

FOR SALE

TAYLOR INDUSTRIAL SITE



S. Edmond St

201 S. EDMOND ST, TAYLOR, TX 76574



COMMERCIAL
INDUSTRIAL
PROPERTIES

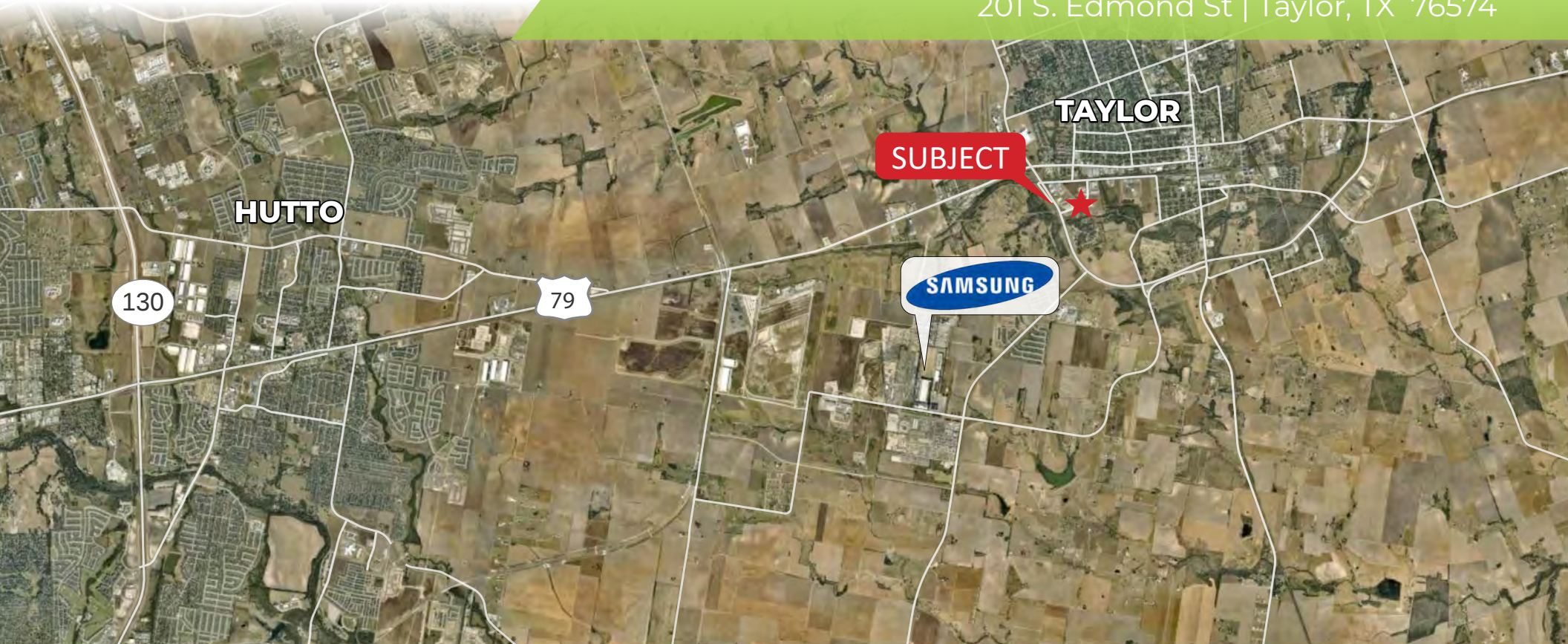
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FOR SALE

SUMMARY

201 S. Edmond St | Taylor, TX 76574



AREA ACTIVITY:

Located in Taylor, Texas, the Property is strategically positioned within one of the fastest-growing semiconductor manufacturing hubs in the United States. The site benefits from immediate proximity to Samsung Electronics' multi-billion-dollar semiconductor campus, which has become the catalyst for unprecedented economic growth throughout eastern Williamson County. As Samsung continues to expand, the surrounding area has attracted a rapidly growing network of semiconductor suppliers and advanced manufacturing companies, including Soulbrain, MSS International, iMarket America, Hanyang ENG USA, and numerous engineering, logistics, and construction firms supporting the semiconductor industry. This concentration of investment has transformed Taylor into one of the state's premier advanced manufacturing markets while driving significant demand for industrial, commercial, and mixed-use development. The Property also offers excellent regional connectivity via SH 79, US 79, SH 95, and the nearby SH 130 toll corridor, providing efficient access to Austin, Round Rock, Georgetown, Hutto, and the broader Central Texas workforce. As continued public and private investment reshapes the Taylor market, the Property is well positioned to capitalize on the area's long-term population growth, expanding employment base, and sustained demand generated by one of the nation's most significant semiconductor manufacturing investments.

FOR SALE

SUMMARY

201 S. Edmond St | Taylor, TX 76574



LOCATION: 201 S Edmond St
Taylor, TX 76574

[Google Map Link](#)

SIZE: ±5.06 acres

FRONTAGE: ±120 ft on S Edmond St

FLOODPLAIN: 0% of site is in Floodplain

WCAD: [Parcel ID #682596](#)

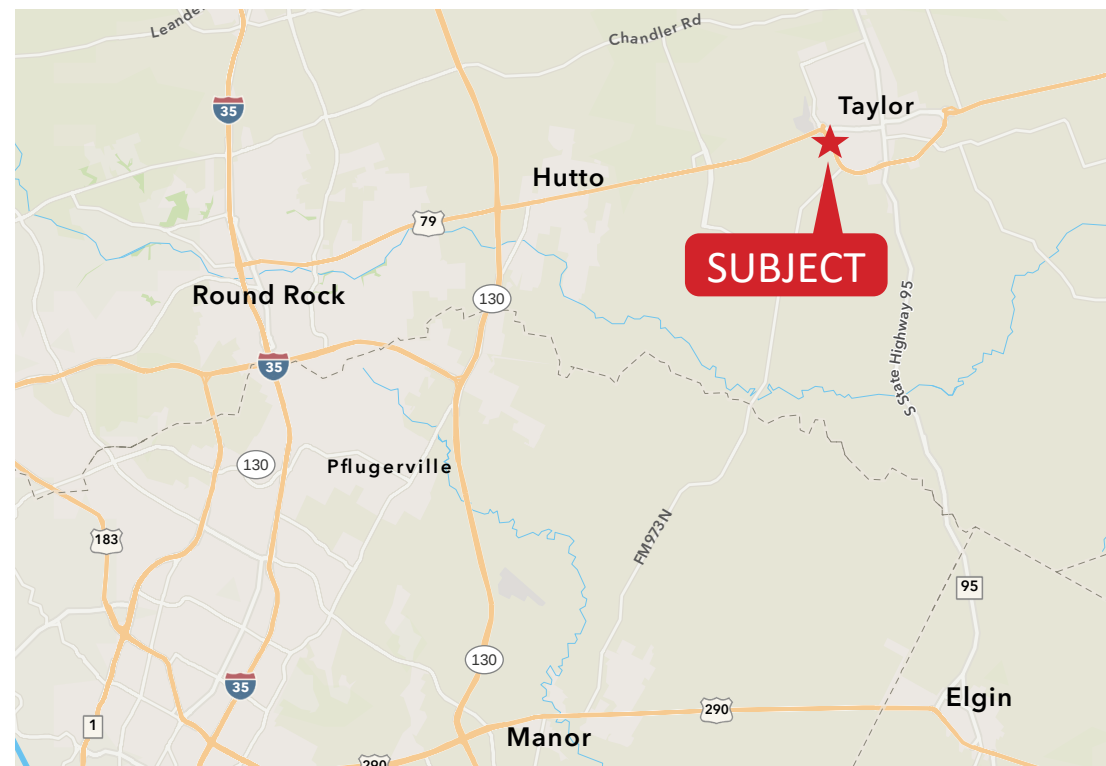
UTILITIES: Water: 12' water line along S Edmond St, on NW border of site.
Wastewater: 10' & 12' gravity line on S Edmond St, 18' force line cutting through St Edmond St as well.

ASKING PRICE: Call broker for pricing.

ZONING: EC- Employment Center

Permitted uses include:

- ▶ Manufacturing and advanced manufacturing
- ▶ Semiconductor and technology facilities
- ▶ Research & development
- ▶ Warehousing and distribution
- ▶ Office campuses
- ▶ Flex industrial buildings
- ▶ Data centers
- ▶ Others – Contact Broker.



FOR SALE

MANUFACTURERS NEARBY

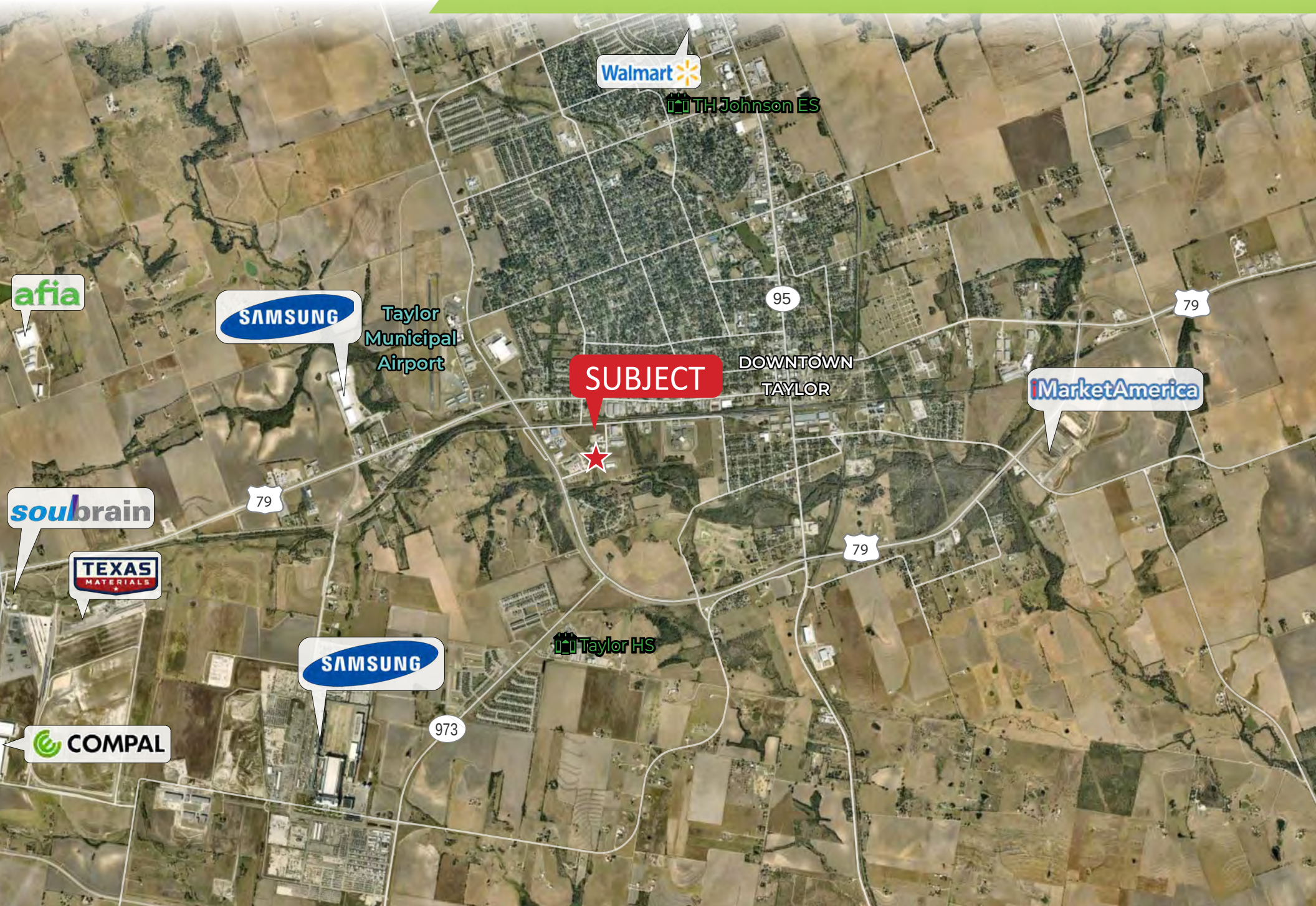
201 S. Edmond St | Taylor, TX 76574



FOR SALE

AERIAL MAP

201 S. Edmond St | Taylor, TX 76574



Walmart

TH Johnson ES

afia

SAMSUNG

Taylor
Municipal
Airport

SUBJECT

DOWNTOWN
TAYLOR

iMarketAmerica

soulbrain

TEXAS
MATERIALS

SAMSUNG

Taylor HS

COMPAL

FOR SALE

CLOSE UP AERIAL MAP

201 S. Edmond St | Taylor, TX 76574



St. Patrick's of Texas



MASTERSON INDUSTRIES

SUMMIT
CUSTOM CABINETS



RINGER
WINDOWS



Alliance
CHEMICAL

S. Edmond St

Taylor Public
Works Department



79

FOR SALE

UTILITY MAP

201 S. Edmond St | Taylor, TX 76574



LEGEND

- 8" Water Line
- 12" Water Line
- 10" Wastewater Line
- 12" Wastewater Line
- 18" Wastewater Line
- 36" Wastewater Line
- Property Line



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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DEMOGRAPHICS

201 S. Edmond St | Taylor, TX 76574

Industrial Employment Overview

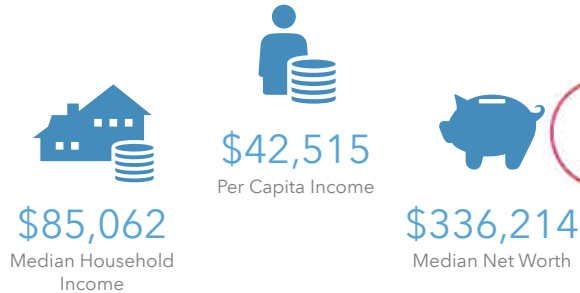
Taylor
Drive time of 10 minutes



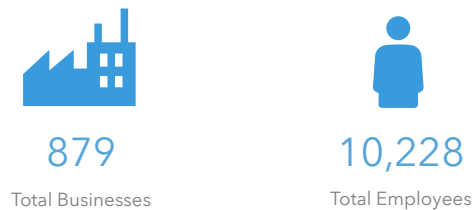
Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026), Esri-MRI-Simmons (2026), ACS (2020-2024).

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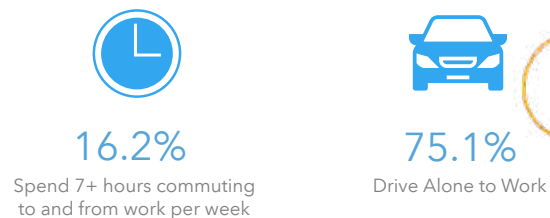
INCOME



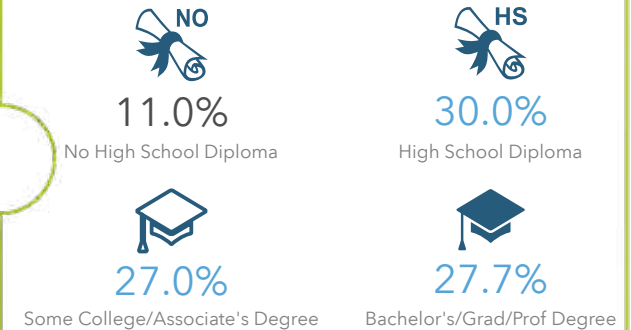
BUSINESS



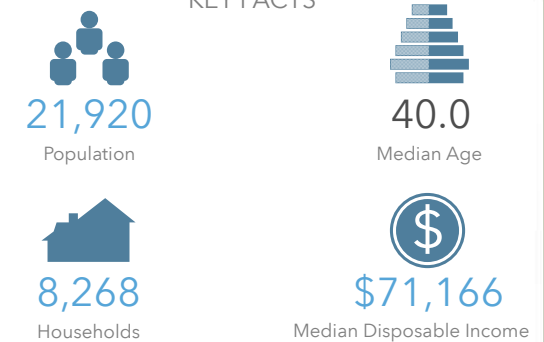
COMMUTERS



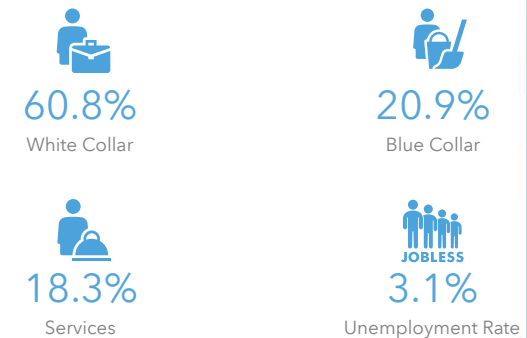
EDUCATION



KEY FACTS



EMPLOYMENT



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Designated Broker of Firm	License No.	Email	Phone

Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Springer / Preston Gertner	627720/832457	info@cipaustin.com	(512) 682-1000
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date