

Marcus & Millichap
TAG INDUSTRIAL GROUP

301 WEST 2ND STREET

TAYLOR, TX 76574

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents and timeshare interest providers. You can find more information and check the status of a license holder at www.trec.texas.gov. You can send a complaint against a license holder to TREC, a complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, if certain requirements are met. If you have questions or issues about the activities of a license holder, the complaint process or the recovery funds, please visit the website or contact TREC at:

Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
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www.marcusmillichap.com

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TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Operating Statement • Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Vacant 22,284-Square-Foot Industrial Property Situated on 0.77 Acres
 - Featuring Three Suites, Two Grade Doors, and Metal Construction
- Located 36 Miles Northeast of Austin CBD in Downtown Taylor with Proximity to Highway 79
 - Ideal for Storage or Redevelopment/Adaptative Reuse Opportunity
- Situated in High-Growth Georgetown Submarket, Adjacent to 2.8 Million-Square-Foot Samsung Plant

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 301 West 2nd Street in Taylor, Texas. The subject property consists of approximately 22,284 square feet of warehouse space and is situated on 0.77 acres of land. The single-tenant asset features three suites, two grade-level doors, and metal construction. With proximity to U.S. Route 79, the property sits 36 miles northeast of Downtown Austin in the heart of Taylor.

Due to the condition of the vacant property, this sale is ideal for storage or redevelopment opportunities.

The subject property is located in the mid-sized Georgetown submarket containing 17.6 million square feet of industrial space. In 2024, industrial demand in Georgetown set a record high with nearly 2.2 million square feet of space absorbed on net. While demand outpaced the 1.9 million square feet of new supply, the vacancy rate sat at 18.9 percent (down 3.9 percentage points on the year) due to the historical level of speculative deliveries that hit the submarket in the previous year. Among comparable properties up to 50,000 square feet, the vacancy rate climbed to a 10-year high at 10.8 percent thanks to the record supply of speculative small industrial properties but demand remained solid. The high level of availability across Georgetown helped to push rent growth into negative territory for the first time since 2010 as the average asking rent declined by -0.8 percent to about \$11.90 per square foot. With 2.5 million square feet of industrial space under construction (representing 14.3 percent of inventory) at the start of 2025, supply will continue to impact Georgetown's vacancies and rents in the near term. While located just outside of Georgetown's boundary, Samsung's 2.8 million-square-foot semiconductor plant under construction in Taylor, just south of downtown, is poised to have a big economic impact on the subject submarket (CoStar).

With a population of over 2.47 million residents, the population of Metro Austin has grown significantly in recent decades along with economic growth.

Known as the home of South by Southwest, the Austin-Round Rock metro covers about 4,225 square miles and consists of five counties in central Texas: Travis, Williamson, Hays, Caldwell, and Bastrop. Austin's population of nearly 980,000 people makes Travis the most populous county in the metro. Employment gains in the tech sector have contributed significantly to the metro's recent population and median household income growth. Tesla's newly constructed Gigafactory is expected to generate at least 5,000 jobs, supporting future relocations and increased demand for housing. The government is a significant driver in the local economy as Austin is the state capital and home to an IRS regional processing center as well as military bases. Located within a border state, the metro benefits significantly from international trade agreements with Mexico.

PROPERTY DETAILS

301 WEST 2ND STREET, TAYLOR, TX 76574

Number of Suites	3
Number of Buildings	1
Total Square Feet	22,284 SF
Year Built	1917
Lot Size	0.77 Acres
Parking Surface	Concrete
Building Class	C
Tenancy	Single-Tenant
Grade Level Doors	2
Roof Type	Metal
Market	TX-Austin
Submarket	Taylor, TX
Market Vacancy	14.90%



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0160286)



301 WEST 2ND STREET

TAYLOR, TX 76574

OFFERING PRICE
\$1,100,000

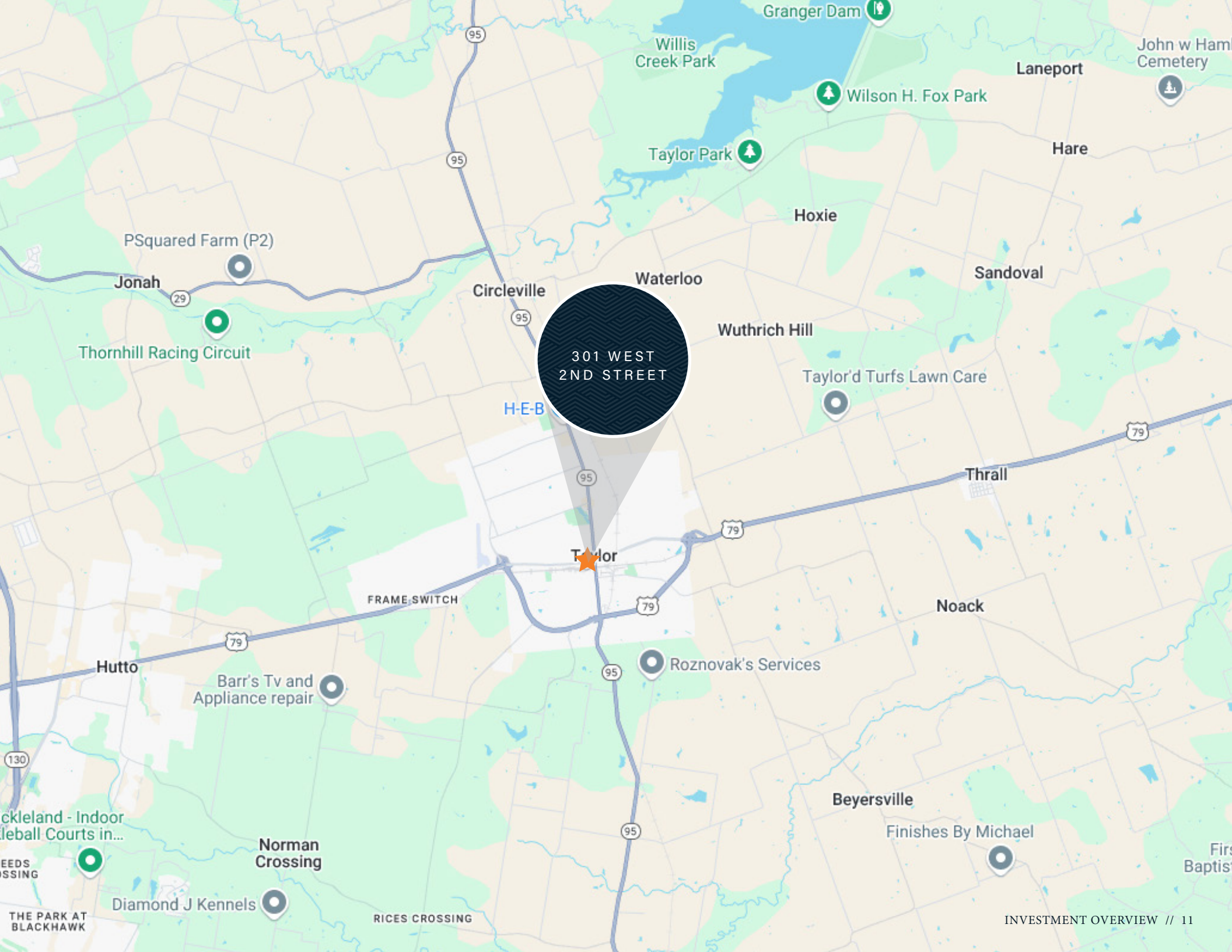
Offering Price	\$1,100,000
Total Square Feet	22,284
Price/SF	\$49.36
Total Acreage	0.77
Price/Acre	\$1,428,571.43
Lease Type	Vacant

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OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	0	0.00	66,852	3.00
Expense Reimbursement Income				
Net Lease Reimbursement				
Real Estate Taxes	0	0.00	13,153	0.59
Total Reimbursement Income	\$0	0.0%	\$13,153	100.0%
Effective Gross Revenue	\$0	\$0.00	\$80,005	\$3.59

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Real Estate Taxes	13,153	0.59	13,153	0.59
Total Expenses	\$13,153	\$0.59	\$13,153	\$0.59
Expenses as % of EGR	0.0%		16.4%	
Net Operating Income	-\$13,153	(\$0.59)	\$66,852	\$3.00



301 WEST
2ND STREET



301 WEST
2ND STREET



CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



Access to more capital
sources than any other
firm in the industry

WHY MMCC?

Optimum financing solutions
to enhance value

Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

Enhanced control through quickly
identifying potential debt/equity
sources, processing, and closing
buyer's finance alternatives.

Enhanced control through MMCC's
ability to monitor investor/due
diligence and underwriting to
ensure timely, predictable closings.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

AUSTIN TEXAS



Known as the home of Southby Southwest, the Austin-Round Rock metro covers about 4,225 square miles and consists of five counties in central Texas: Travis, Williamson, Hays, Caldwell and Bastrop. The population of the metro increased significantly in recent decades and now exceeds 2.4 million residents. Travis County holds more than half of the metro's population and is home to Austin — the capital of Texas with a population of 1.1 million people. Employment gains in the tech sector have contributed significantly to the metro's recent population and median household income growth. Tesla recently constructed a massive Gigafactory in the city that is expected to eventually employ 20,000 workers, supporting future relocations and increased demand for housing.



MAJOR TECHNOLOGY
PRESENCE



STRONG
POPULATION GAINS



EMPLOYMENT
GROWTH

METROPLEX GROWTH

ECONOMY

Housed in a border state, Austin benefits from international trade agreements. The government is a significant driver in the local economy as Austin is the state capital and home to an IRS regional processing center, as well as military bases. The metro is a vibrant technology hub with industries that include semiconductor and related equipment manufacturing, along with computer and software development. High-tech firms with local operations include Meta, Apple, Tesla, Oracle, Amazon, IBM, and Dell.



5%
MANUFACTURING



21%
PROFESSIONAL AND
BUSINESS SERVICES



15%
GOVERNMENT



11%
LEISURE AND HOSPITALITY



6%
FINANCIAL
ACTIVITIES



16%
TRADE, TRANSPORTATION,
AND UTILITIES



6%
CONSTRUCTION



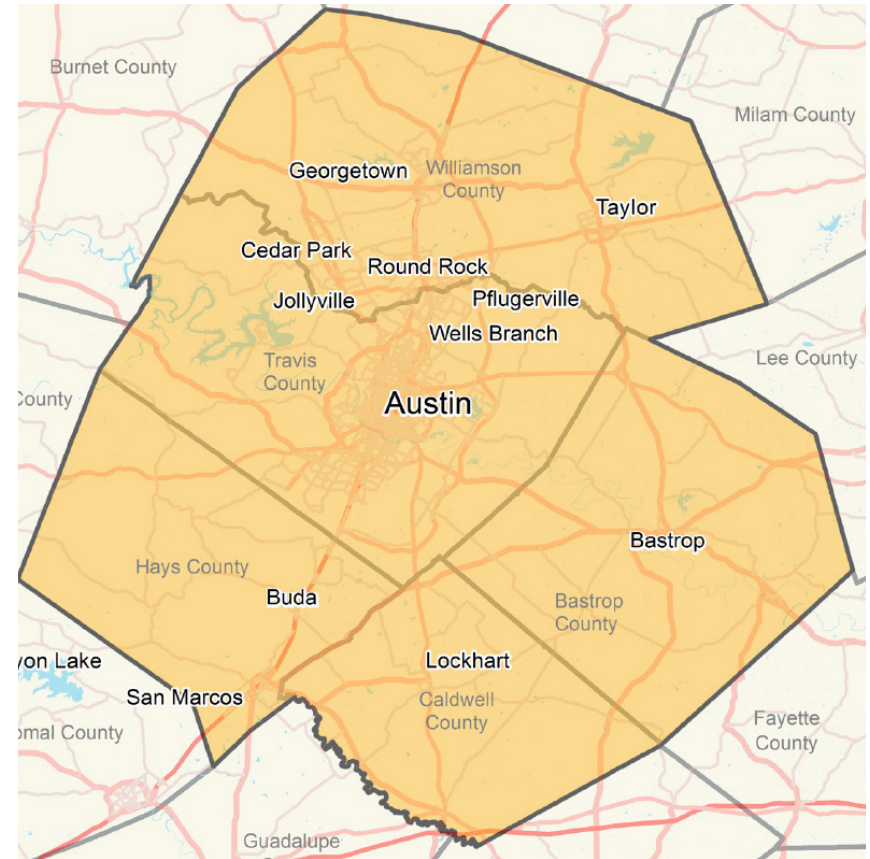
11%
EDUCATION AND
HEALTH SERVICES



4%
INFORMATION



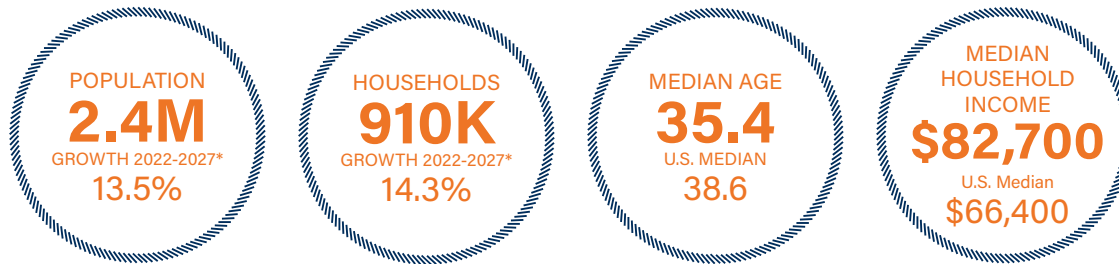
4%
OTHER SERVICES



METROPLEX GROWTH

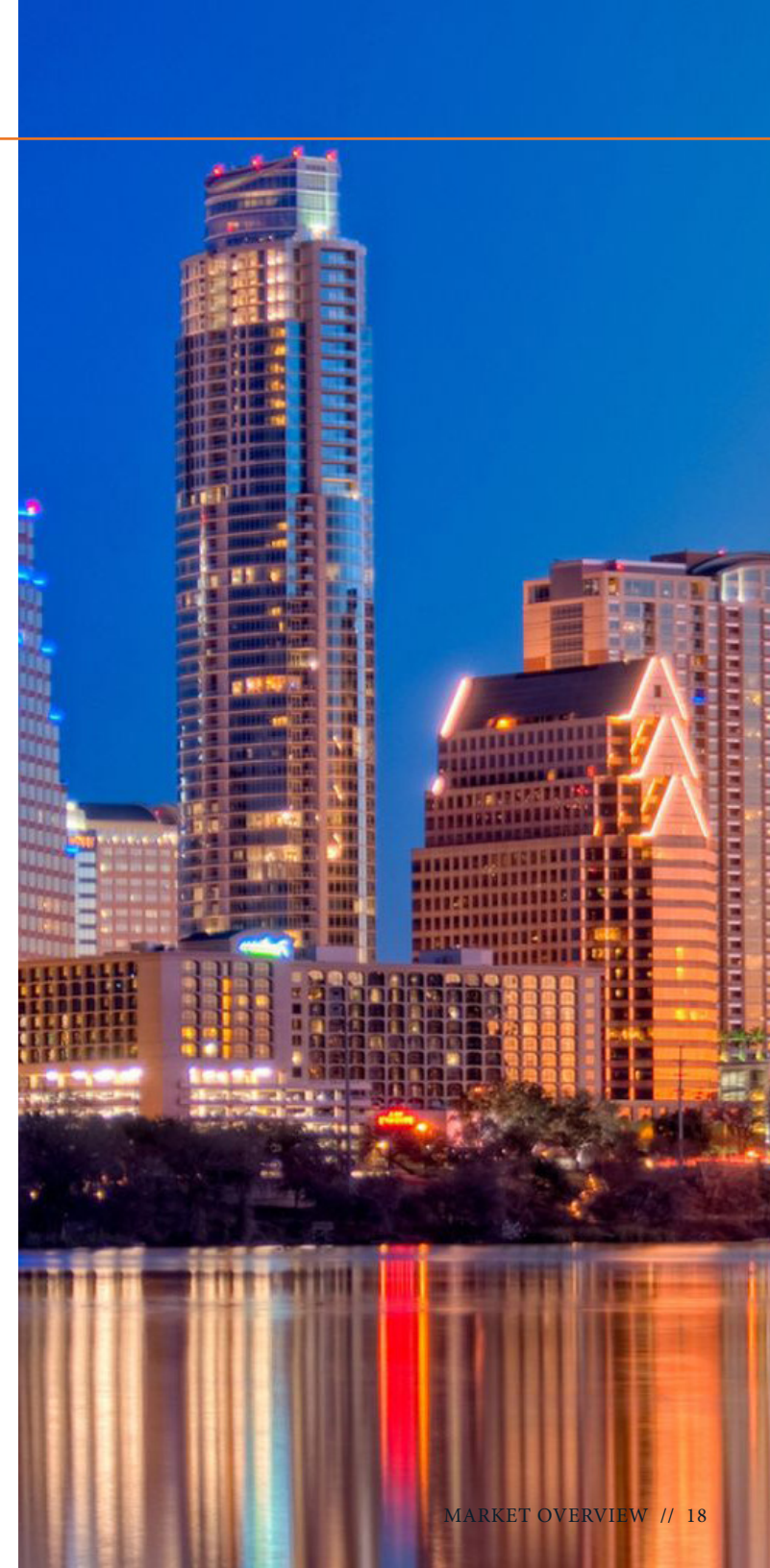
DEMOGRAPHICS

The metro is expected to add nearly 324,000 people through 2027, resulting in the formation of roughly 130,100 households and generating housing demand. Rising home prices contribute to a lower rate of homeownership, aiding the existing renter pool. The local population of ages 25 and older includes 43 percent of bachelor's degree holders, of which 16 percent have earned a graduate or professional degree.

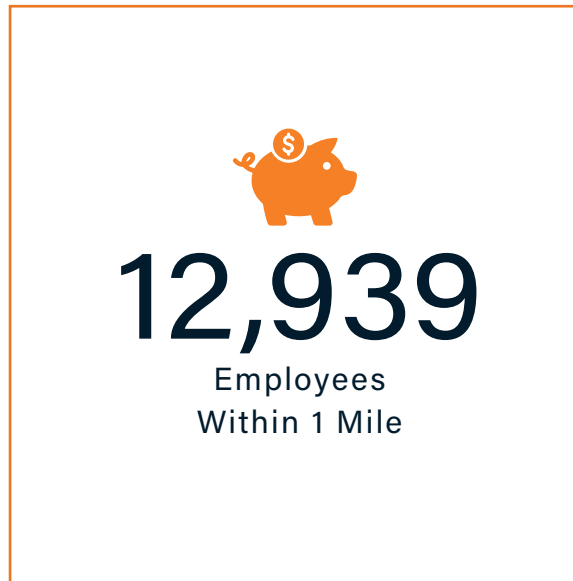
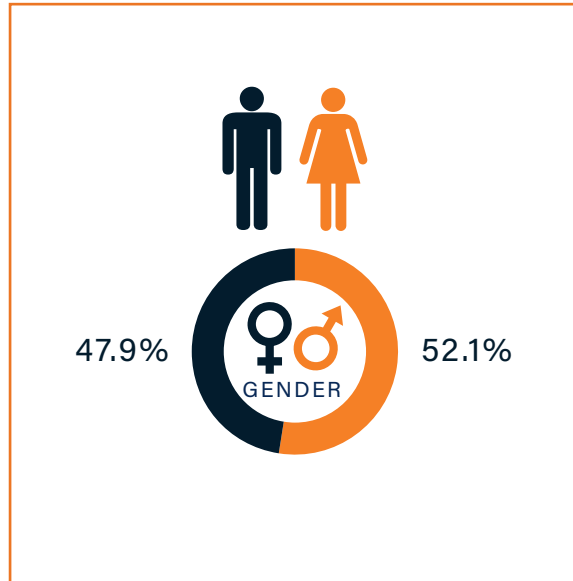


QUALITY OF LIFE

The region contains lakes, hills, trails, an eclectic arts community, theaters, museums, bookstores, a vibrant live music scene and a favorable climate. The metro is known as "The Live Music Capital of the World" and hosts the South by Southwest festival. The University of Texas has nationally-ranked programs in football, basketball, baseball, swimming, volleyball, and track and field. In addition, the metro is home to Austin FC. The MLS franchise plays at Q2 Stadium, a new venue in north central Austin with a capacity of 20,500. Cultural institutions include the Elisabet Ney Museum, the Austin Symphony Orchestra, the Andrea Ariel Dance Theatre, and the O. Henry Museum. Austin is also home to the Texas Memorial Museum, the Contemporary Austin, and the Paramount Theatre.



DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	6,719	19,151	20,545
2023 Estimate			
Total Population	6,104	17,491	18,751
2020 Census			
Total Population	5,562	16,366	17,570
2010 Census			
Total Population	5,624	15,489	16,474
Daytime Population			
2023 Estimate	6,404	18,535	20,276
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	2,435	7,174	7,758
2023 Estimate			
Total Households	2,179	6,475	6,998
Average (Mean) Household Size	2.8	2.7	2.7
2020 Census			
Total Households	2,031	6,066	6,554
2010 Census			
Total Households	1,867	5,440	5,837

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	0.7%	2.4%	2.6%
\$150,000-\$199,999	3.8%	6.8%	6.8%
\$100,000-\$149,999	10.0%	15.6%	16.4%
\$75,000-\$99,999	10.5%	14.8%	14.7%
\$50,000-\$74,999	20.2%	19.5%	19.2%
\$35,000-\$49,999	14.8%	11.9%	11.8%
\$25,000-\$34,999	13.8%	10.4%	10.2%
\$15,000-\$24,999	9.3%	7.8%	7.8%
Under \$15,000	17.0%	10.9%	10.5%
Average Household Income	\$57,256	\$74,877	\$76,295
Median Household Income	\$44,845	\$60,096	\$61,398
Per Capita Income	\$20,918	\$27,966	\$28,709
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	6,104	17,491	18,751
Under 20	26.9%	25.8%	25.5%
20 to 34 Years	24.6%	21.1%	20.6%
35 to 39 Years	7.5%	7.2%	7.1%
40 to 49 Years	12.3%	12.6%	12.8%
50 to 64 Years	16.4%	17.7%	18.2%
Age 65+	12.3%	15.6%	15.8%
Median Age	34.0	37.2	37.8
Population 25+ by Education Level			
2023 Estimate Population Age 25+	3,983	11,850	12,781
Elementary (0-8)	15.4%	9.7%	9.3%
Some High School (9-11)	9.3%	8.1%	8.0%
High School Graduate (12)	36.9%	36.2%	36.4%
Some College (13-15)	18.2%	20.7%	20.7%
Associate Degree Only	5.5%	6.3%	6.5%
Bachelor's Degree Only	10.5%	13.5%	13.7%
Graduate Degree	4.2%	5.6%	5.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	31.0	32.0	32.0



Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Adam Abushagur	661916	adam.abushagur@marcusmillichap.com	972-755-5223
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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

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IABS 1-1

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