



TAYLOR FARMS

180.43 ACRES
WILLIAMSON COUNTY, TEXAS

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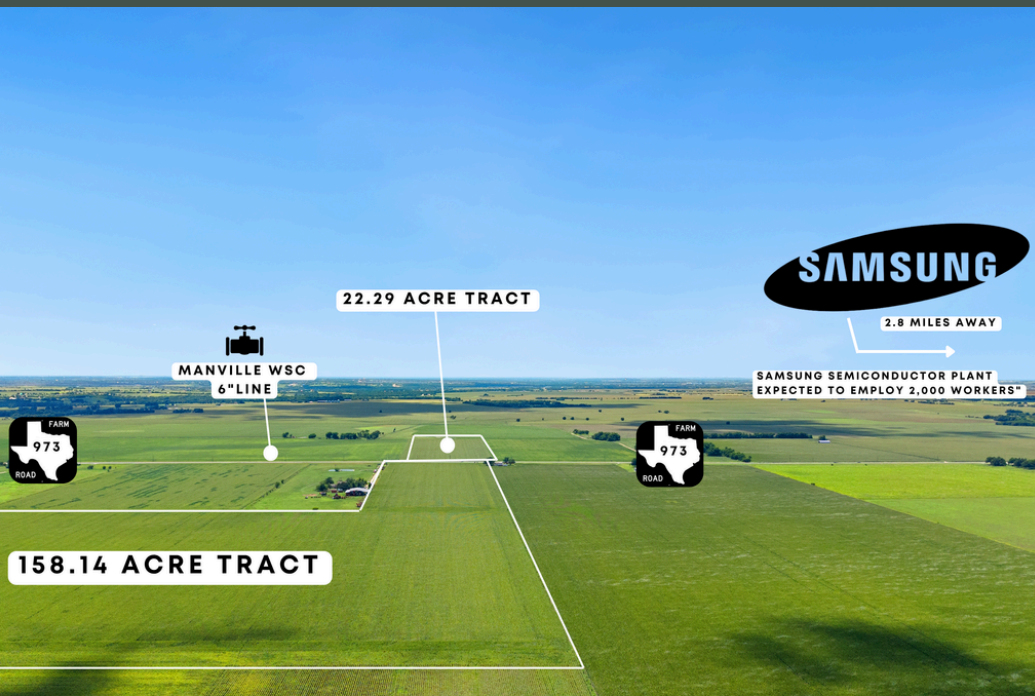
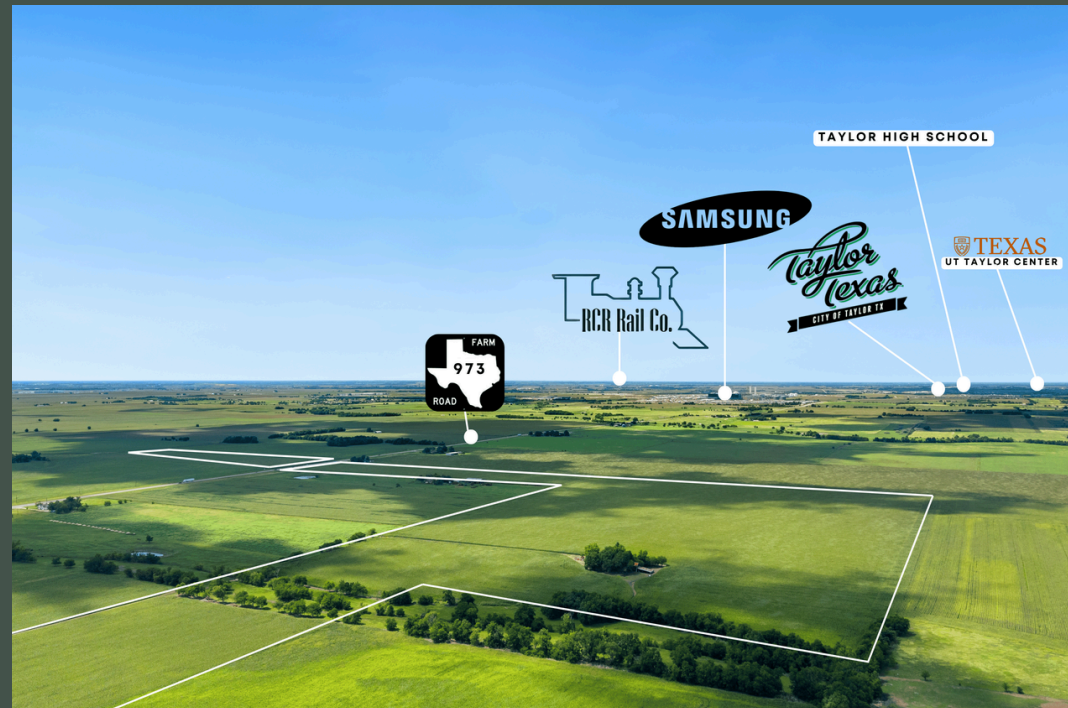
WEST & SWOPE
RANCHES



- Development
- 🚩 School
- ▭ Property Boundary

SAMSUNG
SAMSUNG SEMICONDUCTOR CHIP PLANT
EXPECTED TO EMPLOY 2,000 WORKERS

SUBJECT PROPERTIES



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TAYLOR GROWTH

“This is the type of growth we haven’t seen in 100 years, if not ever,” said former Mayor Brandt Rydell, referring to the rapid transformation catalyzed by the Samsung facility



School District

Taylor Independent School District

Current Zoning

- No zoning

Frontage

- 521 +/- ft of frontage FM 973
- 563 +/- ft of frontage FM 1660

Highlights

- Prime location just down the road from the Samsung semiconductor facility in Taylor, Texas
- The properties lie within the Opportunity Zone
- Ideal for residential, commercial, or mixed-use development
- Dual road frontage on both FM 973 and FM 1660 in Rice's Crossing
- Located outside the city limits and within the Extra-Territorial Jurisdiction (ETJ)
- Entirely outside designated floodplain areas
- Open, mostly level terrain allowing for efficient development
- Mostly unimproved land, offering a blank slate for various uses
- Situated in a high-growth corridor experiencing rapid economic and population expansion
- Excellent opportunity for investors or developers to buy and hold or begin planning
- Buyer to independently verify all development details and entitlements

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	2022 TXDot AADT Count	2023 TXDot AADT Count
FM 973 (246H151)	7,198	7,458
FM 1660 (246H149)	3,917	3,954

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TAYLOR GROWTH



TOTAL POPULATION

• 17,821

AVERAGE HOUSEHOLD SIZE

• 2.64

GROWTH RATE 2020-2025

• 6.17%

AVERAGE HOUSEHOLD INCOME

• \$74,876

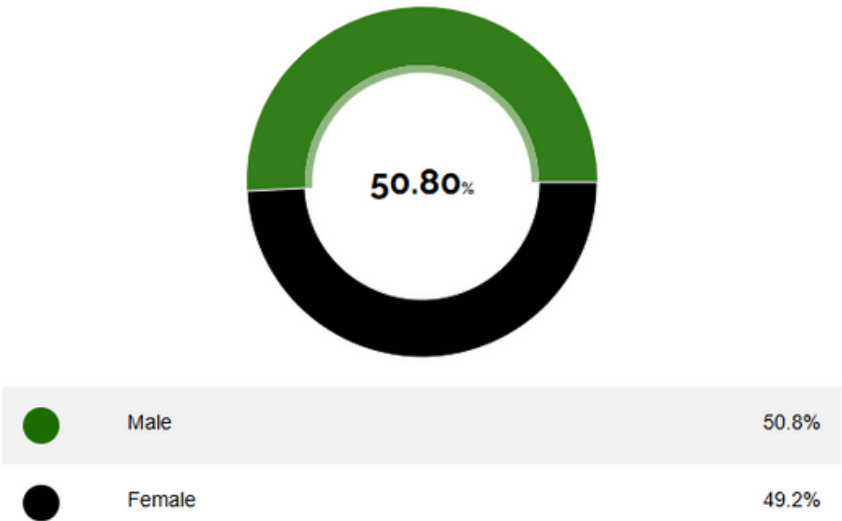
MEDIAN AGE

• 36.22

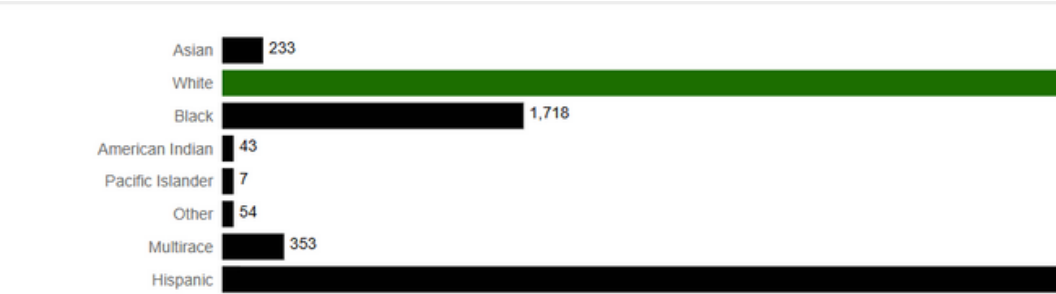


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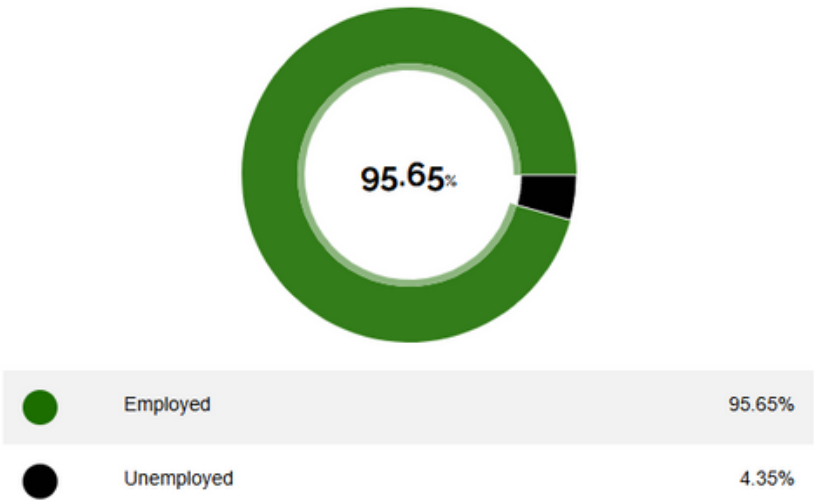
GENDER DEMOGRAPHICS



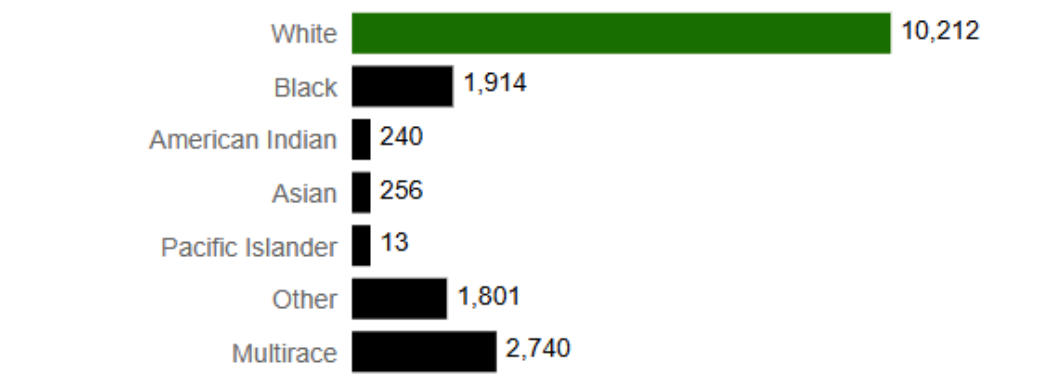
ETHNICITY DISTRIBUTION



LABOR FORCE STATISTICS

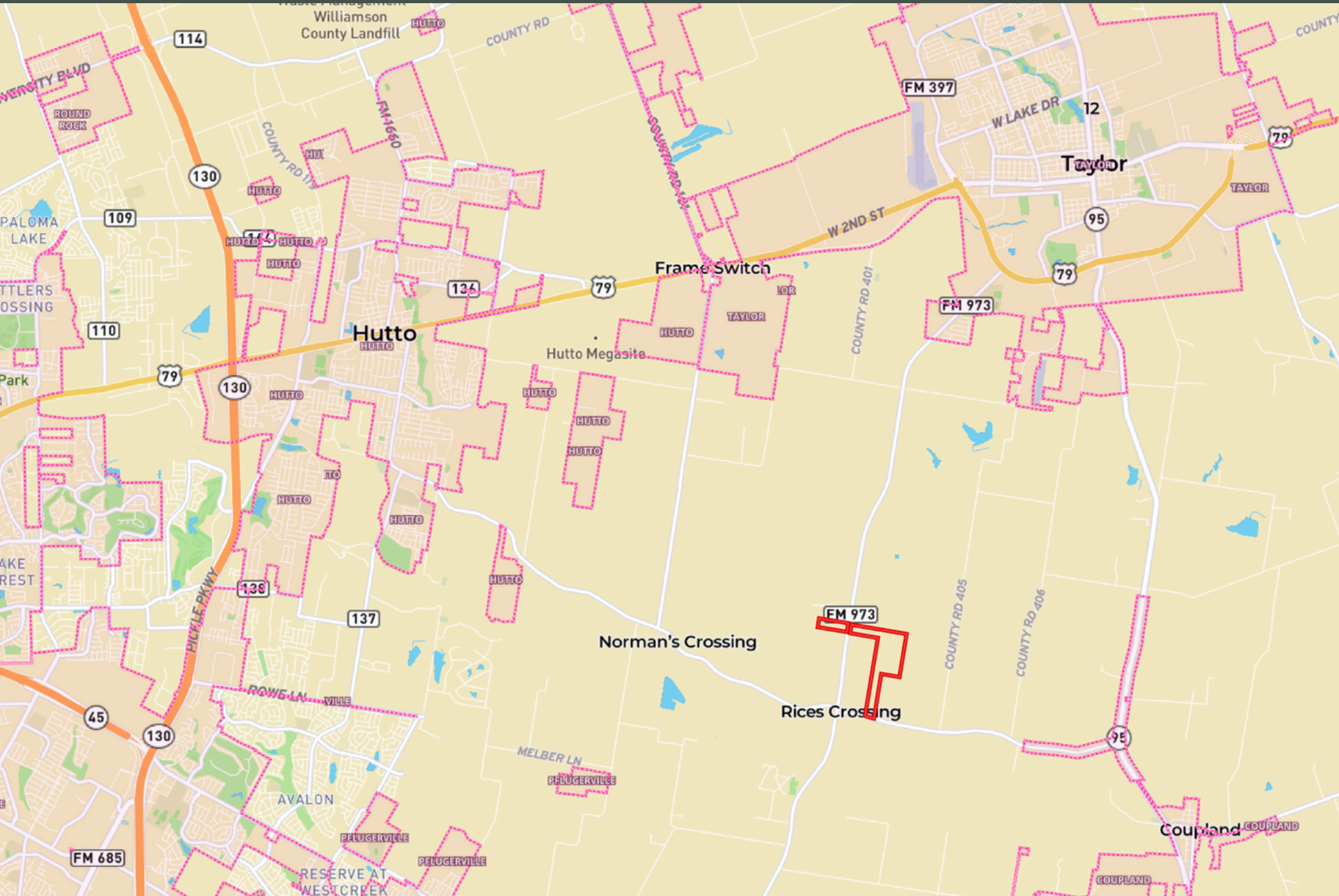


RACE DISTRIBUTION



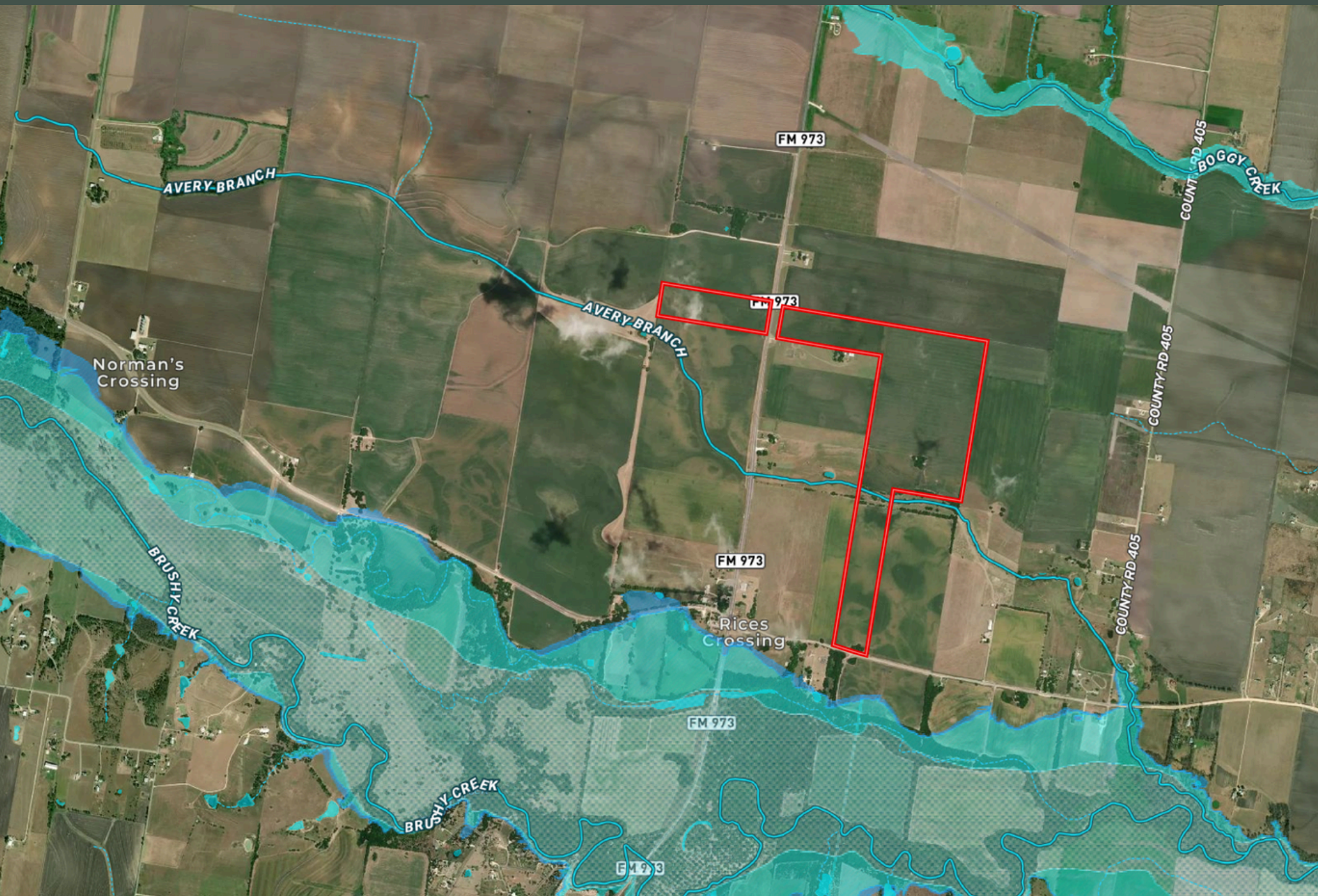
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CITY LIMITS MAP



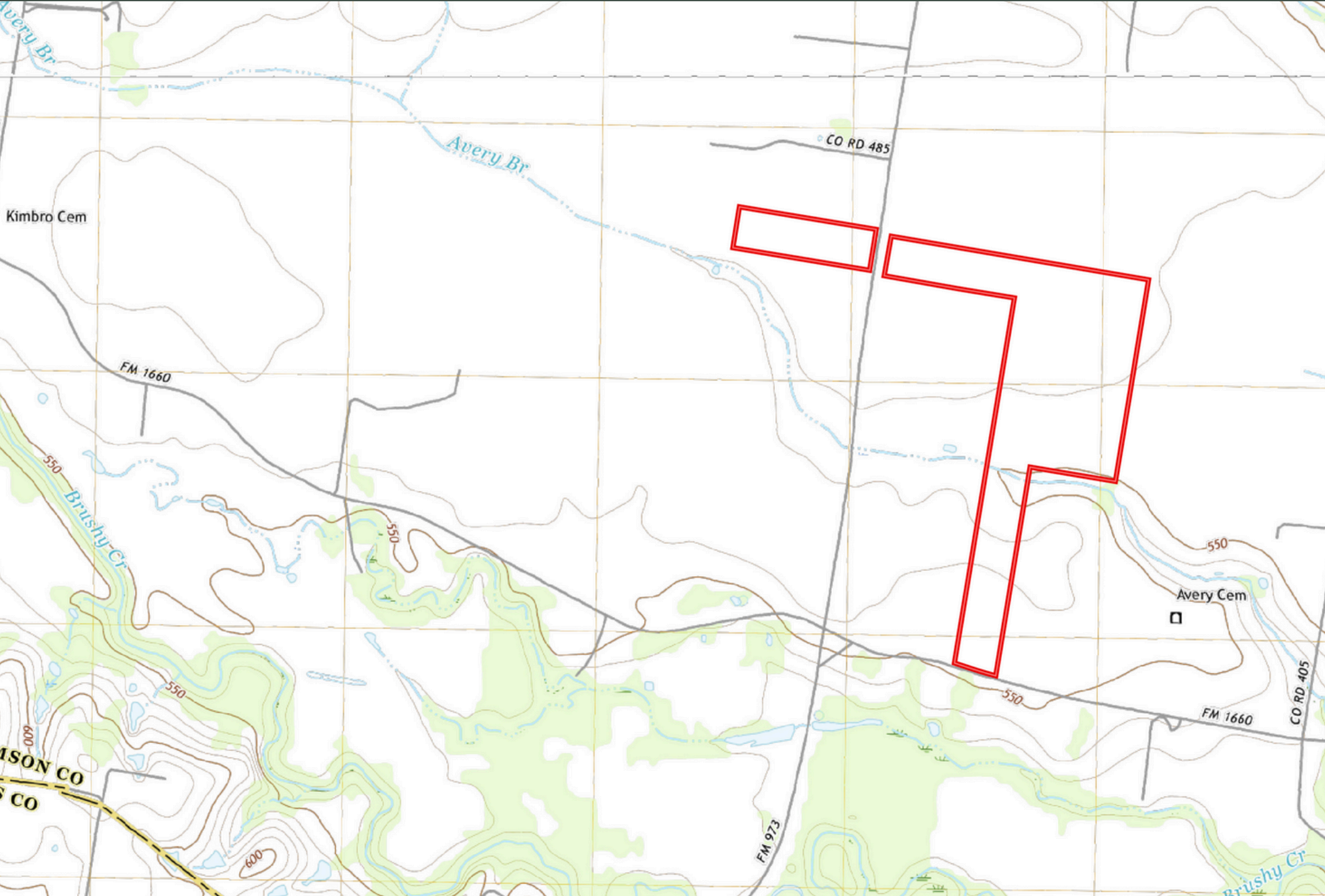
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FLOODPLAIN MAP



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TOPOGRAPHY MAP



SURVEY

Document No. 2023002756
Sited in the John C. Duval Survey, Abstract No. 177
Williamson County, Texas
FM 973, Taylor



Line Table		
Line #	Bearing	Distance
L1	S 84°43'16" E	29.73'
L2	N 65°16'59" E	101.03'
L3	S 07°41'07" W	30.03'
L4	S 07°48'38" W	30.00'

Curve #	Radius	Chord Bearing	Chord Distance	Central Angle	Arc Length
C3	11559.16'	S 05°40'46" W	849.93'	47°2'50"	850.12'
C4	11359.16'	S 04°03'50" W	183.10'	03°52'25"	183.10'

Standard Survey Note: This survey has been completed without the benefit of an allocated interview time. As a result, the survey may contain only a few additional record assessments which may be applicable. Restrictive covenants and other matters have not been researched as a part of this survey. See applicable restrictive covenants and local laws for applicable development limitations. Nothing in this survey is intended to express an opinion regarding ownership of title.

Drawing Date: August 28, 2023
Field Book/Page: 145/12
PP: P:\WINKLER ESTATE WEST
Dwg: WINKLER TRACT 4 DIVISION.dwg
LO: TRACT 4
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SURVEY

