School District	500
Texas Department of Criminal Justice	400
Taylor Independent School District	350

Williamson County GDP Trend



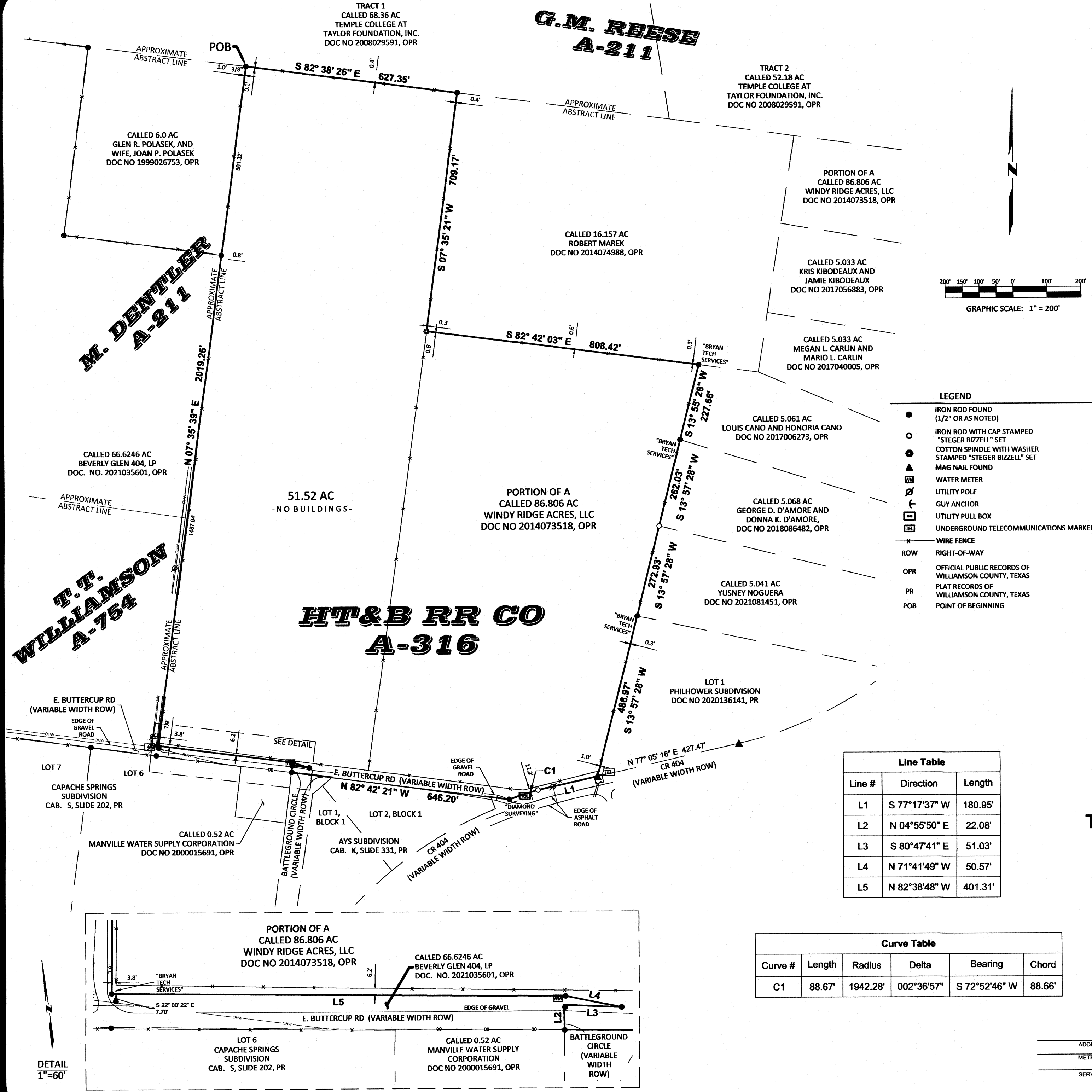
PROPERTY FEATURES

LOT DIMENSION	Polygon
TOPOGRAPHY	Level
# OF PARCELS	1
LAND ACRES	51.5
LAND SF	2,244,211

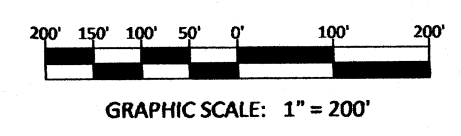
UTILITIES

ELECTRICITY / POWER	Available
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- NOTES:
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL/NORTH CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00011.
 - REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TITLE RESOURCES GUARANTY COMPANY, UNDER GF NO. 2177905-COM, EFFECTIVE DECEMBER 16, 2021 ISSUED DECEMBER 28, 2021. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
 - UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
 - FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0541F, THAT BEARS AN EFFECTIVE DATE OF 12/20/19. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.
 - THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
 - THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.



- LEGEND**
- IRON ROD FOUND (1/2" OR AS NOTED)
 - IRON ROD WITH CAP STAMPED "STEGER BIZZELL" SET
 - ⊙ COTTON SPINDLE WITH WASHER STAMPED "STEGER BIZZELL" SET
 - ▲ MAG NAIL FOUND
 - ⊠ WATER METER
 - ⊕ UTILITY POLE
 - ⊙ GUY ANCHOR
 - ⊠ UTILITY PULL BOX
 - ⊠ UNDERGROUND TELECOMMUNICATIONS MARKER
 - ✕ WIRE FENCE
 - ROW RIGHT-OF-WAY
 - OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - POB POINT OF BEGINNING

- TITLE COMMITMENT**
GF NO. 2177905-COM
EFFECTIVE DECEMBER 16, 2021 ISSUED DECEMBER 28, 2021
- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED: DOCUMENTS NOS. 2009092489 AND 2009092500, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.
 - THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
 - RIGHTS OF PARTIES IN POSSESSION.
 - RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.
 - ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
 - ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.
 - EASEMENT: DOCUMENT NO. 2019079600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (IT IS NOT ON, DOES NOT TOUCH, AND/OR - BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT - DOES NOT AFFECT, THE SURVEYED PROPERTY)
 - TERMS, CONDITIONS, AND STIPULATIONS IN THE DEVELOPMENT AGREEMENT: DOCUMENT NOS. 2009092489 AND 2009092500, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
 - TERMS, CONDITIONS, AND STIPULATIONS IN THE CITY OF TAYLOR ORDINANCE NO. 2009-34: DOCUMENT NO. 2009093627, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
 - TERMS, CONDITIONS, AND STIPULATIONS IN THE CITY OF TAYLOR ORDINANCE NO. 2018-20 AGREEMENT: DOCUMENT NO. 2018116457, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
 - INCLUSION WITHIN THE LOWER BRUSHY CREEK WCB/D.

TO: PULTE HOMES OF TEXAS, LP,
TITLE RESOURCES GUARANTY COMPANY,
AND WINDY RIDGE ACRES, LLC

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN JANUARY AND FEBRUARY 2021, BY ME OR UNDER MY SUPERVISION, THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.

STEGER BIZZELL
3-22-22
PATRICK J. STEVENS, R.P.L.S.
TEXAS REG. NO. 5784
1978 S. AUSTIN AVE.
GEORGETOWN, TEXAS
PHONE 512.930.9412
TBPELS FIRM REG. # 10003700

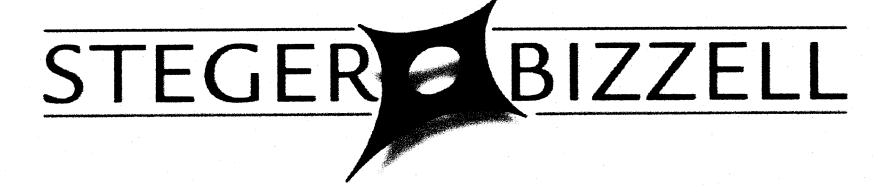
Line Table

Line #	Direction	Length
L1	S 77°17'37" W	180.95'
L2	N 04°55'50" E	22.08'
L3	S 80°47'41" E	51.03'
L4	N 71°41'49" W	50.57'
L5	N 82°38'48" W	401.31'

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C1	88.67'	1942.28'	002°36'57"	S 72°52'46" W	88.66'

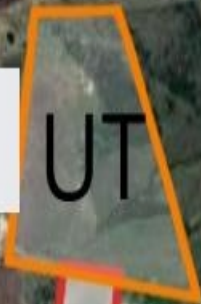
TSPS CATEGORY 1A, CONDITION II
LAND TITLE SURVEY
for Pulte Homes of Texas, LP
51.52 AC
situated in the Houston Tap & Brazoria, Railroad
Company (HT&B RR CO) Survey Abstract No. 316,
in Williamson County, Texas



ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No. 10003700
SERVICES	>>ENGINEERS	>>PLANNERS >>SURVEYORS



Taylor High School



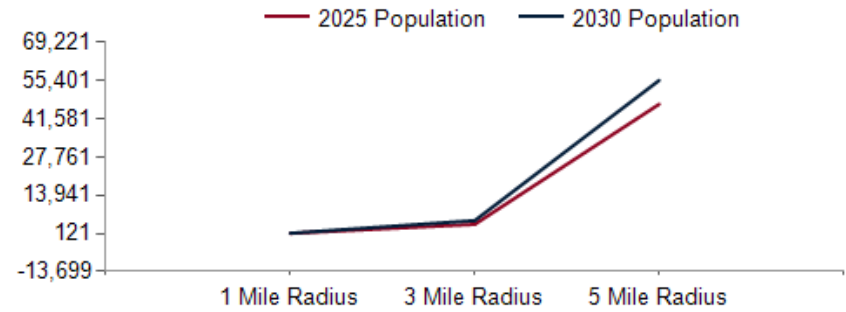
Guarded H



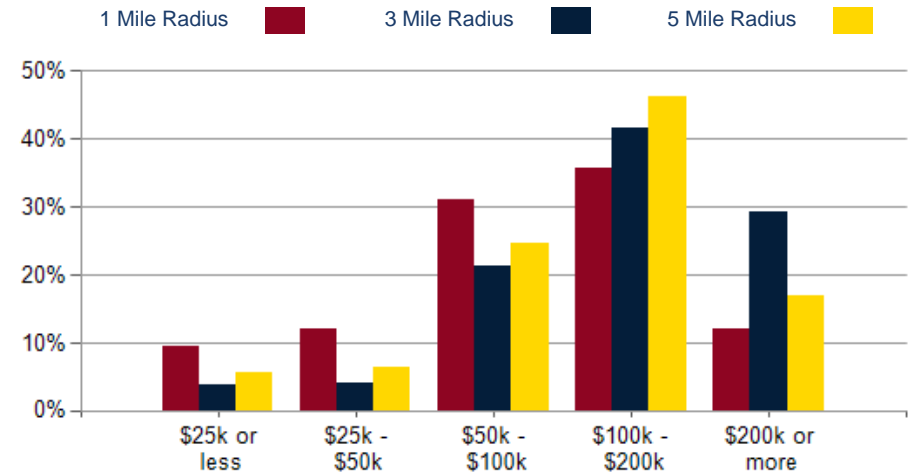
SAMSUNG

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	79	355	5,712
2010 Population	86	830	21,600
2025 Population	121	3,404	46,783
2030 Population	169	4,741	55,401
2025 African American	3	186	5,617
2025 American Indian	1	11	418
2025 Asian	0	137	1,782
2025 Hispanic	39	861	16,119
2025 Other Race	16	357	5,244
2025 White	80	2,203	24,766
2025 Multiracial	21	504	8,878
2025-2030: Population: Growth Rate	34.55%	34.25%	17.20%

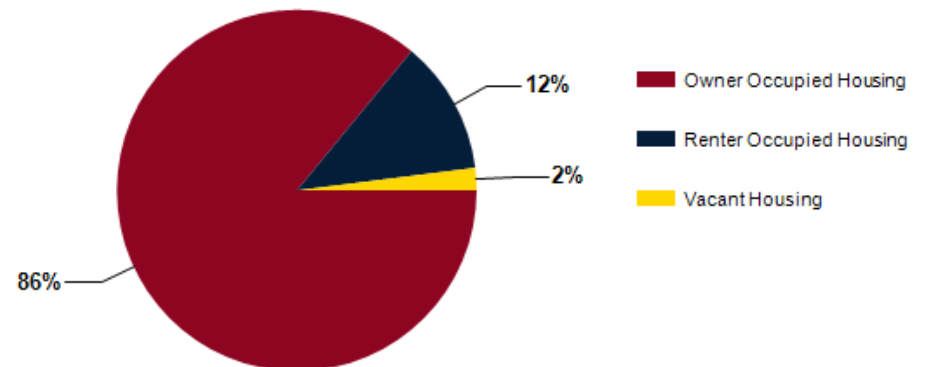
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3	15	558
\$15,000-\$24,999	1	31	334
\$25,000-\$34,999	2	14	273
\$35,000-\$49,999	3	35	737
\$50,000-\$74,999	7	124	1,697
\$75,000-\$99,999	6	128	2,167
\$100,000-\$149,999	6	341	4,460
\$150,000-\$199,999	9	150	2,804
\$200,000 or greater	5	344	2,663
Median HH Income	\$90,000	\$127,799	\$118,313
Average HH Income	\$121,147	\$170,968	\$141,813



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

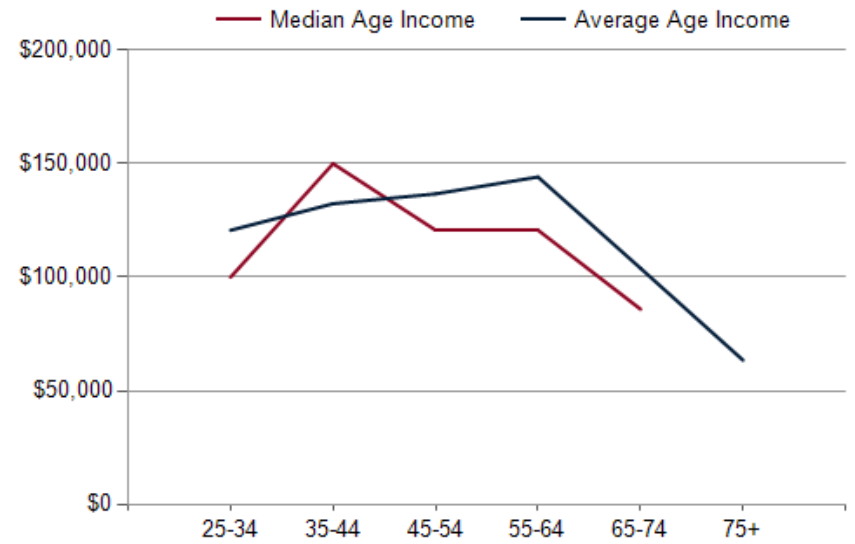
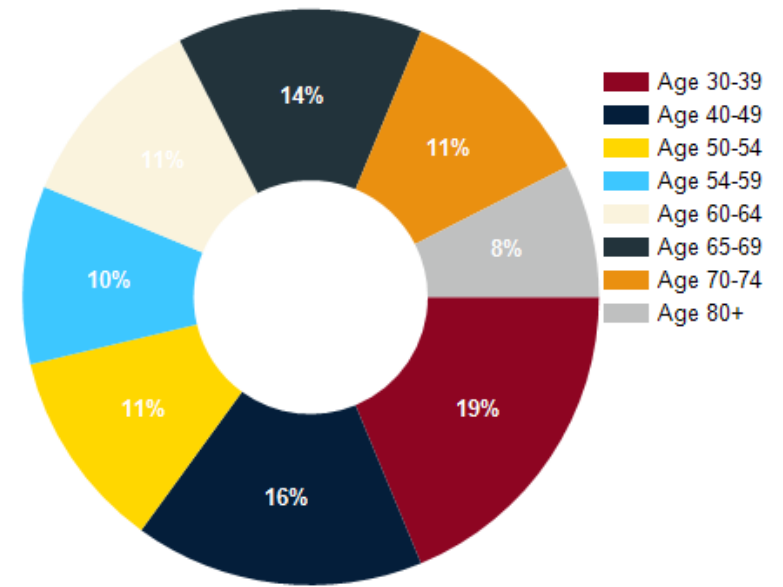


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	7	181	3,296
2025 Population Age 35-39	8	228	3,947
2025 Population Age 40-44	6	239	3,923
2025 Population Age 45-49	7	226	3,401
2025 Population Age 50-54	9	251	3,065
2025 Population Age 55-59	8	238	2,453
2025 Population Age 60-64	9	232	2,132
2025 Population Age 65-69	11	219	1,815
2025 Population Age 70-74	9	174	1,341
2025 Population Age 75-79	6	123	972
2025 Population Age 80-84	3	66	505
2025 Population Age 85+	1	42	310
2025 Population Age 18+	98	2,637	34,218
2025 Median Age	47	42	36
2030 Median Age	48	44	37

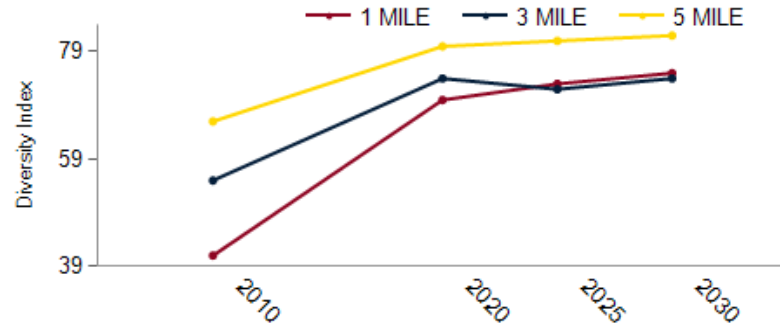
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,000	\$122,560	\$117,120
Average Household Income 25-34	\$120,658	\$156,591	\$139,718
Median Household Income 35-44	\$150,000	\$147,969	\$130,922
Average Household Income 35-44	\$132,353	\$186,212	\$156,931
Median Household Income 45-54	\$120,708	\$162,992	\$127,881
Average Household Income 45-54	\$136,689	\$199,443	\$152,423
Median Household Income 55-64	\$120,708	\$165,078	\$122,948
Average Household Income 55-64	\$144,130	\$202,138	\$147,839
Median Household Income 65-74	\$85,912	\$110,913	\$94,075
Average Household Income 65-74	\$103,929	\$141,855	\$119,491
Average Household Income 75+	\$63,445	\$126,272	\$94,267

Population By Age

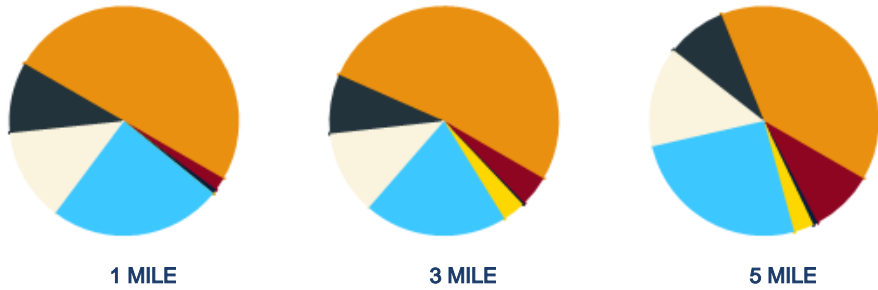


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	75	74	82
Diversity Index (current year)	73	72	81
Diversity Index (2020)	70	74	80
Diversity Index (2010)	41	55	66

POPULATION DIVERSITY



POPULATION BY RACE

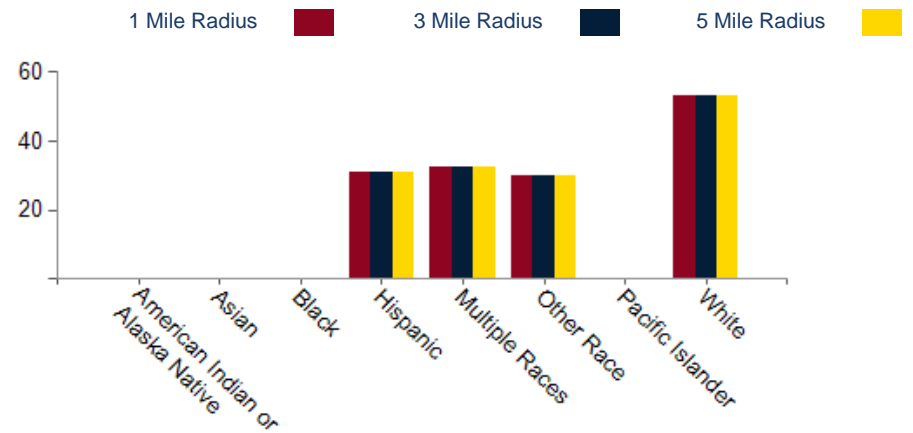


2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	4%	9%
American Indian	1%	0%	1%
Asian	0%	3%	3%
Hispanic	24%	20%	26%
Multiracial	13%	12%	14%
Other Race	10%	8%	8%
White	50%	52%	39%

2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	0	20	37
Median Asian Age	0	38	38
Median Black Age	0	38	36
Median Hispanic Age	31	32	29
Median Multiple Races Age	33	31	27
Median Other Race Age	30	34	33
Median Pacific Islander Age	0	50	38
Median White Age	53	47	38

2025 MEDIAN AGE BY RACE



51 Acers lot at Taylor

For information call :



Toktam Ettehadieh

Toke Properties
Broker Associate
(713) 398-5009
Toke@tokeproperties.com
Lic: 577559



Reza Shirazi

Century 21 Olympian
Realtor Associate/ Investment Adviser
(832) 657-3310
reza@tokeproperties.com
Lic: 620533

