

CALL FOR MORE INFORMATION
ANCHOR SPACE AVAILABLE!



FOR LEASE

\$11.00 - \$15.00 PSF NNN
*NNNS \$2.95 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

4,859 SF - 13,855 SF
8,415 SF 2nd Gen Medical

PROPERTY HIGHLIGHTS

- Diverse tenant mix and an unbeatable location
- Property remains distinctive from neighboring alternatives located across from Taylor High School
- B-1 Zoning (commercial local business)

TRAFFIC COUNT

Main St / Hwy 95: 18,978 VPD
(TXDOT 2021)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



17,006
2022 POPULATION
5 MILE RADIUS



14,444
2022 DAYTIME POPULATION
5 MILE RADIUS



\$68,403
2022 AVERAGE INCOME
5 MILE RADIUS



18,978 VPD
MAIN ST / HWY 95

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Taylor Plaza

NEC OF MAIN ST & MALLARD LN
3100 N MAIN ST | TAYLOR, TX 76574



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AUSTIN BUSINESS JOURNAL

Samsung's \$17B chipmaking factory is headed to Taylor, WSJ reports

After 10 months scouring the globe, Samsung Electronics Co. Ltd. has reportedly picked a rural suburb northeast of Austin for one of the largest foreign investments in U.S. history.

The Wall Street Journal said late Nov. 22 that the South Korea-based technology company has selected Taylor for its \$17 billion chipmaking plant, where it will produce its most advanced computer chips ever. The investment eclipses the \$1.1 billion price tag for Tesla's car-making factory east of Austin.

The decision has been expected for weeks, as officials in Taylor approved hundreds of millions of dollars in incentives for the project. An official announcement is expected in a 5 p.m. Nov. 23 press conference organized by Gov. Greg Abbott's office.

Samsung is expected to break ground early next year on a roughly 6-million-square-foot factory on more than 1,200 acres between Hutto and Taylor. At least 1,800 direct jobs are promised, plus thousands more indirect jobs.

It is one of the largest economic development projects to ever land in the Austin metro, in terms of dollar investment, and by far the biggest project to ever land in Taylor. The factory will be transformative for the Williamson County city, which had a population of 16,267 in 2020, according to U.S. Census Bureau data.

The impact of the new factory will also be felt across the wider region, and in the global economy. Samsung's decision puts Central Texas on the cutting edge of semiconductor production at a time when the world is facing a shortage of chips used in everything from cars to home appliances to computers. Some analysts have said those shortages could drag on for years.



SOURCE

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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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date