



SMART SOLUTIONS, INFINITE GROWTH

212-ACRE PREMIER SITE
±2,266,370 SF

TAYLOR, TEXAS



iMarketAmerica

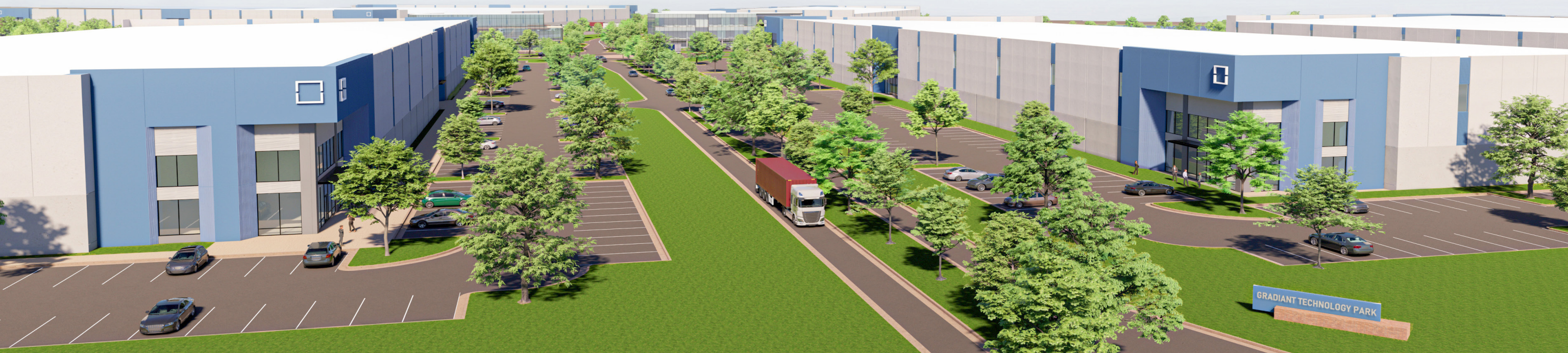
CBRE

STRATEGIC LOCATION + LIMITLESS POTENTIAL

Gradiant Technology Park is a 212-acre heavy industrial development in Taylor, Texas. The city of Taylor is located less than 30 minutes northeast of Austin Texas, the capital city of the state of Texas. Taylor is also home to Samsung’s largest manufacturing facility in the U.S. The development of Gradiant Technology Park will boost the production of solutions for technologies like 5G, artificial intelligence, and high-performance computing.

Gradiant Technology Park is located within the Texas Triangle, a region in Texas formed by the state’s four main metropolitan areas—Dallas-Fort Worth, Austin, San Antonio, and Houston. The Texas Triangle is one of eleven mega regions in the United States and is home to approximately 75% of the State’s population. This area also benefits substantially from trade with Mexico, the United States’ third largest trade partner.

PHASE 1 – BREAK GROUND Q4 2024 – DELIVERY Q1 2026



Gradient Technology Park is advantageously situated within the Texas Triangle, an economically vibrant region in Texas delineated by the state's four primary metropolitan hubs. This region, home to over 70% of the state's population, is a powerhouse of economic activity, known for its diverse industries including technology, energy, and healthcare. The Texas Triangle is recognized for its world-class universities and research institutions, making it an attractive destination for businesses and investors alike.

TEXAS

THE ULTIMATE
DESTINATION FOR
BUSINESS

Minimal Corporate
and Individual
Income Tax

4th Largest State
Economy in
the Nation

9th Largest Economy
in the World

Home to 54 Fortune 500
Headquarters



Why Taylor, Texas?

Taylor Texas is located in Williamson County and is a suburb of Austin, Texas aka Silicon Hills. With the rapid growth of the Austin MSA as a destination for tomorrow's businesses, adjacent Williamson County has seen exponential growth while enjoying more favorable operating costs and excellent access to labor.

300+

300+ companies in
semiconductor, computer
and electronics industries

44%

Williamson County has
grown 44% (2010 - 2020)
with the expectation
to triple to 1.7 million
by 2060

600K+

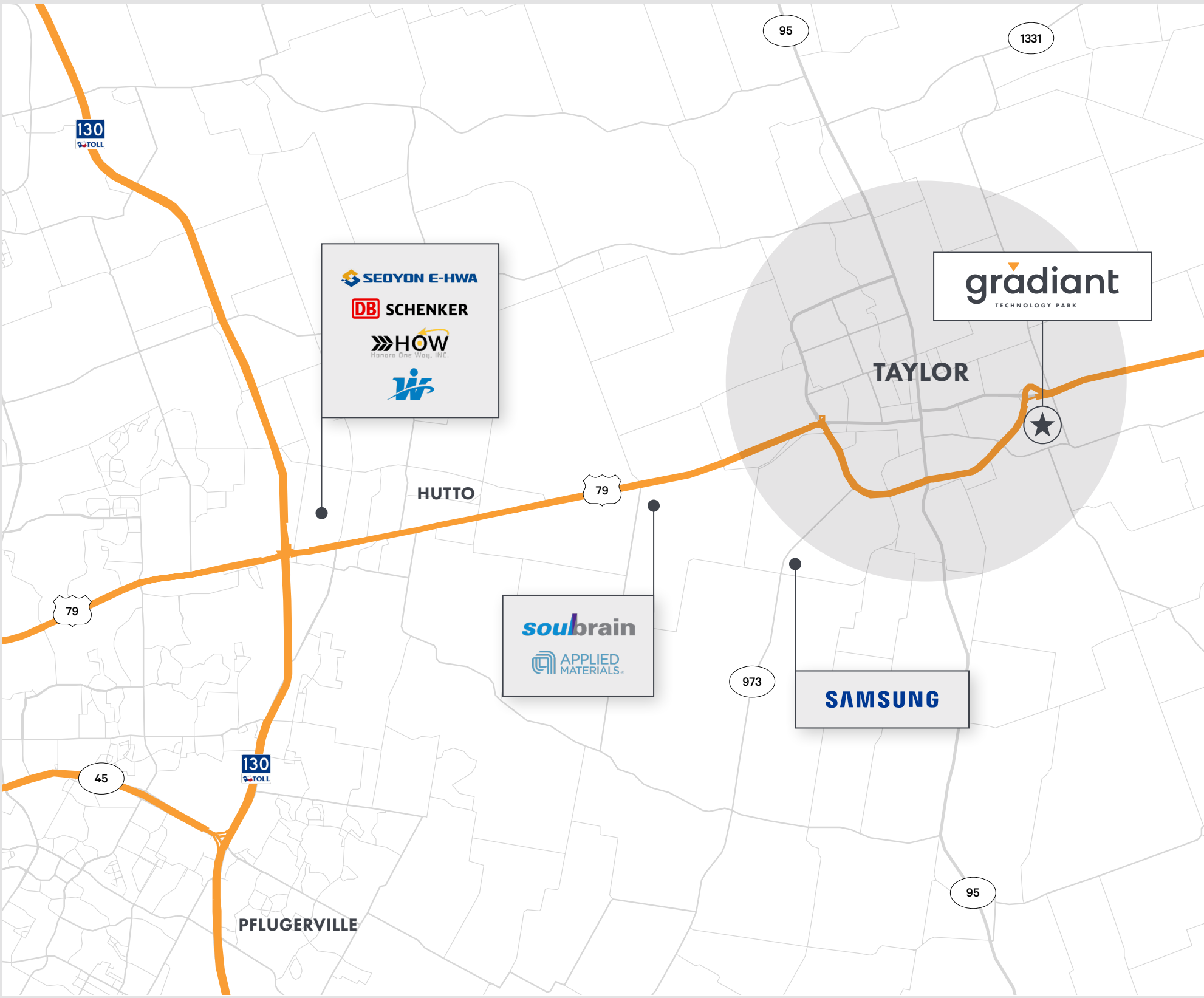
Access to 600,000+
skilled workers within
a 30-mile radius

Incentives

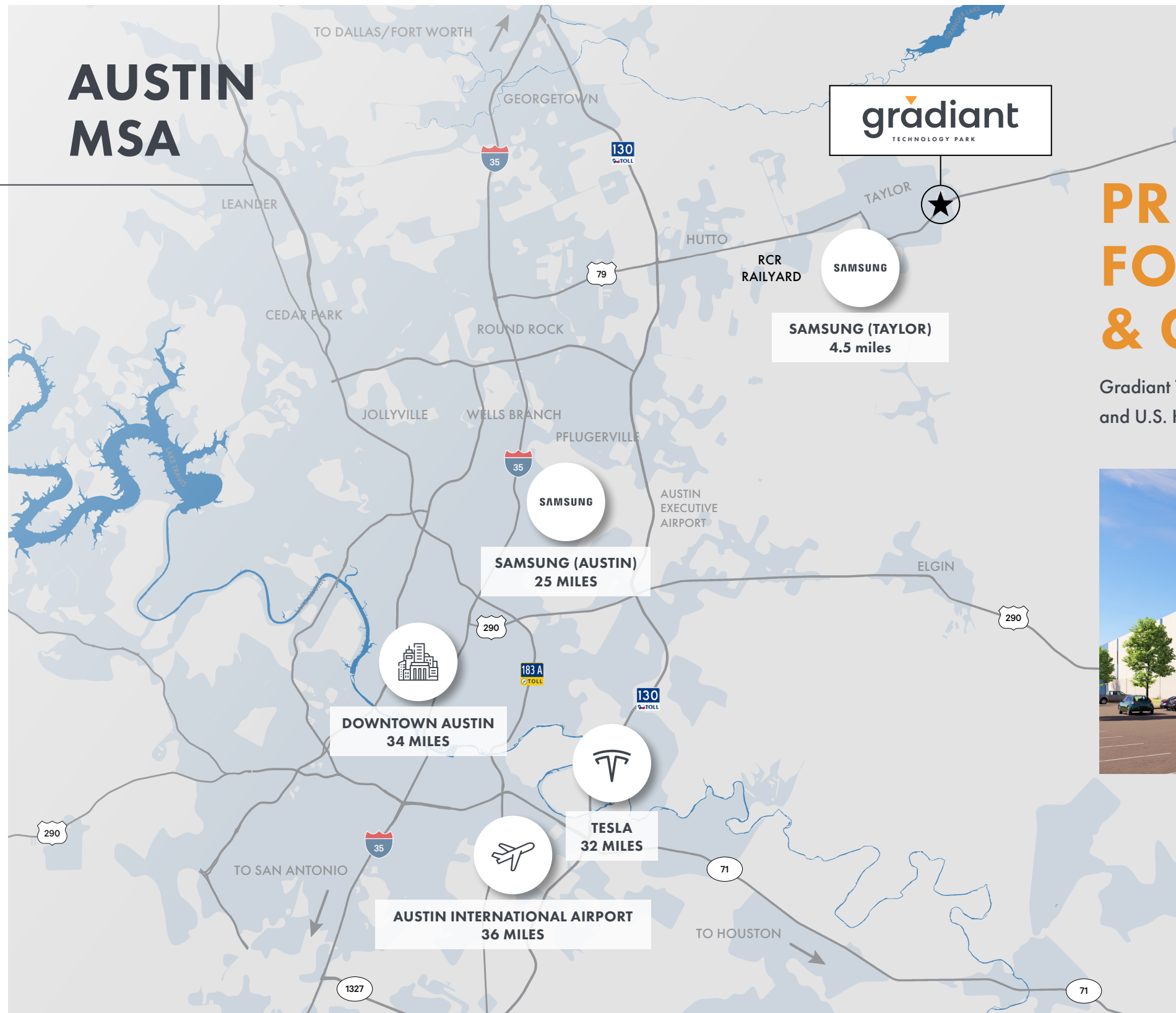
Taylor EDC offers an
array of incentives

WHY TAYLOR?

- Faster Permitting
- Flexible Zoning
- Lower Operating Expenses



AUSTIN MSA



PRIME LOCATION FOR INNOVATION & GROWTH

Gradiant Technology Park is located at the intersection of Texas State Hwy 95 and U.S. Hwy 79, making Taylor poised for nationwide distribution



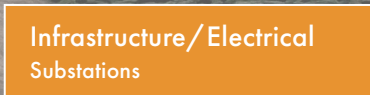
CORPORATE NEIGHBORS



Gradiant Technology Park will elevate the production of advanced technology solutions, focusing on high-level tech and semiconductor industries.

ULTIMATE FLEXIBILITY

CUSTOMIZE YOUR FACILITY



ABILITY TO BUILD TO SUIT

- Choose your desired land size: 5 – 50 acres
- Specify your building requirements: 50,000 – 600,000 SF
- Custom-built facility to meet your specifications

ABILITY TO PURCHASE LAND

- Customizable parcel sizes available
- Utilities and infrastructure ready
- Located within an established business park

ABILITY TO LEASE SPEC BUILDINGS

- Modern, Class A construction
- Customizable interior options
- Expedited move-in process

PHASE 1

Building 1.3

Breaking Ground Q4 2024

1.1
Building
127,164 SF

1.2
Building
157,724 SF

1.3
Spec Building
Breaking Ground
Q12025
176,588 SF

1.4
Spec Building
Unavailable
176,588 SF

1.5
Building
116,843 SF

S.1

S.2

MASTER SITE PLAN

2,296,217 SF

PHASE 1
734,050 SF

PHASE 2
1,015,320 SF

PHASE 3
571,050 SF

PHASE 1

Building 1.1	127,164 SF
Building 1.2	157,724 SF
Building 1.3	176,588 SF
Building 1.4	176,588 SF
Building 1.5	116,843 SF
Support S.1	16,000 SF
Support S.2	12,800 SF

PHASE 2

Building 2.1	136,920 SF
Building 2.2	600,320 SF
Building 2.3	57,600 SF
Building 2.4	57,600 SF
Building 2.5	108,160 SF
Infrastructure I.1	14,400 SF
Infrastructure I.2	18,000 SF
Infrastructure I.3	18,000 SF
Infrastructure I.4	18,000 SF
Support S.3	20,000 SF

PHASE 3

Building 3.1	185,640 SF
Building 3.2	104,160 SF
Building 3.3	156,000 SF
Gas Station (GS)	17,250 SF

GRADIANT TECHNOLOGY PARK OFFERS IT ALL

Manufacturer-Level Resources

Power: Oncor

Natural Gas: Atmos Energy

Fiber: AT&T

Water: City Of Taylor

Wastewater: City Of Taylor

Rail: Class 1 dual service by Union Pacific and BNSF; 15 min. to RCR Rail Park

Zoning

Broadest Industrial Zoning in City of Taylor which includes:

- Designated Employment Center (EC)
- Flexible Design Standards
- Emphasis on Job Creation Centers
- Major Employment Integrated with Industrial Development



ABILITY TO PURCHASE YOUR OWN TRACT



LOT	ACERAGE
1	11.34
2	9.37
3	8.23
4	7.84
5	13.08
6	7.96
7	9.55
8	4.42
9	5.29
10	32.14
11	11.25

- All Acreage is Usable
- No Need for On-Site Detention Pond
- No Floodplain on Any Tracts
- All Utilities Available
- Zoning: M-2 (Heavy Industrial)

Land parcels may be divided or combined to accommodate user needs

A hand is shown holding a square microchip with a grid of small circular holes and a central component. The background is a gradient from blue on the left to orange on the right. A white vertical line is on the left side of the text.

Customization at each stage. Gradient Technology Park allows you to choose the land, building type and size, ranging from 50,0000 to 600,000 SF.

BUILD-TO-SUIT OPPORTUNITIES

**CUSTOMIZE
YOUR
FACILITY**

5 – 50 ACRES

Acquire the amount
of land you want

50K – 600K SF

Select the size/type of
building you need

BREAK GROUND

Begin construction of your
custom facility



**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

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