

PROPERTY

FOR SALE

WWW.CMEATX.COM

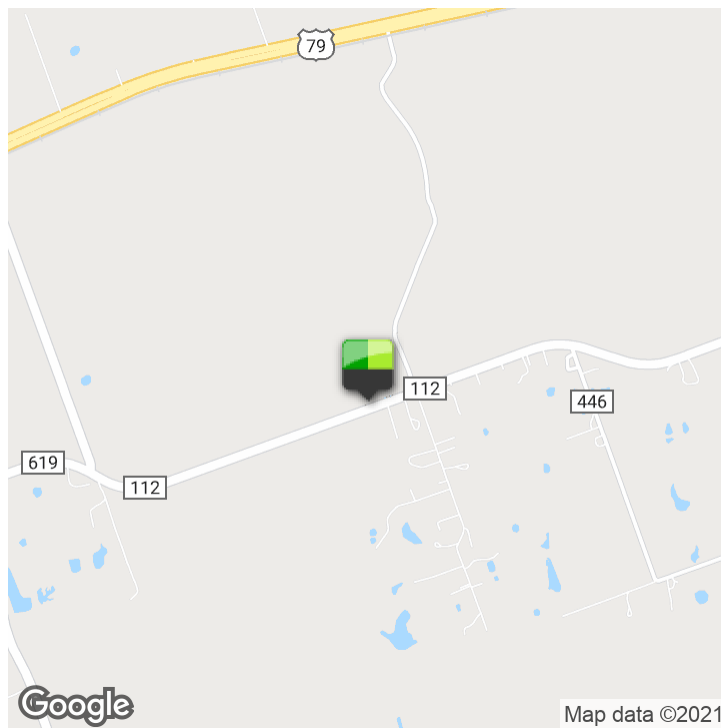
TAYLOR, TX 76574

3301 FM 112

3301 FM 112

3301 FM 112, TAYLOR, TX 76574

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Subject To Offer
Available SF:
Price / Acre:

PROPERTY OVERVIEW

486 +/- acres in close proximity to new Samsung factory in Taylor. Approximately 4600 ft of HWY 79 frontage on the front, and approximately 4700 ft of road frontage on the back onto CR 112. Also has rail line going across the front of the property. Should be able to get a rail spur brought to property to get rail cars in and out for rail use. Taylor offers a low tax rate and great access to many major road ways. Many new developments coming to the area, and a growing downtown historical district with lots of retail and restaurants. Affordable housing and a large employee base make this the perfect site for your new industrial location.

BUYER TO DO OWN DUE DILIGENCE ON UTILITIES, AND OTHER PERTINANT INFORMATION.

PROPERTY HIGHLIGHTS

- * Close proximity to new Samsung plant
- * Road frontage on HWY 79 and CR 112
- * Rail Line on HWY 79 side

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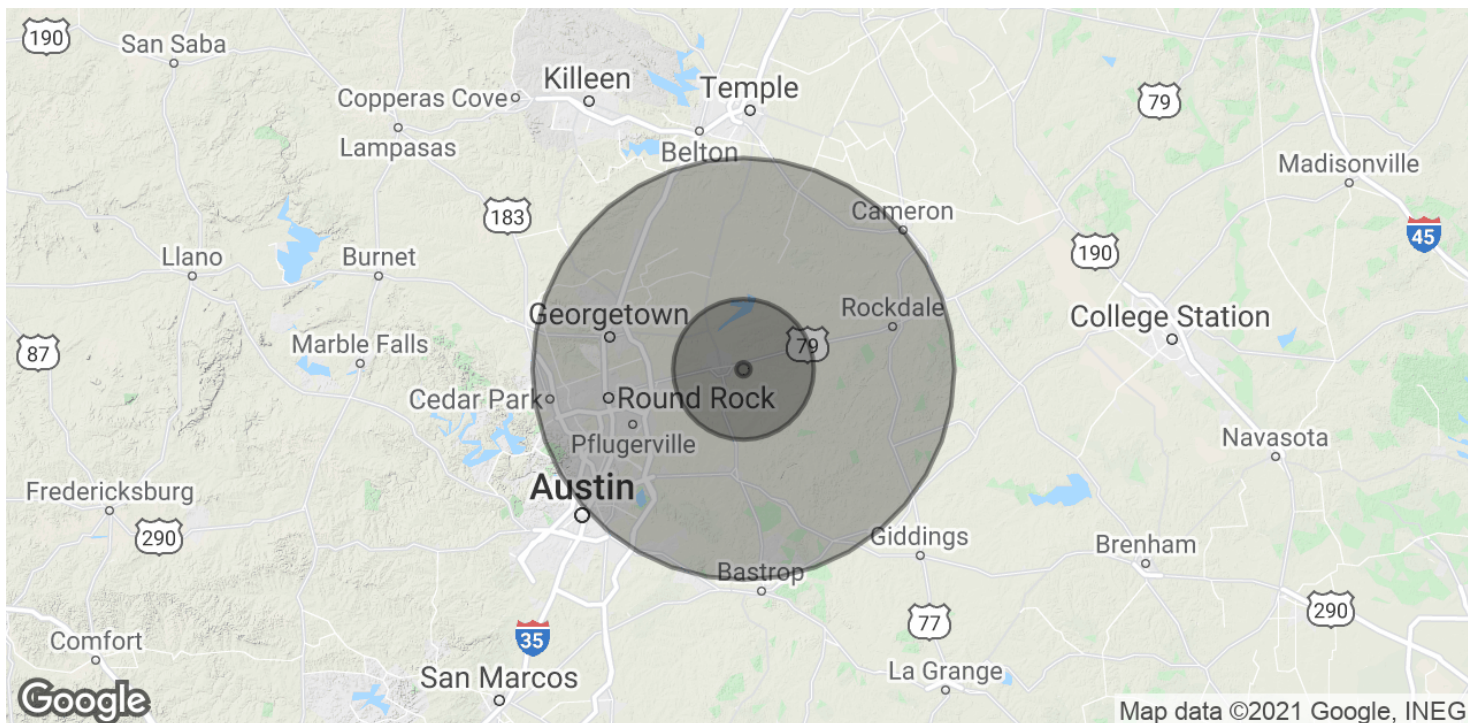
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	70	24,370	801,409
Average age	39.3	37.7	33.2
Average age (Male)	36.9	35.6	32.5
Average age (Female)	42.4	39.4	33.9

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	26	9,147	299,381
# of persons per HH	2.7	2.7	2.7
Average HH income	\$56,649	\$54,814	\$69,425
Average house value	\$161,451	\$139,442	\$196,023

* Demographic data derived from 2010 US Census