



±70 AC Available Across from Samsung

±70 Acres Located on SEC FM 973 & CR 404

- » Across FM 973 from \$17B Samsung plant site (±1,200 AC) and east of future Titan Development Hutto Mega Techcenter
- » Adjacent to RCR Taylor Logistics Park, a ±750 AC industrial park with Tesla, RINCHEM, and Sumitomo as tenants
- » Southeast of proposed \$2 billion Applied Materials plant site and future Titan development
- » CR 404 (Rio Grande St.) is being extended to future SE Loop, which will connect to Toll Road 130
- » Waterline extension to be expanded along the northern property boundary
- » Discharge permit for on-site septic in progress

SEC FM 973 & CR 404

Taylor, TX

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<i>Demographics</i>	3 mile	5 mile	7 mile
Estimate Population	3,856	18,698	45,090
Estimate Households	1,461	6,955	15,473
Average Household Income	\$96,199	\$88,211	\$98,626
Daytime Population	4,672	19,323	38,845
<i>Traffic Counts</i>	CPD		
FM 973	2,900		

Year: 2022 | Esri

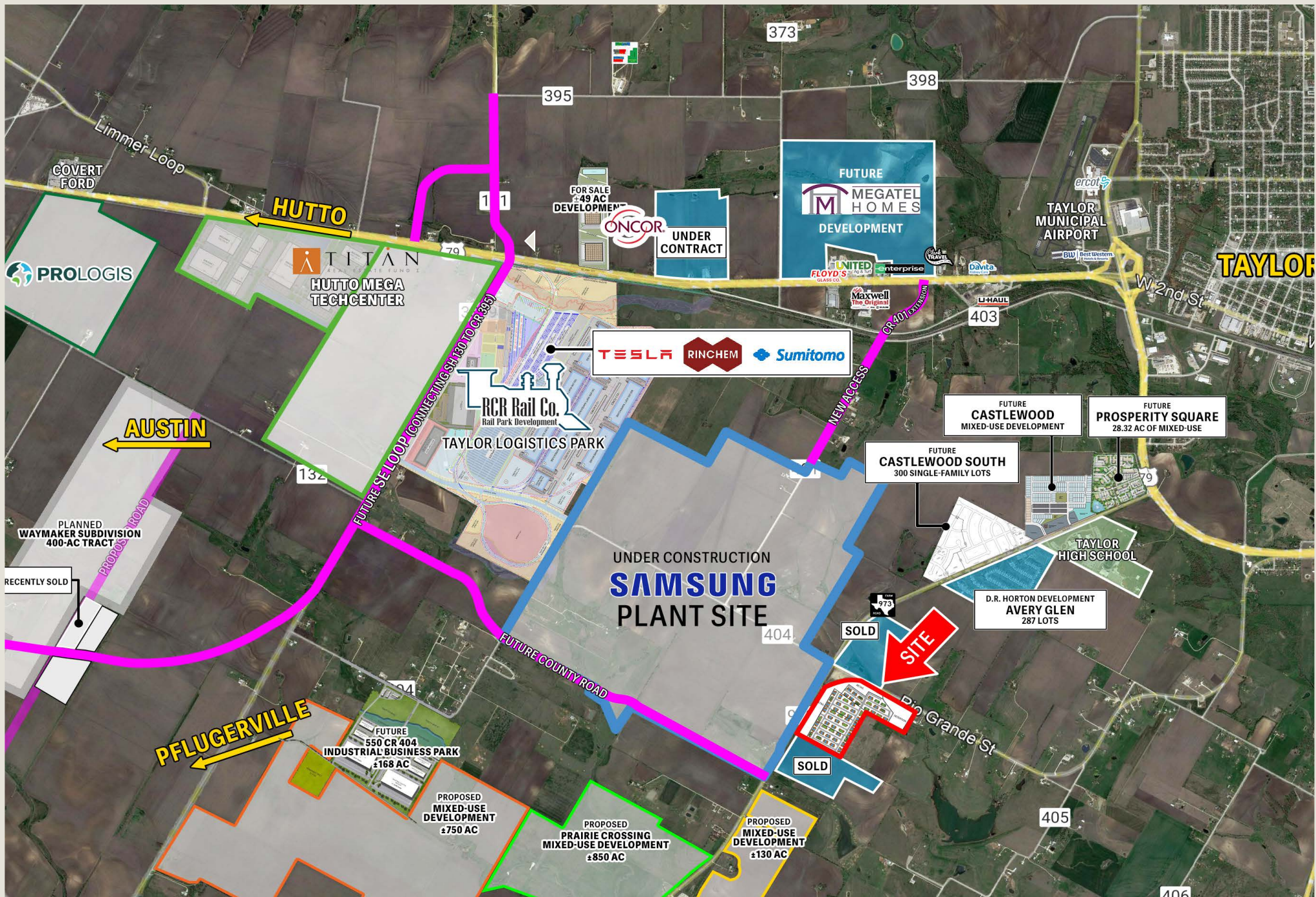
DISCLAIMER

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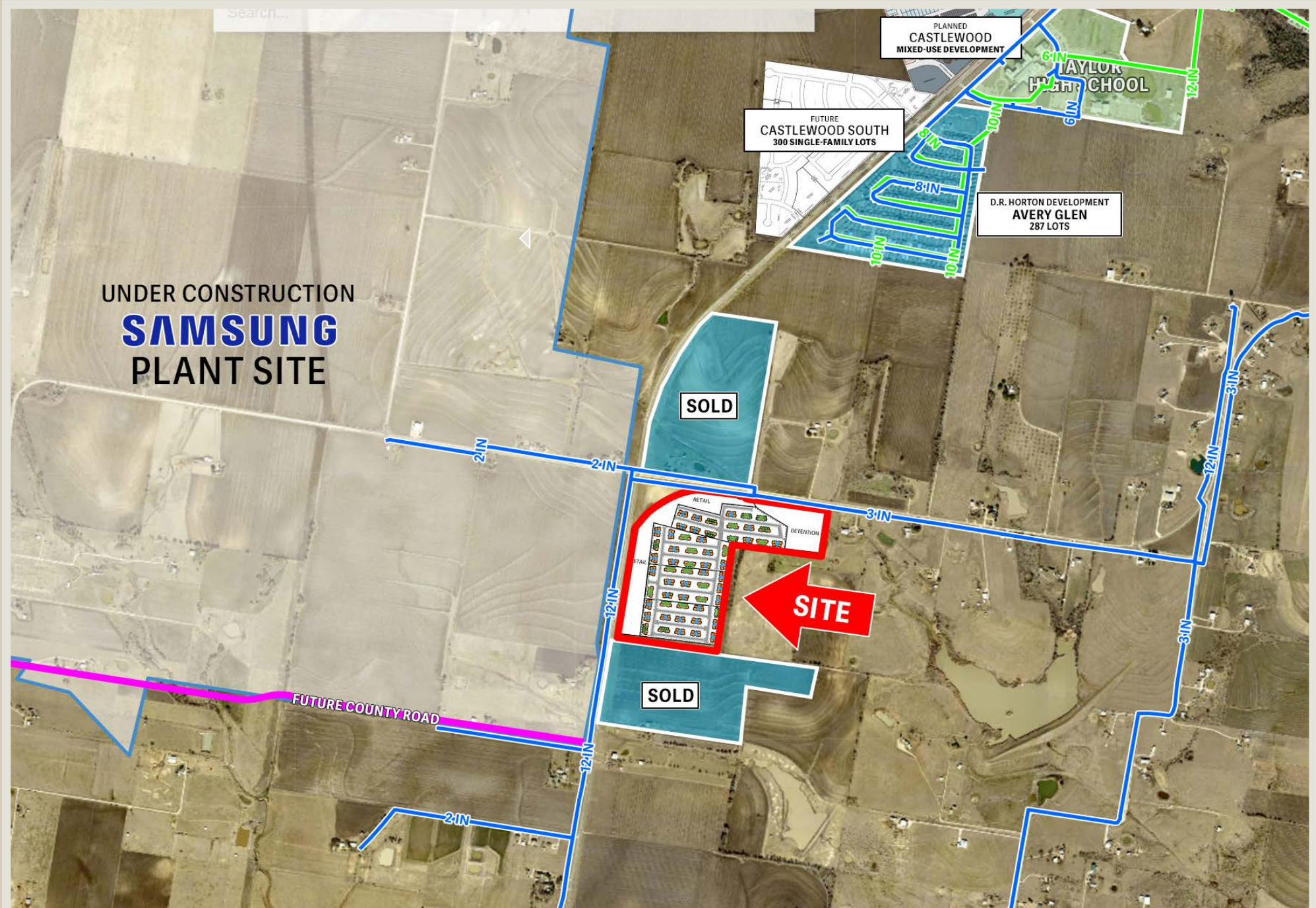
Area Development



Drone Photo

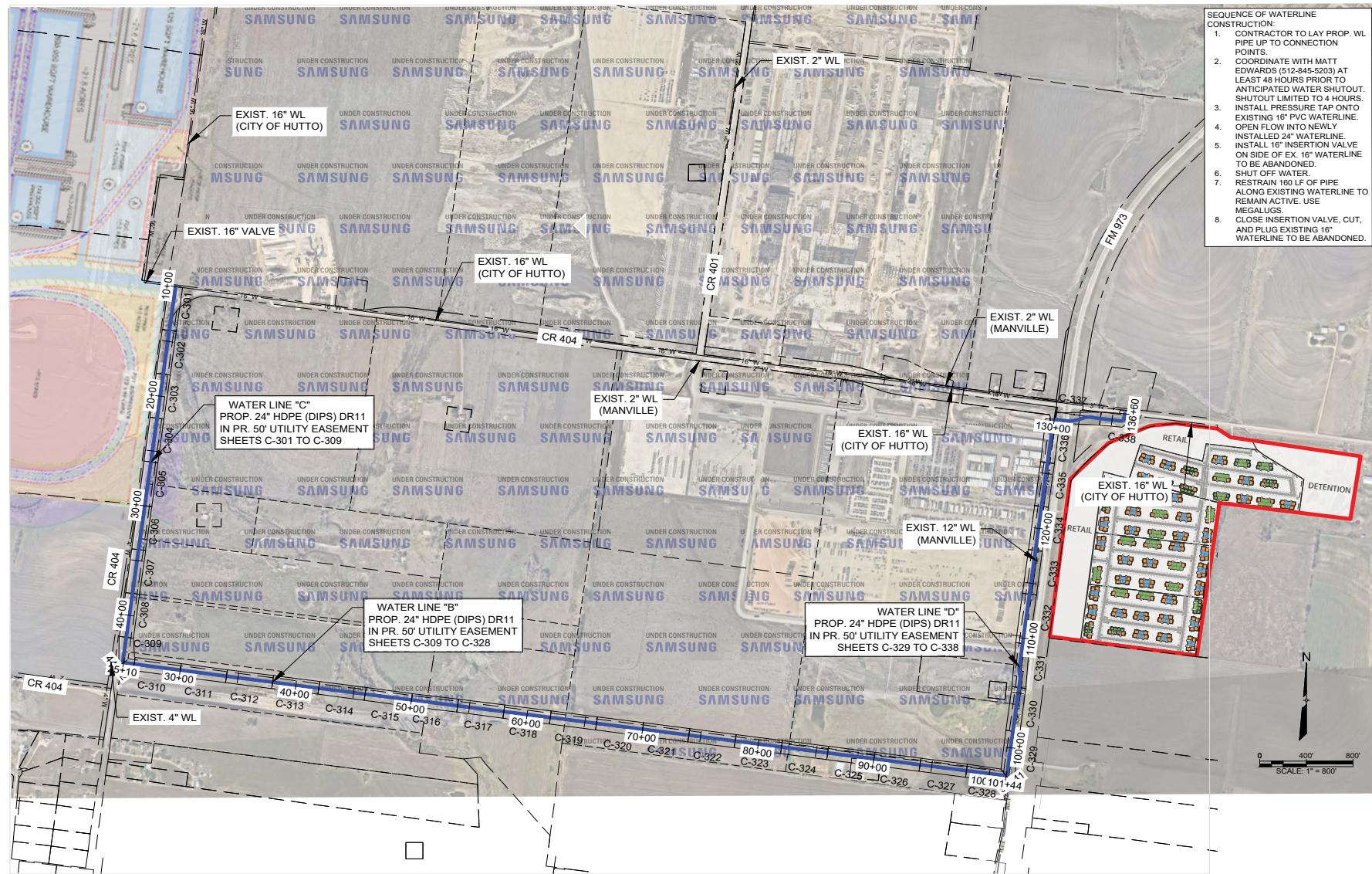


Water & Wastewater Map

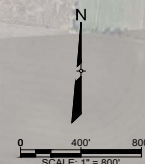


WILCO Waterline Exhibit

Dwg. Info: E:\CFA\2014\0304801_Williamson County\2013_Road_Bond\Main\39_CR404_Hutto\DESIGN\C-100-KEYMAP.dwg -- Title: LAYOUT1 -- Plotted: 10/26/2021 4:14 PM By: KRISTEN VAN HOOSER



- SEQUENCE OF WATERLINE CONSTRUCTION:**
1. CONTRACTOR TO LAY PROP. WL PIPE UP TO CONNECTION POINTS.
 2. COORDINATE WITH MATT EDWARDS (512-845-5203) AT LEAST 48 HOURS PRIOR TO ANTICIPATED WATER SHUTOFF. SHUTOFF LIMITED TO 4 HOURS.
 3. INSTALL PRESSURE TAP ONTO EXISTING 16" PVC WATERLINE.
 4. OPEN FLOW INTO NEWLY INSTALLED 24" WATERLINE.
 5. INSTALL 16" INSERTION VALVE ON SIDE OF EX. 16" WATERLINE TO BE ABANDONED.
 6. SHUT OFF WATER.
 7. RESTRAIN 160 LF OF PIPE ALONG EXISTING WATERLINE TO REMAIN ACTIVE. USE MEGALUGS.
 8. CLOSE INSERTION VALVE, CUT, AND PLUG EXISTING 16" WATERLINE TO BE ABANDONED.

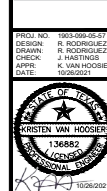


REV	NO.	REVISION DESCRIPTION	APPROVED BY	DATE



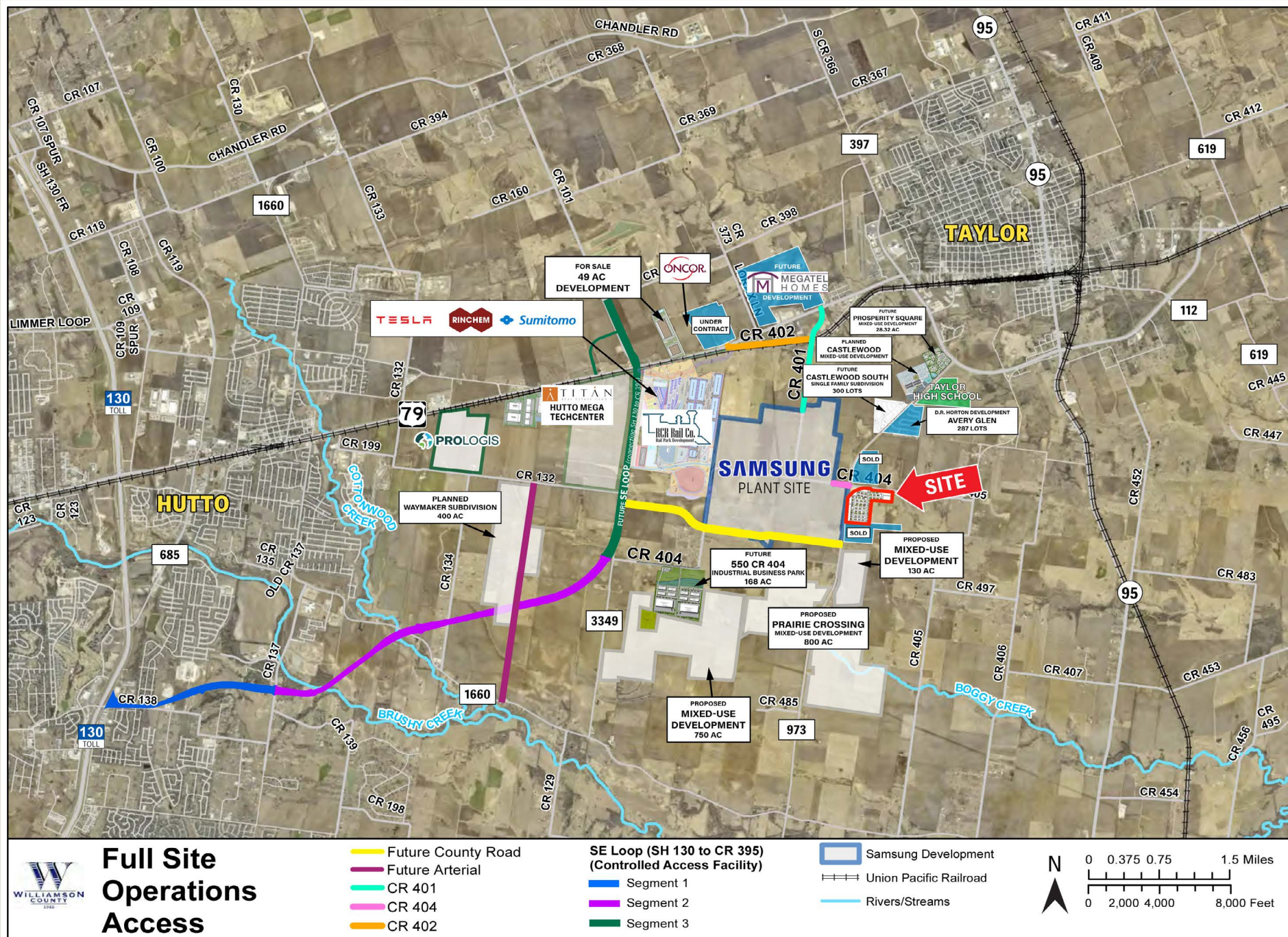
KEYMAP

CR 404 HUTTO 24" WATER LINE
TAYLOR, TEXAS



SHEET
C-100
4 of 63

WILCO Road Extension Map



Southeast Loop Timing

WHY IS THE SOUTHEAST LOOP NECESSARY?

Williamson County has experienced tremendous growth, seeing a population increase of 40% between 2010 and 2019, and current population projections show this growth will continue. Current growth requires additional roadway infrastructure to keep pace with the increasing number of residents and vehicles and to better protect the safety, mobility and quality of life for residents.

Additionally, the 17-mile expanse of US-79 from Round Rock to Taylor has been reported to be the most coveted stretch of highway in the country from an economic standpoint. The County claims that the US-79 corridor in particular is desirable because of access to transportation, including I-35 and the State Highway 130 toll road as well as a Union Pacific Corp.-owned rail line that runs parallel to 79. Connectivity and space is what the US-79 corridor has to offer and is what attracts major corporations to the likes of Samsung among others to the area, encouraging further development.

**Excerpts taken from [WILCO](#) and the [Austin Business Journal](#)

US-79 AND RAILROAD OVERPASS



Survey

UNDER CONSTRUCTION
SAMSUNG
PLANT SITE



CR 404

FM 973

FM 973

FM 973

CR 404 ES EXPANDED

TRACT ONE
72.402 AC.

TRACT ONE
72.402 AC.

HOUSTON TAP AND
BRAZORIA RAILROAD COMPANY
SURVEY 3, ABSTRACT NO. 317

BETTY FLEMING DAUGHTRY, TRUSTEE
OF THE BETTY FLEMING DAUGHTRY
REVOCABLE TRUST
CALLED 35.944 ACRES
DOC. NO. 2012007401

BETTY FLEMING DAUGHTRY, TRUSTEE
OF THE BETTY FLEMING DAUGHTRY
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Test Fit Options

SPECIAL EMPLOYMENT DISTRICT

Due to the location of Samsung in Taylor, the Special Employment District was created to provide a location for other, large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. These areas should be preserved for large-scale industrial users and low-density, single-family development is not recommended in these areas. Complimentary land uses such as commercial and retail services and high-density residential may be appropriate in the Special Employment District and should be part of a master plan associated with industrial and employment development.

Total area: 5,203 acres

Land use and building types: Retail: **10%**, Office: **20%**, Mixed-use: **5%**, Public: **5%**, and Industrial: **60%**

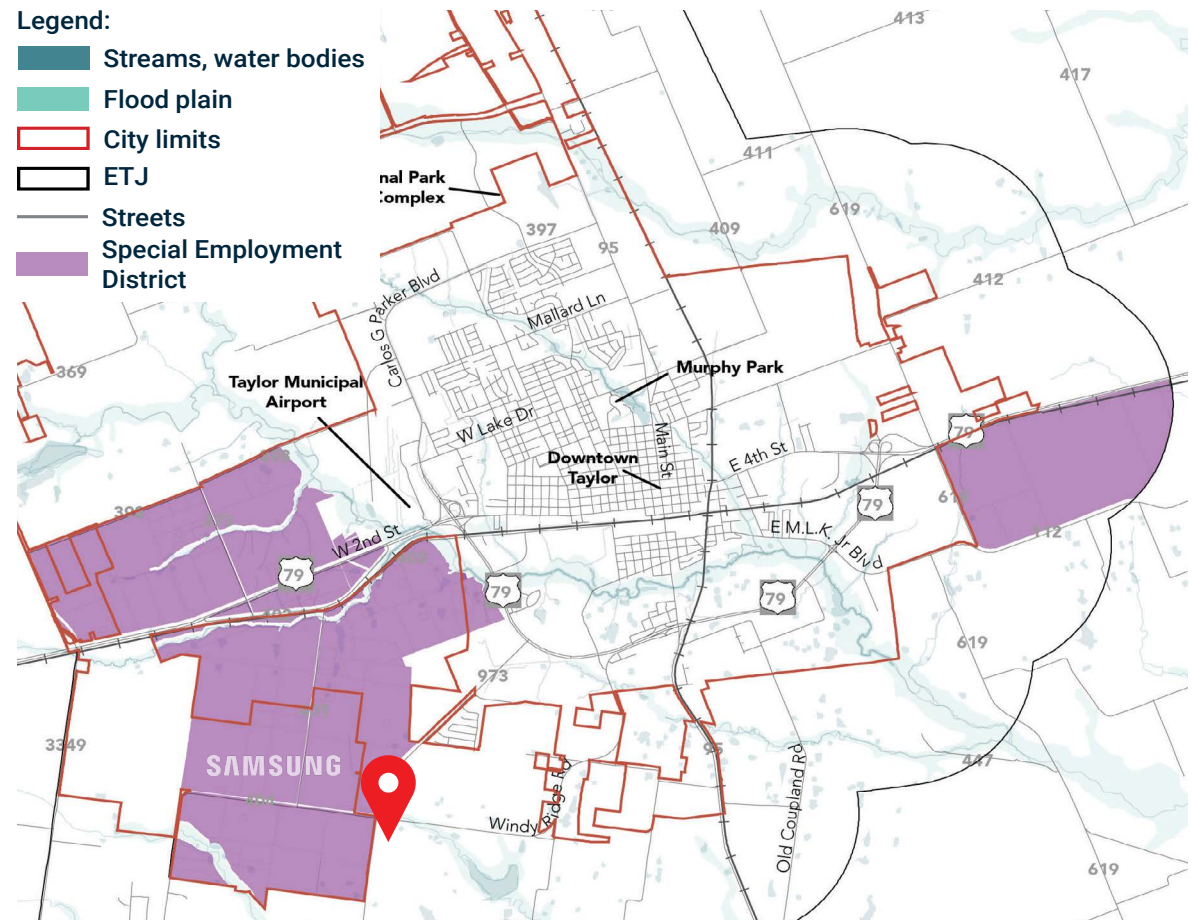


Figure 76: Special Employment District

Source: City of Taylor



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:
 - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	Jan.Lighty@jll.com	(214) 438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	Brad.Selner@jll.com	(214) 438-6169
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Barry Haydon	591725	Barry.Haydon@jll.com	(512) 593-4878
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Graham Schmergel	672378	Graham.Schmergel@jll.com	(512) 861-3423
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date