

# FOR SALE OR BUILD-TO-SUIT

NORTH COUNTY ROAD 366  
TAYLOR, TX 76574

**±5.01 AC**

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# PROPERTY DETAILS

**PROPERTY ID:**  
R639506

**SIZE:**  
±5.01 ACRES

**UTILITIES:**  
JONAH WATER CCN  
SEWER: NO SERVICING CCN

**TAX RATE:**  
1.52%

**ZONING:**  
TAYLOR ETJ

**JURISDICTION:**  
WILLIAMSON COUNTY

**SCHOOL DISTRICT:**  
TAYLOR ISD

**FLOODPLAIN:**  
NOT WITHIN THE FEMA FLOODPLAIN

**FRONTAGE:**  
±350' ALONG N COUNTY RD 366

**TOPOGRAPHY:**  
FLAT

**DEED RESTRICTIONS:**  
NONE

**EASEMENTS:**  
NONE

**ASKING PRICE:**  
CALL FOR PRICING

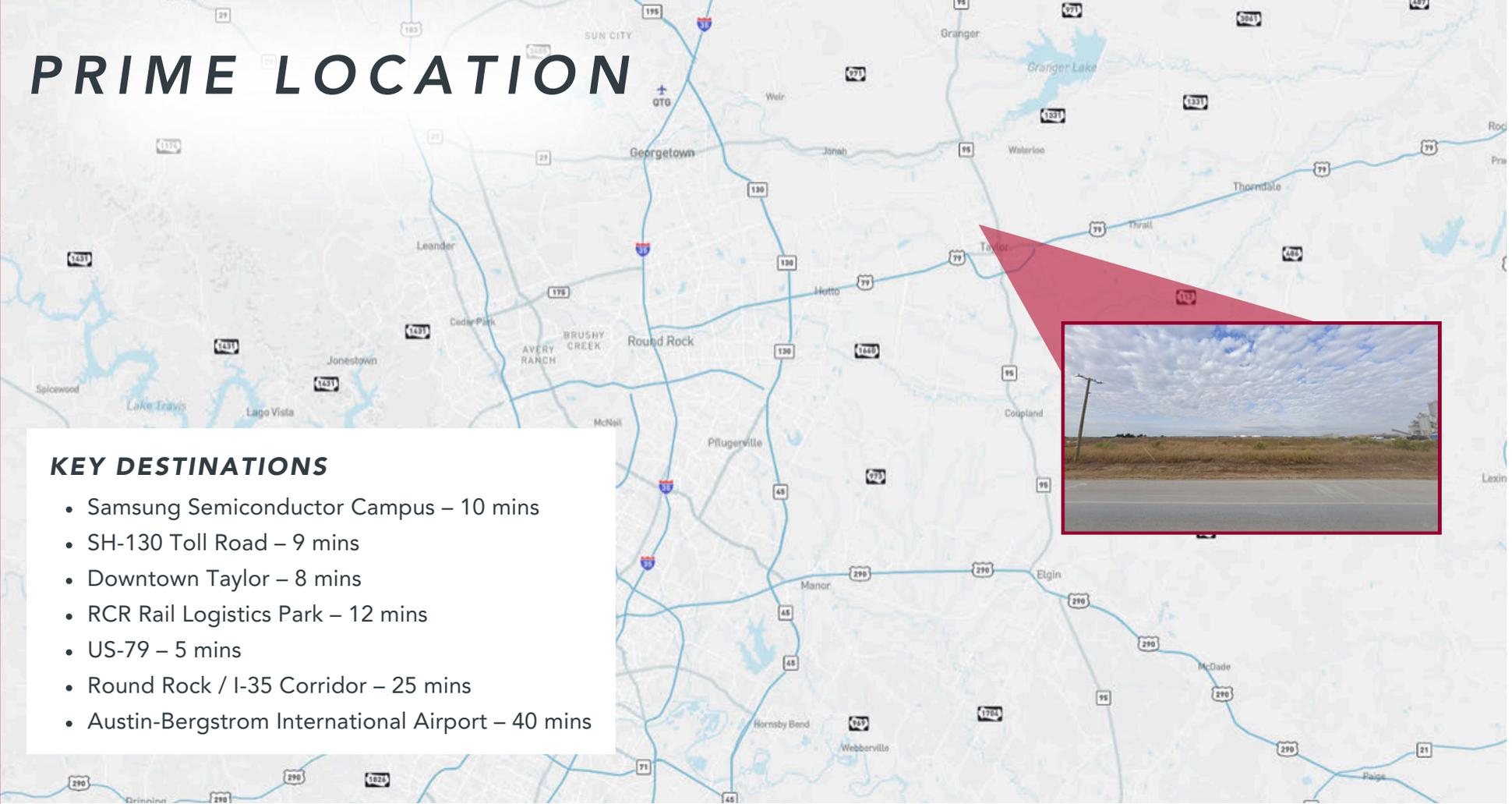


# EXECUTIVE SUMMARY

This approximately 5-acre site in Hutto, Texas is positioned **within one of Central Texas' fastest-growing industrial corridors**. Available for **sale or as a build-to-suit opportunity**, the property offers **immediate access to SH 130 and Highway 79**, enabling efficient distribution throughout the Austin metropolitan area and beyond. The roadway is **planned for continued expansion** to accommodate increased industrial traffic, further strengthening **long-term accessibility and functionality**. Hutto's rapid **population and job growth** continue to drive industrial demand, supported by a **growing labor pool and ongoing infrastructure investment**. Located **minutes from the Samsung semiconductor campus** in Taylor - one of the largest industrial developments in the state - the site benefits from the major catalyst for **supplier, manufacturing, and logistics users** seeking proximity to this advanced manufacturing hub. Additional momentum along the SH 130 corridor includes **data centers and advanced manufacturing**, along with **convenient access to Austin-Bergstrom Int'l Airport**. As a build-to-suit opportunity, the site provides **flexibility to design and construct improvements** tailored to operational needs, including **building size, loading, parking, and phased expansion**. This allows **occupiers** to align current requirements with the ability to **scale** alongside a market demonstrating **strong long-term industrial fundamentals**.



# PRIME LOCATION



## KEY DESTINATIONS

- Samsung Semiconductor Campus – 10 mins
- SH-130 Toll Road – 9 mins
- Downtown Taylor – 8 mins
- RCR Rail Logistics Park – 12 mins
- US-79 – 5 mins
- Round Rock / I-35 Corridor – 25 mins
- Austin-Bergstrom International Airport – 40 mins



SAMSUNG SEMICONDUCTOR



SH-130 TOLL CORRIDOR



RCR RAIL CO



DOWNTOWN TAYLOR

**Samsung Semiconductor Campus** - A \$17B+ advanced manufacturing campus with ongoing supplier and infrastructure expansion driving long-term industrial demand.

**RCR Rail Co. (Former Alcoa Site Redevelopment)** - A 1,100+ acre industrial redevelopment east of Taylor positioning the area as a logistics and heavy industrial hub.

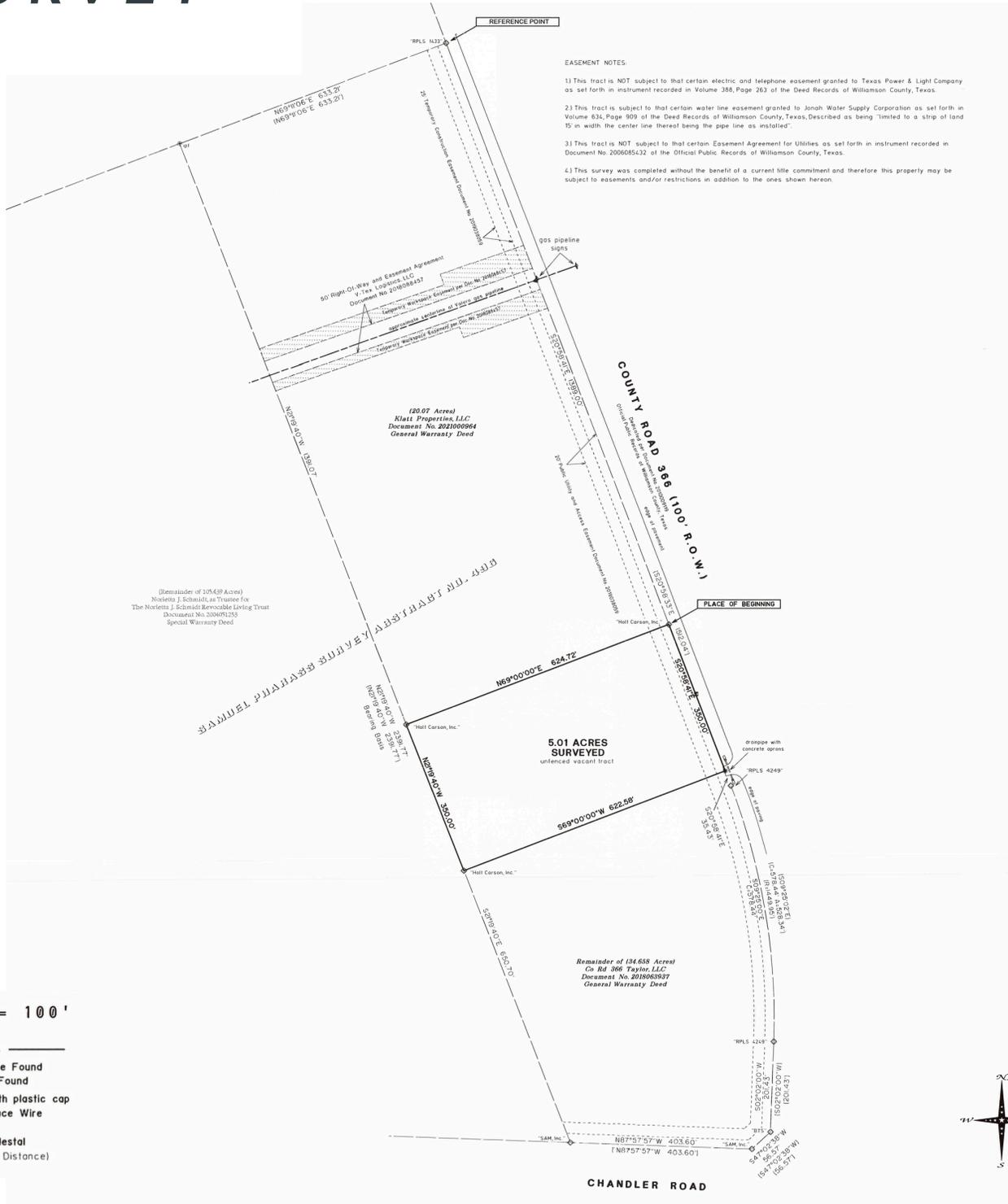
**SH-130 Toll Corridor** - A high-speed north/south logistics corridor providing direct connectivity to I-35, Tesla's Giga Texas campus, and regional distribution routes, enhancing truck mobility and long-term industrial viability throughout East Williamson County.

**Downtown Taylor** - The historic heart experiencing ongoing public and private investment, new housing activity, and commercial growth that supports workforce expansion and reinforces Taylor's position as a sustainable hub for advanced manufacturing and industrial users.

# RENDERINGS



# SITE SURVEY



EASEMENT NOTES

- 1) This tract is NOT subject to that certain electric and telephone easement granted to Texas Power & Light Company as set forth in instrument recorded in Volume 388, Page 263 of the Deed Records of Williamson County, Texas.
- 2) This tract is subject to that certain water line easement granted to Jonah Water Supply Corporation as set forth in Volume 634, Page 909 of the Deed Records of Williamson County, Texas, Described as being "limited to a strip of land 15' in width the center line thereof being the pipe line as installed".
- 3) This tract is NOT subject to that certain Easement Agreement for Utilities as set forth in instrument recorded in Document No. 2006085132 of the Official Public Records of Williamson County, Texas.
- 4) This survey was completed without the benefit of a current title commitment and therefore this property may be subject to easements and/or restrictions in addition to the ones shown hereon.

SCALE: 1" = 100'

- Legend**
- \* Cotton Gin Spindle Found
  - ipf @ X Iron Pipe Found
  - ◇ 1/2" Iron Rod Found with plastic cap
  - ▲ Gas Pipeline Trace Wire
  - ↓ Sign
  - ☐ Telephone Pedestal
  - (Record Bearing and Distance)



CHANDLER ROAD



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ASSOCIATES**

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