

NWC of E. MLK & Carlos G. Parker

8.12 Acres For Sale

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Associate



- For Sale - 8.12 Acres
- Located at a key intersection serving eastern Taylor, positioned within the path of rapid regional expansion tied to the Samsung semiconductor development.
- Carlos G. Parker Blvd functions as a primary north–south route connecting SH 95, US-79, and major employment centers throughout the Taylor market.
- Significant residential growth and workforce housing development continue to drive increasing demand for neighborhood retail and service amenities.
- Limited existing retail supply creates strong opportunity for QSR, convenience retail, medical, and daily-needs service providers.
- Adjacent Development: Blueprint Data Centers – $1B, 60 MW data center campus on 52 acres at 1601 E MLK Jr. Blvd. Three buildings (135,000 SF) plus a dedicated on-site Oncor substation. Approved by Taylor City Council July 2025 and under construction.

	1 mile	3 mile	5 mile
Population	857	14,289	18,726
Daytime	193	7,001	8,199
Avg. HH Income	$143,993	$99,942	$105,749

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CLD REALTY

NWC of E. MLK & Carlos G. Parker, Taylor, TX

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DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
FOR A 8.120 ACRE TRACT OF LAND, SITUATED IN THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 35.376 ACRE TRACT OF LAND CONVEYED TO STEEL NETWORK, INC., RECORDED IN DOCUMENT NO. 2021054753 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ADDRESS: MARTIN LUTHER KING JR BLVD., TAYLOR, TX 76574

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

3) A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE X (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, ZONE X (SHADED) 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD OF AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AND ZONE "AE" AREAS WITH BASE FLOOD ELEVATION OR DEPTH, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0535F, FOR WILLIAMSON COUNTY, TEXAS WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

THE F.E.M.A. LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

4) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS AND/OR SETBACKS NOT SHOWN HEREON THAT AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENED TO BE USED AS A LAND TITLE SURVEY.

THE STEEL NETWORK, INC.
CALLED 35.376 AC.
DOC. NO. 2021054753

LOT 1, BLOCK A
TAYLOR EDC ADDITION MINOR PLAT
DOC. NO. 2024092339

SUBJECT TRACT
8.120 ACRES

THE STEEL NETWORK, INC.
CALLED 35.376 AC.
DOC. NO. 2021054753

LOT 1, BLOCK A
TAYLOR EDC ADDITION MINOR PLAT
DOC. NO. 2024092339

ZONE "X" (NO SCREEN)
ZONE "X" SHADED
ZONE "AE"
APPROX. FEMA LINE ZONE X SHADED
APPROX. FEMA LINE ZONE AE
APPROX. FEMA LINE ZONE "X" SHADED
BFE 515'
BFE 512'
BFE 509'
SHORE OF CREEK
CENTERLINE CREEK
N82°27'59"E 165.09'
N07°39'53"E 171.24'
N08°40'51"E 110.87'
N88°07'39"E 124.80'
S46°08'05"E 394.69'
N41°51'55"E 899.80'
S41°51'55"W 843.92'
N89°12'44"W 197.14'
N89°52'15"W 222.84'
P.O.B.
(LEANING)
GRASS MEDIAN
SOUTH BOUNDARY ROUTE 4 ROAD LINES
LOOP 427
AKA CARLOS G PARKER BLVD. SE
ASPHALT ROADWAY F.M. 112
AKA MARTIN LUTHER KING JR BLVD.
9' INCH X 6' WIDE CONCRETE BOX CULVERT
CONCRETE MEDIAN
DRAINAGE DITCH
CDS
CMP
BFE
OHP
UGT
SIGN INFORMATION:
52 = WEST FM 112
53 = YIELD & DO NOT ENTER
54 = UNDERGROUND TELEPHONE LINE
55 = BRIDGE MAY ICE
56 = FM 112 JUNCTION
57 = ONE WAY
58 = DO NOT ENTER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°12'44"W	163.70'
L2	N10°03'36"W	98.11'
L3	N25°12'09"E	74.55'
L4	N48°20'08"E	52.08'
L5	N30°07'50"E	57.03'
L6	N11°00'20"E	79.21'
L7	N38°05'08"E	67.56'
L8	N63°49'52"W	32.67'
L9	N89°28'50"E	20.52'
L10	N29°38'32"E	37.86'

LEGEND

DS	1/2" IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
○	1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
▽	CALCULATED POINT
"S"	SIGN (SEE SIGN INFORMATION)
	EDGE OF PAVEMENT
— x —	WIRE FENCE
— — —	APPROXIMATE FEMA LINE
— · — · —	BASE FLOOD ELEVATION LINE
CDS	CONCRETE DRAINAGE STRUCTURE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
BFE	BASE FLOOD ELEVATION
P.O.B.	POINT OF BEGINNING

To: Taylor Economic Development Corporation, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on June 11, 2025. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1B, CONDITION II STANDARD LAND SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

STATE OF TEXAS REGISTERED SHANE SHAFER 5281 PROFESSIONAL LAND SURVEYOR

SHANE SHAFER, R.P.L.S. NO. 5281 — June 13, 2025 — DATE

SHEET 1 OF 1

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 591-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

Contour/Flood Map

±4 Ac. (49%) Floodplain

E MARTIN LUTHER KING JR BLVD

SE CARLOS G PARKER BLVD

GRADIANT ST

Mustang Crk

Based on digital geospatial data obtained from the FEMA National Flood Insurance Program for Williamson County dated December 20, 2019.

0 150 300 600 Feet

Date of Imagery 2025

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Information About Brokerage Services

Texas law requires all real estate licensees 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 actives, 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 on 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 par es 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 listening 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 par es 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 par es to the transaction impartially and fairly;
• May, with the par es' 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Phone

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